Zoning Board of Adjustment
Meeting Agenda

City Council Chambers
1311 Chestnut Street
Bastrop, TX 78602

August 4, 2021 at 6:00 P.M.

City of Bastrop Zoning Board of Adjustment meetings are available to all persons regardless of disability. If you require special assistance, please contact the Board Secretary at (512) 332-8840 or write 1311 Chestnut Street, 78602, or by calling through a T.D.D. (Telecommunication Device for the Deaf) to Relay Texas at 1-800-735-2989 at least 48 hours in advance of the meeting.

As authorized by Section 551.071 of the Texas Government Code, this meeting may be convened into closed Executive Session for the purposes of seeking confidential legal advice from the City Attorney on any item on the agenda at any time during the meeting.

The City of Bastrop reserves the right to reconvene, recess, or realign the Regular Session or called Executive Session or order of business at any time prior to adjournment.

1. CALL TO ORDER

2. CITIZEN COMMENTS

At this time, comments will be taken from the audience on any topic.

In accordance with the Texas Open Meetings Act, if a citizen discusses any item not on the agenda, the Board cannot discuss issues raised or make any decision at this time. Instead, city Boards are limited to making a statement of specific information or a recitation of existing policy in response to the inquiry. Issues may be referred to the Staff Liaison for research and possible future action.

It is not the intention of the City of Bastrop to provide a public forum for the embarrassment or demeaning of any individual or group. Neither is it the intention of the Board to allow a member of the public to slur the performance, honesty, and/or integrity of the Board, as a body or any member or members of the Board, individually or collectively, nor any members of the city's staff. Accordingly, profane, insulting, or threatening language directed toward the Board and/or any person in the Board's presence will not be tolerated.

3. ITEMS FOR INDIVIDUAL CONSIDERATION

3A. Consider action to approve meeting minutes from the June 25, 2021 Zoning Board of Adjustment Meeting.

3B. Consider action to appoint a Vice-Chair for the Zoning Board of Adjustments.

3C. Public hearing and consider action on a variance request to Section 6.5.003(B) and Section 6.3.008(D) to allow a 220-foot tower with an additional 5-foot lighting rod on a 0.13 acre portion, out of the 223-acre Bastrop Town Tract, Abstract A11 located at 120 East Highway 21, within the City Limits of the City of Bastrop, Texas.

4. ADJOURNMENT

I, the undersigned authority, do hereby certify that this Notice of Meeting as posted in accordance with the regulations of the Texas Open Meetings Act on the bulletin board located at the entrance to the City of Bastrop City Hall, a place of convenient and readily accessible to the general public, as well as to the City's website, www.cityofbastrop.org and said Notice was posted on the following date and time: Friday, July 30, 2021 at 7:15 p.m. and remained posted for at least two hours after said meeting was convened.

Jennifer C. Bills, Assistant Planning Director

STAFF REPORT

MEETING DATE: August 4, 2021 **AGENDA ITEM:** 4A

TITLE:
Consider action to approve meeting minutes from the June 25, 2021 Zoning Board of Adjustment Meeting.

STAFF REPRESENTATIVE:
Vivianna Nicole Hamilton, Development Coordinator

ATTACHMENTS:
Meeting Minutes



Zoning Board of Adjustments
June 25, 2021 Meeting Minutes

The City of Bastrop Zoning Board of Adjustments met Friday, June 25, 2021 at 2:00 p.m. in the Council Chambers located at 1311 Chestnut Street, Bastrop, Texas 78602.

1. CALL TO ORDER

Patrick Connell called the meeting to order at 2:02 p.m.

Patrick Connell	Present
Gary Moss	Present
Scot Robichard	Present
Jeff Haladyna	Present

2. EXECUTIVE SESSION

2A. The Board shall convene into closed executive session pursuant to Texas Government Code Sections 551.071 to seek the advice of legal counsel on a grandfathering request for Bastrop Grove, Section 3, Lot 7, being 1.11 acres out of Nancy Blakey Survey Abstract 98, located in the 600 Block of West State Highway 71, east of State Highway 304 and south of State Highway 71, within the City Limits of the City of Bastrop, Texas.

The Zoning Board of Adjustment convened into closed executive session at 2:05 pm.

The Zoning Board of Adjustment adjourned from their closed executive session and reconvened into their meeting at 2:35 pm.

3. CITIZEN COMMENTS

There were no comments from citizens.

4. ITEMS FOR INDIVIDUAL CONSIDERATION

4A. Consider action to approve meeting minutes from the October 7, 2020 Zoning Board of Adjustment Meeting.

Gary Moss made a motion to approve the October 7, 2020 Zoning Board of Adjustment Meeting Minutes. Scott Robichard seconded the motion and the motion carried unanimously.

4B. Public hearing and consider action on a grandfathering request for Bastrop Grove, Section 3, Lot 7, being 1.11 acres out of Nancy Blakey Survey Abstract 98, located in the 600 Block of West State Highway 71, east of State Highway 304 and south of State Highway 71, within the City Limits of the City of Bastrop, Texas.

Jennifer Bills presented the history of Bastrop Grove to the Board, applicable requirements from the Texas Local Government Code for this development, and the applications which have been submitted to the City of Bastrop by the Applicant for this project.

She stated the Applicant was requesting to repeal the City Manager's determination to uphold Staff's recommendation for the Grandfathering date to be May 22, 2017, and for the

Grandfathering status to be applied to the Subdivision Ordinance (Chapter 10) that was in place at that time, along with any specific regulations that informed the subdivision standards based on the submission of the Preliminary Plat on August 8, 2017. The applicant was also requesting the Zoning Board of Adjustment grant a variance for the entire development to be exempt from any requirements found within the B3 Code.

Jennifer Bills stated the Zoning Board of Adjustment would need to determine as this time did the City Manager make a mistake regarding the Grandfathered development status, and if so the Zoning Board of Adjustment could remand the matter back to the City Manager to re-evaluate; or the Zoning Board of Adjustment could determine to issue a ruling regarding the Grandfathering status at this time.

Jennifer Bills stated furthermore, the applicant was requesting the Zoning Board of Adjustment entertain the request to a variance from the entire B3 Code for the development if the Grandfathering Appeal was going to be denied by the Zoning Board of Adjustment. Alternatively, she stated Staff was recommending if the Grandfathering Status request is denied by the Zoning Board of Adjustment, the Zoning Board of Adjustment request the applicant submit a variance request for each portion of the code they wish to be exempt from, and bring the requests back to the Zoning Board of Adjustment for consideration at a later date.

Brendan McEntee, a Civil Engineer for CBD and representative for the applicant, read aloud a letter for the record.

Discussion commenced between the Board and Brendan McEntee. Patrick Connell asked what specific variances was the applicant looking for from the B3 Code? Brendan McEntee stated the applicant was seeking a variance from all B3 Code standards/requirements at this time.

Jennifer Bills stated Staff agreeed the development should be vested to 2017 Subdivision Regulations that were adopted at that time, but any portion of the development process not related to subdivision or drainage should be subject to the B3 Code for all other development standards.

Patrick Connell noted the plat being shown for 2013 was not the same as the plat which was submitted in 2017.

The presentation and discussion with the applicants representative concluded.

Patrick Connell opened the public hearing.

There were no comments from the public.

Patrick Connell closed the public hearing.

Patrick Connell stated a blanket variance from the entire B3 Code was not something he would be in favor of entertaining.

Discussion commenced amongst the Board members regarding the merit of the applicant’s request.

Scott Robichard made a motioned to uphold the City Manager's determination on a grandfathering request for Bastrop Grove, Section 3, Lot 7, being 1.11 acres out of Nancy Blakey Survey Abstract 98, located in the 600 Block of West State Highway 71, east of State Highway 304 and south of State Highway 71, within the City Limits of the City of Bastrop, Texas., deny the request for a variance to the B3 Code, and recommended any additional variance requests be required to come before the Board through a separate process. Gary Moss seconded the motion and the motion carried unanimously. (See attached Exhibit B for Record of Action)

5. ADJOURNMENT

Gary Moss made a motion to adjourn the meeting at 3:25 pm. Scot Robichard seconded the motion and the motion carried unanimously.

_____
Chair

_____
Vice-Chair

RECORD OF ACTION
ZONING BOARD OF ADJUSTMENT
CITY OF BASTROP, TEXAS

WHEREAS, Douglas M. MacMahon, ("Applicant") for 71 Retail Partners, L.P. ("Company"') submitted an appeal of the Grandfathered Development Status Determination for Bastrop Grove, Section 3, Lot 7 (not recorded), being 1.11 acres out of Nancy Blakey Survey Abstract 98, within the city limits of Bastrop, Texas ("Property"); and

WHEREAS, the Property is located in an area zoned under the Bastrop Building Block (B^3) Code as P-5, Core; and

WHEREAS, the Applicant has requested a Grandfathered Development Status Determination in accordance with Article 1.20 – Uniformity of Requirements ("Grandfathered Development Status Ordinance") in the City of Bastrop Code of Ordinances; and

WHEREAS, the Applicant filed the request on March 15, 2021 (Exhibit A); and

WHEREAS, the Grandfathering Review Committee convened to review the request, made a determination, and responded on March 30, 2021 (Exhibit B); and

WHEREAS, the Applicant requested a reconsideration of the determination of the Grandfathering Review Committee on April 14, 2021 (Exhibit C); and

WHEREAS, the Grandfathering Review Committee convened and upheld the original determination and responded on April 22, 2021 (Exhibit D); and

WHEREAS, the reconsideration request and Grandfathering Review Determination was forwarded to the City Manager for his review on April 22, 2021; and

WHEREAS, the City Manager upheld the Grandfathering Review Committee's determination that for the 1.11 acres referred to as Bastrop Grove, Section 3, Lot 7, the Bastrop Grove Preliminary Plat submittal on May 22, 2017 is the applicable controlling document and notice of the Project, a nine lot commercial subdivision (Exhibit E); and

WHEREAS, the Applicant filed an appeal of the City Manager's determination on May 27, 2021 that was forwarded to the Zoning Board of Adjustment (ZBA) for review on June 25, 2021; and

WHEREAS, public notice has been given and public hearing was held on June 25, 2021 before the Bastrop Zoning Board of Adjustment, with at least the statutory required 75% of members being present, and

WHEREAS, in order to evaluate the Applicant's appeal, the Zoning Board of Adjustments considered the following factors:

1) Whether the City Manager made a mistake, in law or in fact, in upholding the Grandfathering Review Committee's determination that the Project is Grandfathered to 2017;
2) Whether the Applicant met the burden of proof to establish based on the weight of the evidence introduced into the record that the City Manager made a mistake;

3) Information presented by City Staff supporting the Grandfathering Review Committee upheld by the City Manager;
4) Information presented by the Applicant supporting the appeal of the Grandfathering Review Committee upheld by the City Manager; and
5) Information regarding the requested variance.

NOW THEREFORE, THE BASTROP ZONING BOARD OF ADJUSTMENT MAKES THE FOLLOWING FINDINGS:

1) The Board properly discussed the request and reviewed the information provided by the Applicant and the previous determinations made by the Grandfathering Review Committee and the City Manager;
2) The Board adequately contemplated the nature and dates of the Project and Permit submittals for determination of the applicable grandfathering date;
3) The Board sufficiently weighed the evidence submitted by the applicant providing additional information for their appeal request.
4) The Board sufficiently discussed the requested variance.

When the Chair Patrick Connell called for a motion, motion was made by Scot Robichard. Motion was seconded by Gary Moss. The Motion is to uphold the City Manager's decision regarding the Grandfathering date as determined by the City Manager to be May 22, 2017 with any applicable exemptions provided under Texas Local Government Code Chapter 245; and to deny the requested variances to the Bastrop Building Block (B3) Code.

This matter was heard by at least 75% of the members of the Board who voted as follows:

Patrick Connell, Chair	Yes
Scot Robichaud	Yes
Gary Moss	Yes
Jeff Haladyna	Yes

The action of the Bastrop Zoning Board of Adjustment, concerning this request for a variance to the City's Zoning Ordinance, heard by four members, in full compliance with the Local Government Code, Section 211.009(c)(3); and

As required by Texas Local Government Code, Section 211.008(f), minutes of this proceeding shall be kept on file in the Board's office and are public records.

NOW THEREFORE, the above request appealing the Grandfathered Development Status was heard and denied on June 25, 2021 by the Bastrop Zoning Board of Adjustment.

_____

By: Patrick Connell
Chair

Exhibit A

Grandfathered Development Status Application

Project Information

Legal Description: ABS A98 BLAKEY, NANCY, ACRES 20.520

Project Address(es): Not Addressed

Total Acreage: 1.11 BCAD Property ID: 126678

Was the Project in progress on or after September 1, 1997? After

Property Owner

Name/Entity/Trustee: 71 RETAIL PARTNERS LP

Mailing Address: 8214 WESTCHESTER DR STE 550

Phone & Fax Numbers: 214-622-6525 E-mail Address dm@morancap.com

Applicant

Name/Entity/Trustee: Brendan P. McEntee, P.E. - Carlson, Brigance & Doering, Inc.

Mailing Address: 12129 Ranch Road 620 North, Suite 600* Austin, Texas 78750

Phone & Fax Numbers: (512) 280-5160 E-mail Address bmcentee@cbdeng.com

Permit Identification

First Permit

Name: The Grove Preliminary Plat | Application Date: 07-24-2013

Approval Date: | Expiration Date: | Volume and Page No.:

Additional Permit

Name: **Please see the attached supplement document** | Application Date:

Approval Date: | Expiration Date: | Volume and Page No.:

Additional Permit

Name: | Approval Date:

Expiration Date: | Volume No.: | Page No.:

Additional Permit

Name: | Approval Date:

Expiration Date: | Volume No.: | Page No.:

Grandfathered Development Status Application

Additional Permit		
Name:		Approval Date:
Expiration Date:	Volume No.:	Page No.:
Additional Permit		
Name:		Approval Date:
Expiration Date:	Volume No.:	Page No.:

APPLICANT:			OFFICIAL USE ONLY	
Included in Submittal	Per Ordinance 2019-10, Additional Submittal Items are:		Meets Standard	Does Not Meet Standard
✓	1	Identification of the "Project," as that term is defined in LGC 245.001(3), as may be amended. Example: Residential Subdivision		
✓	2	Narrative description of the development/construction Project or proposed land use for which the Permit is being sought. Describe which Permits have been completed and which are remaining.		
✓	3	Layout of the site, including locations of buildings, streets, utilities, fences, drives, sidewalks, drainage facilities, and any other permanent or temporary structures which may be present at the time of application		
✓	4	Identification of each City regulation in effect at the time of the original application for the Permit filed that applies to the Project and that the Applicant contends: A. Is grandfathered B. Controls the approval, disapproval, or conditional approval of an application for a Permit, pursuant to LGC 245.002(a), as may be amended		
✓	5	Identification of each current City regulation for which the Applicant seeks an exemption due to the grandfathered development status provided the property owner by LGC 245 or other applicable vesting laws		
✓	6	Explanation of the applicability of any approval expirations and related requests for extension of approvals		
✓	7	Photographs, drawings, maps, and previous approvals that would assist the Grandfathering Review Committee in making its determination		
✓	8	Certified land survey of topography showing existing drainage patterns and structures		
✓	9	Any other information or supportive materials deemed necessary and requested in writing by the Director of Planning and Development		

Signature and Certification

The applicant certifies that the facts stated herein and exhibits attached hereto are true, correct, and complete.

Brian P McCarter — Project Engineer and Agent — 03-15-2021

Signature and Title — Date

Grandfathered Development Status Application

Process Overview

1. Complete Application, which includes: Application, Permit Identification, and Additional Submittal Items
    a. Incomplete submittals will not be accepted.
2. Director of Planning & Development will promptly forward to the Grandfathering Review Committee.
3. Determination made by Grandfathering Review Committee.
    a. Within 15 days of Application filing, the Committee will issue a written administrative determination approving the application, disapproving the application, or requesting more information.
    b. Determination shall identify the date the original Permit was filed, which claims have been recognized, and which claims have been rejected.
4. Reconsideration: must be requested in writing within 15 days of the Determination
5. Appeal to City Manager: must be requested in writing within 15 days of the date that the Committee declined to reconsider the Application.
6. Appeal to Zoning Board of Adjustment: must be requested in writing within 15 days of the City Manager's Determination.

Determination Standards

1. Date of first application
2. Fair notice
3. Consistency
4. Subsequent development
5. Prior vested rights determinations
6. Regulations
7. Expiration of prior applications
8. Exemptions in LGC 245.004
9. Expiration of Project
10. City Code
11. State Law

Staff Use Only

☐ Received By: Date:

Fees Paid $

Comments:

Bastrop Grove Lot 7

Grandfathered Development Status Application

Supplement Document-Permit Identification

First Permit
Name: The Grove Preliminary Plat
Application Date: 07-24-2013
Volume No:
Page No:

Additional Permit
Name: Bastrop Grove Phase 1 Final Plat
Application Date: 08-05-2013
Volume No:
Page No:

Additional Permit
Name: The Grove Phase 1 Lot 5 Final Plat
Application Date: 05-23-2014
Volume No:
Page No:

Additional Permit
Name: Bastrop Grove Preliminary Plat
Application Date: 05-22-2017
Approval Date: 08-08-2017
Volume No:
Resolution No: R-2017-62

Additional Permit
Name: Bastrop Grove Section 1 Final Plat
Approval Date: 03-27-2018
Volume No:
Page No:

Additional Permit
Name: Bastrop Grove Drainage Improvements
Approval Date: 10-01-2018

Volume No:
Page No:

Additional Permit
Name: Bastrop Grove Medtail - Final Drainage Plan
Approval Date: 11-22-2019
Volume No:
Page No:

Additional Permit
Name: Bastrop Grove Medtail - Site Development plans
Approval Date: 02-27-2020
Volume No:
Page No:

Additional Permit
Name:Bastrop Grove, Section 2, Lot 6 Final Plat
Approval Date: 01-03-2020
Volume No:
Page No:

Bastrop Grove Lot 7
Grandfathered Development Status Application
Checklist Supplement

1. Identification of the "Project," as that term is defined in LGC 245.001(3), as may be amended. Example: Residential Subdivision

   Please see the attached project narrative

2. Narrative description of the development/construction Project or proposed land use for which the Permit is being sought. Describe which Permits have been completed and which are remaining.

   Please see the attached project narrative

3. Layout of the site, including locations of buildings, streets, utilities, fences, drives, sidewalks, drainage facilities, and any other permanent or temporary structures which may be present at the time of application

   Please see the attached final drainage plan

4. Identification of each City regulation in effect at the time of the original application for the Permit filed that applies to the Project and that the Applicant contends:
   a. Is grandfathered
   b. Controls the approval, disapproval, or conditional approval of an application for a Permit, pursuant to LGC 245.002(a), as may be amended

   Provided in the attached project narrative

5. Identification of each current City regulation for which the Applicant seeks an exemption due to the grandfathered development status provided the property owner by LGC 245 or other applicable vesting laws

   Provided in the attached project narrative

6. Explanation of the applicability of any approval expirations and related requests for extension of approvals

   Explained in the attached project narrative

7. Photographs, drawings, maps, and previous approvals that would assist the Grandfathering Review Committee in making its determination

   Previously approved/submitted plans that are listed in the 'Permit Identification' section have been attached.

8. Certified land survey of topography showing existing drainage patterns and structures

   Please see the attached final drainage plan

9. Any other information or supportive materials deemed necessary and requested in writing by the Director of Planning and Develop
   N/A.

Carlson, Brigance & Doering, Inc.
Civil Engineering ❖ Surveying

Date: March 15th, 2021

Trey Job, Assistant City Manager
City of Bastrop, TX
Planning and Development Department
1311 Chestnut Street
Bastrop, TX 78602

RE: Grandfather Development Status –Lot 7 of Bastrop Grove
Project Description Letter

Bastrop Grove is a multi-lot commercial land development at the SE corner of Hwy 71 and FM 304 in the City of Bastrop. It includes 7 out-parcels (avg. 1.5 ac. rectilinear lots) with frontage on Highway 71 and access limited to an internal private drive. There are 2 larger parcels behind the out-parcels with direct access to Agnes Street and FM 304 (the western portion). Proposed Lot 7, a portion of this Bastrop Grove development, consist of 1.1-acre of land located just south of State Highway 71 and west of the Seton Hospital asphalt access drive and the earlier platted Lot 6. As discussed in numerous meetings with staff regarding this project it is my belief that the project has vested rights, based on the earlier applications and entitlements and the continued nature of this commercial land development project, and therefore we are submitting this letter and the accompanying documentation for a Grandfathering Determination.

The project is described in the following Project related applications for permits required for the Project:

- Application dated 07-24-2013 for Preliminary Plat for The Grove
- Application dated 08-05-2013 for Final Plat for the Bastrop Grove Phase 1
- Application dated: 05-23-2014 for Final Plat for The Grove Phase 1 Lot 5
- Application dated 05-22-2017 for Preliminary Plat for The Bastrop Grove
- Application dated: 03-17-2018 for Final Plat for Bastrop Grove Section 1
- Application dated 10-01-2018 for Bastrop Grove Drainage Improvements
- Application dated 11-22-2019 for Drainage Plan for the Bastrop Grove Medtail
- Application dated 02-27-2020 for Site Plan Approval for the Bastrop Grove Medtail
- Application dated 01-03-2020for Final Plat for Bastrop Grove, Section 2, Lot 6

It is my understanding that the project is not subjected to any City of Bastrop regulations except those described in Tx. Loc. Gov't Code Section 245.0004.

Furthermore, I understand that the zoning provisions of the City's Bastrop Building Block Code (B3) relating to the following are not applicable to the project as being within the exemptions for the general exception from vested rights as to municipal zoning ordinances, which are all those which affect (have an effect on):

- Landscaping or tree preservation
- Open space or park dedication
- Property classification (permitted uses)
- Lot size, dimensions or coverage
- Building size

It is my belief that all provisions in the Bastrop Building Block Technical Manual and the City of Bastrop Development Manual are subject to vesting, and not applicable to the Project. Only the City regulation in effect as of initial September 24th, 2013 apply to the project including the City Subdivision Ordinance and the portions of the City Zoning ordinance which affect (have an effect on):

- Landscaping or tree preservation
- Open space or park dedication
- Property classification (permitted uses)
- Lot size, dimensions or coverage
- Building size

Based on the above vesting the following provisions of the City Zoning Ordinance as of April 13th, 1991 (1991 Zoning Ord.) apply to the Project, as vested rights:
The permitted uses under Section 28 - C-1 - Commercial-1 District (Light) are listed in the following exhibits.
Exhibit A - Use Regulations Chart, City of Bastrop, 1991,

The permitted lot size, dimensions or coverage for the Project under Section 28.4 - Area Regulations Size of Lot:

- Minimum Lot Area - Twelve thousand (12,000) square feet.
- Minimum Lot Width - One hundred feet (100').
- Minimum Lot Depth - One hundred ten feet (110').
- Maximum Lot Coverage: Fifty percent (50%).

The permitted building size under Section 28 (including the related regulations which affect Building Size, such as:

- Setback- Section 28.4
- Height- Section 28.3
- Required Parking- Section 38

Other Regulations: As established in the Development Standards, Sections 37 through 45

Required landscaping or tree preservation in Section 39.5, 39.6 & 39.7

The Project is also vested from changes in flood regulations effective outside the FEMA flood plain.

The Project is not dormant, as progress has been made towards completion of the original contemplated project as follows:

- Plat of Seton Hospital land-Project Name: Bastrop Grove Section 1 Final Plat *(Approval Date: 03-17-2018)*
- Construction of the offsite Drainage Channel to the Colorado River- Project Name: Bastrop Grove Drainage Improvements *(Approval Date: 10-01-2018)*
- Medtail Final Plat- Project Name: Bastrop Grove, Section 2, Lot 6 Final Plat *(Approval Date: 01-03-2020)*
- Cost have been incurred for development the project with CBD Engineering, and other professional and legal firms

Should you have any questions or require any additional information, please feel free to call/email.

Sincerely,

Carlson, Brigance & Doering, Inc.
F-3791

Brendan P. McEntee, P.E.
Branch Manager

CK# 161942

CITY OF BASTROP
PLANNING DEPARTMENT
P. O. Box 427 • Bastrop, Texas 78602
(512) 321-0457

CASH RECEIPT

DATE 7-24-13 3256

RECEIVED FROM 71 Retail Partners, LP

ADDRESS

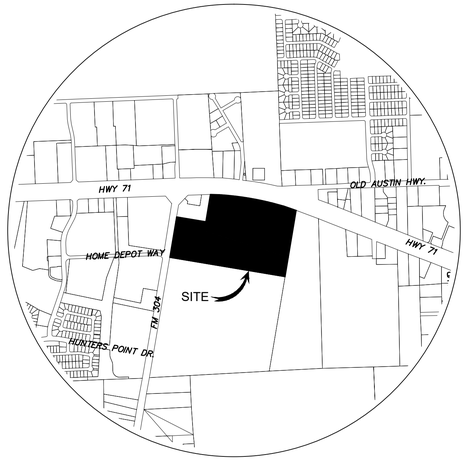
The Grove, Prelim. Plat DOLLARS $ 1120.00

FOR: Preliminary Plat - The Grove
Hwy 71 & 304

ACCOUNT			HOW PAID		
AMT. OF ACCOUNT			CASH		
AMT. PAID			CHECK	1120	00
BALANCE DUE			MONEY ORDER		

BY Marie Murnan

THE GROVE
PRELIMINARY PLAT



VICINITY MAP

N.T.S.

FLOODPLAIN INFORMATION:

NO PORTION OF THIS TRACT IS WITHIN THE BOUNDARIES OF THE 100 YEAR FLOODPLAIN PER THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP 48021C0355E, DATED JANUARY 19, 2006.

LEGAL DESCRIPTION:

BEING A 52.68 ACRE TRACT OF LAND OF AND OUT OF AND A PART OF THE NANCY BLAKEY SURVEY NO. 98, BASTROP, COUNTY, TEXAS AS RECORDED IN VOLUME PAGE OF THE BASTROP COUNTY OFFICIAL RECORDS.

UTILITIES:

WATER:	CITY OF BASTROP
WASTEWATER:	CITY OF BASTROP
GAS:	CENTERPOINT ENERGY
ELECTRIC:	BLUEBONNET ELECTRIC
TELEPHONE:	SOUTHWESTERN BELL TELEPHONE
CABLE:	TIME WARNER CABLE

ZONING – LAND USE SUMMARY

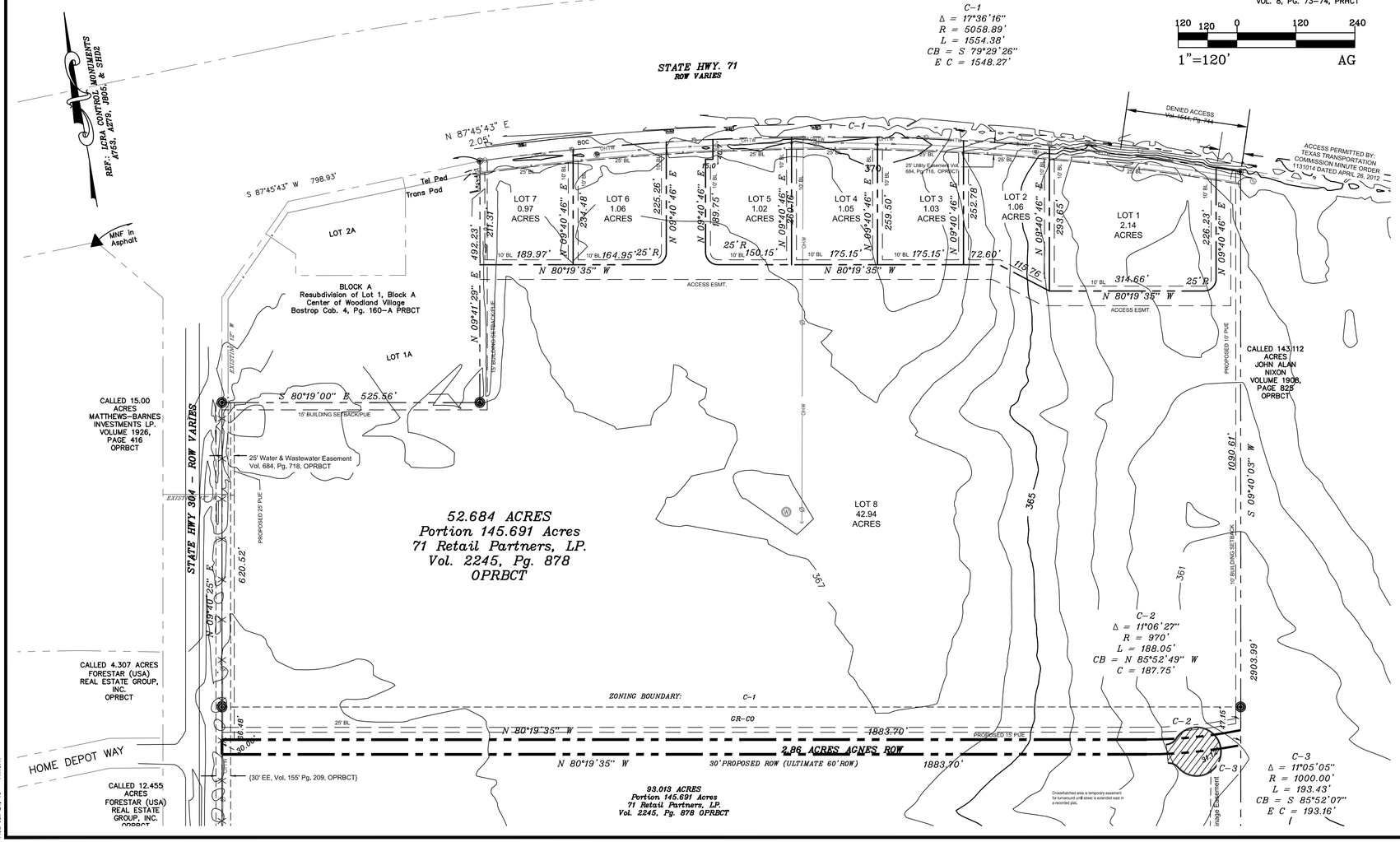
TRACT 1 – 52.68 ACRES
ZONING: C–1 AND GR–CO
PROPOSED USE: USES PER C1 ZONING

LEGEND

IRFC	IRON ROD FOUND W/ CAP–STAMPED NUMBER NOTED
IRF	IRON ROD FOUND–SIZE NOTED
IRFC	IRON ROD FOUND W/ CAP–BYRN
—OHW—	OVERHEAD UTILITY WIRE
—T—	OVERHEAD TELEPHONE
⊗	UTILITY POLE
—→	GUY WIRE
—X—	WIRE FENCE
BL	BUILDING LINE VOL. 8, PG. 73–74, PRHCT
PUE	PUBLIC UTILITY EASEMENT VOL. 8, PG. 73–74, PRHCT
DE	DRAINAGE EASEMENT VOL. 8, PG. 73–74, PRHCT

120 120 0 120 240

1"=120' AG



NOTES:

1. The Benchmarks used are: LCRA CONTROL MONUMENTS A753, AZ79, J805, & SHD2.
2. All easements of record as indicated on the most recent title run dated: 6-9-2011, conducted by First American Title Company, Title Commitment GF No. 201101334 issued by Heritage Title Company of Austin, for property including property are shown on this Preliminary Plat.
3. All subdivision improvement permits shall conform to the City of Bastrop Code of Ordinances, construction standards, and generally accepted engineering practices.
4. Construction Plans and Specifications for all subdivision improvements shall be reviewed and accepted by the City of Bastrop prior to any construction within the subdivision.
5. Erosion and sedimentation controls constructed in accordance with the Subdivision Ordinance of the City of Bastrop are required for all construction on each lot.
6. Building setbacks not shown shall be in accordance with City of Bastrop Subdivision and Zoning Ordinances.
7. Prior to construction of any improvements on lots in this subdivision, building permits will be obtained from the City of Bastrop.
8. Sidewalks shall be constructed in accordance with the Subdivision Ordinance of the City of Bastrop.
9. All utilities will be underground.
10. Developer/Owner shall be solely responsible for all relocation and modifications to existing utilities.
11. On-site storm water detention facilities will be provided to reduce post-development peak rates of discharge of the 2, 5, 10, 25, 50 and 100-year storm events by structural containment or other approved methods. Discharge of fully developed flows shall require off site conveyance and approval by the City of Bastrop.
12. No lot or structure shall be occupied prior to the Applicant submitting to the City of Bastrop documentation of subdivision/site registration with the Texas Department of Licensing and Regulations (TDLR) and provide documentation of review and compliance of the subdivision construction plans with Texas Architectural Barriers Act (TABA).
13. No lot in this subdivision shall be occupied until connected to the approved water distribution and wastewater collection facilities.
14. Wastewater and Water systems shall conform to TCEQ (Texas Commission on Environmental Quality).
15. The impact fees for this subdivision shall be based on Ordinance No. 213-9.
16. Site Development Construction Plans shall be reviewed and accepted by the City of Bastrop.
17. Fiscal surety for subdivision construction, in a form acceptable to the City of Bastrop, shall be provided prior to final plat approval by the City.
18. The owner of this subdivision, and his or her successors and assigns, assumes sole responsibility for plans for construction of subdivision improvements which comply with applicable codes and requirements of the City of Bastrop. The owner understands and acknowledges that plat vacation or re-platting may be required, at the owner's sole expense, if plans to construct this subdivision do not comply with such codes and requirements.

    if plans to construct this subdivision do not comply with such codes and requirements.
19. By approving this preliminary plat, the City of Bastrop assumes no obligation to construct any infrastructure in connection with this subdivision.
20. No buildings, fences, landscaping or other structures are permitted within drainage easements shown, except as approved by the City of Bastrop.
21. All drainage easements, storm water facilities / features shall be maintained by the property owner or his or her assigns.

STAUDT SURVEYING, INC.
Thomas E. Staudt
RPLS # 3984
P.O. Box 1273
Dripping Springs, Texas 78620
(512)858–2236

STATE OF TEXAS
COUNTY OF HAYS

The undersigned does hereby certify that this survey was this day made on the ground of the property legally described hereon and that to the best of my knowledge and belief is correct, and does declare that on the ground there are no apparent or visible: discrepancies, deed line conflicts, overlapping of improvements, utility easements, or roadways, except as shown hereon, and that said property adjoins a dedicated roadway, except as shown hereon.

"Preliminary, this document shall not be recorded for any purpose."

Thomas E. Staudt — Date
Registered Professional Land Surveyor No. 3984

OWNER: 71 RETAIL PARTNERS, L.P.
8214 Westchester Drive, Suite 550
Dallas TEXAS 75225
(214) 849–9831
Douglas MacMahon
dm@morancap.com

ENGINEER: ALDERSON GROUP, INC.
2525 WALLINGWOOD DR.
BLDG 6, STE 600
AUSTIN, TEXAS 78746
(512) 364–0989
LYNN ALDERSON, P.E.
lalderson@aldersongroup.com

SURVEYOR: STAUDT SURVEYING, INC.
P.O. Box 3984
Dripping Springs, Texas 78620
(512) 858–2236
THOMAS STAUDT, RPLS
smstaudt@austin.rr.com

#	REVISION	DATE

SCALE: 1"=120'
DATE: 7/23/2013
JOB: 1313-01
DRAWN BY: LEA
CHECKED BY: LEA

ALDERSON GROUP, INC.
TEXAS REGISTERED ENGINEERING FIRM F-11525
2525 Wallingwood Drive
Bldg. 6 Ste 600
Austin, Texas 78746
(512) 364-0989

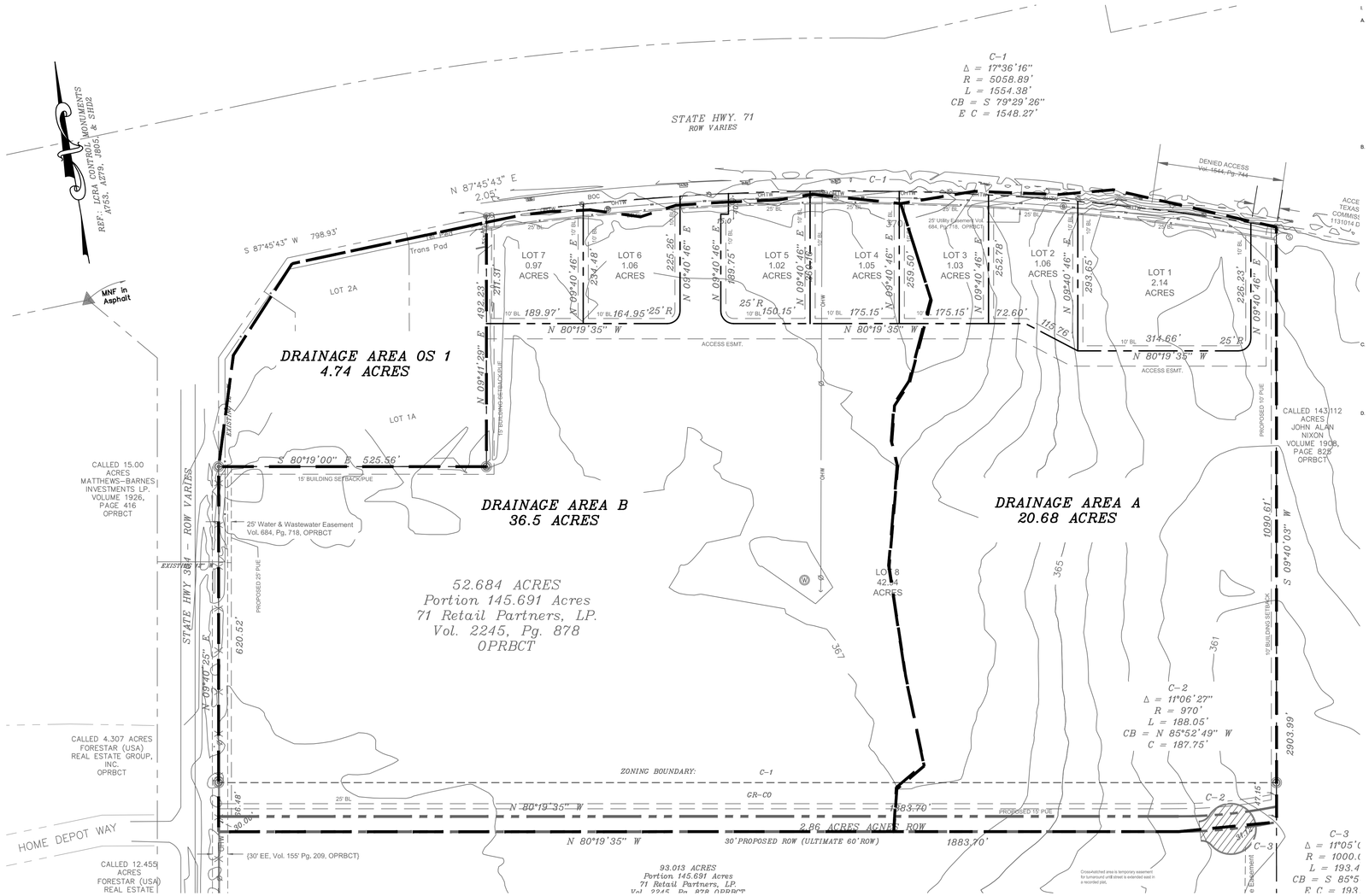
STATE OF TEXAS
LYNN E. ALDERSON
96455
LICENSED
PROFESSIONAL ENGINEER

FOR PRELIMINARY REVIEW ONLY, NOT APPROVED FOR RECORDATION OR CONSTRUCTION

71 RETAIL PARTNERS, LP
HWY 71 / FM 304
THE GROVE
PRELIMINARY PLAT

SHEET 1 OF 1

Drawing: C:\1324 Moron Capital\01 Bastrop Grove\Plans\2013 Preliminary Plat.dwg 3.dgn01
Last Saved: Jul. 24, 13 11:15:47
Plot: Jul. 24, 13 11:15:47



HYDROLOGY PARAMETERS
RATIONAL METHOD

I. **Area A**

A. **Runoff Coefficients**

Drainage Area 20.660 Acres
Impervious Cover 0.000 Acres
Pervious Cover 20.660 Acres
% Impervious Cover 0.00 Percent

Composite C (from Table 2-2 COA DCM)		Impervious	Pervious	Composite C
	2 yr	0.73	0.25	0.25
	10 yr	0.81	0.30	0.30
	25 yr	0.86	0.34	0.34
	100 yr	0.95	0.41	0.41
				Total
CA 2 =		0.00	5.17	5.17
CA 10 =		0.00	6.20	6.20
CA 25 =		0.00	7.03	7.03
CA 100 =		0.00	8.48	8.48

B. **Time of Concentration**

SHEET FLOW
Tc(A-B)=L^v/(42*c^.5)
L= 100 ft
n= 0.2
s= 0.01 ft/ft
Tc= 4.76 min.

SHALLOW CONCENTRATED
Tc(B-C)=L^v/(60*c^.5)
L= 500 ft
n= 0.02
s= 0.005 ft/ft
Tc= 3.37 min.

CHANNEL FLOW
Tc(C-D)=L^v/(80*c^.5)
Flow Area: 83.3 sf
Wetted Perimeter: 33.46 ft
Hydraulic Radius: 2.49 ft
Slope: 0.005 ft/ft
Mannings n: 0.04
Length: 0 ft
Avg. Velocity: 4.64 ft/sec
Tc = 0 min.

Total Tc^ = 8.13 Minutes
*Tc min 8.13 Minutes

C. **Intensities**

i = a/(Tc+b)^c

	a	b	c		
2 yr	62	8.2	0.802	i2 =	6.60 in/hr
10 yr	77	8.4	0.785	i10 =	9.01 in/hr
25 yr	88	8.4	0.782	i25 =	10.38 in/hr
100 yr	103	8.2	0.747	i100 =	12.79 in/hr

D. **Q's**

Q=ciA

Q2 = 34.1 cfs
Q10 = 55.9 cfs
Q25 = 73.0 cfs
Q100 = 108.4 cfs

HYDROLOGY PARAMETERS
RATIONAL METHOD

I. **Area B**

A. **Runoff Coefficients**

Drainage Area 36.530 Acres
Impervious Cover 0.000 Acres
Pervious Cover 36.530 Acres
% Impervious Cover 0.00 Percent

Composite C (from Table 2-2 COA DCM)		Impervious	Pervious	Composite C
	2 yr	0.73	0.25	0.25
	10 yr	0.81	0.30	0.30
	25 yr	0.86	0.34	0.34
	100 yr	0.95	0.41	0.41
				Total
CA 2 =		0.00	9.13	9.13
CA 10 =		0.00	10.96	10.96
CA 25 =		0.00	12.42	12.42
CA 100 =		0.00	14.98	14.98

B. **Time of Concentration**

SHEET FLOW
Tc(A-B)=L^v/(42*c^.5)
L= 100 ft
n= 0.2
s= 0.01 ft/ft
Tc= 4.76 min.

SHALLOW CONCENTRATED
Tc(B-C)=L^v/(60*c^.5)
L= 1130 ft
n= 0.2
s= 0.005 ft/ft
Tc= 76.10 min.

CHANNEL FLOW
Tc(C-D)=L^v/(80*c^.5)
Flow Area: 33.46 sf
Wetted Perimeter 33.46 ft
Hydraulic Radius: 2.49 ft
Slope: 0.005 ft/ft
Mannings n: 0.04
Length: 0 ft
Avg. Velocity: 4.64 ft/sec
Tc = 0 min.

Total Tc^ = 80.86 Minutes
*Tc min 80.86 Minutes

C. **Intensities**

i = a/(Tc+b)^c

	a	b	c		
2 yr	62	8.2	0.802	i2 =	1.69 in/hr
10 yr	77	8.4	0.785	i10 =	2.48 in/hr
25 yr	88	8.4	0.782	i25 =	2.87 in/hr
100 yr	103	8.2	0.747	i100 =	3.60 in/hr

D. **Q's**

Q=cIA

Q2 = 15.5 cfs
Q10 = 27.2 cfs
Q25 = 35.7 cfs
Q100 = 53.9 cfs

HYDROLOGY PARAMETERS
RATIONAL METHOD

I. **Offsite Area 1**

A. **Runoff Coefficients**

Drainage Area 4.740 Acres
Impervious Cover 3.800 Acres
Pervious Cover 0.940 Acres
% Impervious Cover 0.80 Percent

Composite C (from Table 2-2 COA DCM)		Impervious	Pervious	Composite C
	2 yr	0.73	0.25	0.63
	10 yr	0.81	0.30	0.71
	25 yr	0.86	0.34	0.76
	100 yr	0.95	0.41	0.84
				Total
CA 2 =		2.77	0.24	3.01
CA 10 =		3.08	0.28	3.36
CA 25 =		3.27	0.32	3.59
CA 100 =		3.61	0.39	4.00

B. **Time of Concentration**

SHEET FLOW
Tc(A-B)=L^v/(42*c^.5)
L= 20 ft
n= 0.2
s= 0.01 ft/ft
Tc= 0.95 min.

SHALLOW CONCENTRATED
Tc(B-C)=L^v/(60*c^.5)
L= 280 ft
n= 0.02
s= 0.007 ft/ft
Tc= 1.48 min.

CHANNEL FLOW
Tc(C-D)=L^v/(80*c^.5)
Flow Area: 83.3 sf
Wetted Perimeter: 33.46 ft
Hydraulic Radius: 2.49 ft
Slope: 0.005 ft/ft
Mannings n: 0.04
Length: 0 ft
Avg. Velocity: 4.64 ft/sec
Tc = 0 min.

Total Tc^ = 2.43 Minutes
*Tc min 5.00 Minutes

C. **Intensities**

i = a/(Tc+b)^c

	a	b	c		
2 yr	62	8.2	0.802	i2 =	7.83 in/hr
10 yr	77	8.4	0.785	i10 =	10.57 in/hr
25 yr	88	8.4	0.782	i25 =	12.18 in/hr
100 yr	103	8.2	0.747	i100 =	14.99 in/hr

D. **Q's**

Q=cIA

Q2 = 23.6 cfs
Q10 = 35.5 cfs
Q25 = 45.7 cfs
Q100 = 59.9 cfs

#	REVISION	DATE

SCALE: 1"=120'
DATE: 7/23/2013
JOB: 1313-01
DRAWN BY: LEA
CHECKED BY: LEA

ALDERSON GROUP, INC.
AG
TEXAS REGISTERED ENGINEERING FIRM F-11820
2525 Wallingwood Drive
Bldg. 6 Ste 600
Austin, Texas 78746
(512) 364-0989

STATE OF TEXAS
LYNN E. ALDERSON
96455
LICENSED PROFESSIONAL ENGINEER

FOR PRELIMINARY REVIEW ONLY, NOT APPROVED FOR RECORDATION OR CONSTRUCTION

71 RETAIL PARTNERS, LP
HWY 71 / FM 304

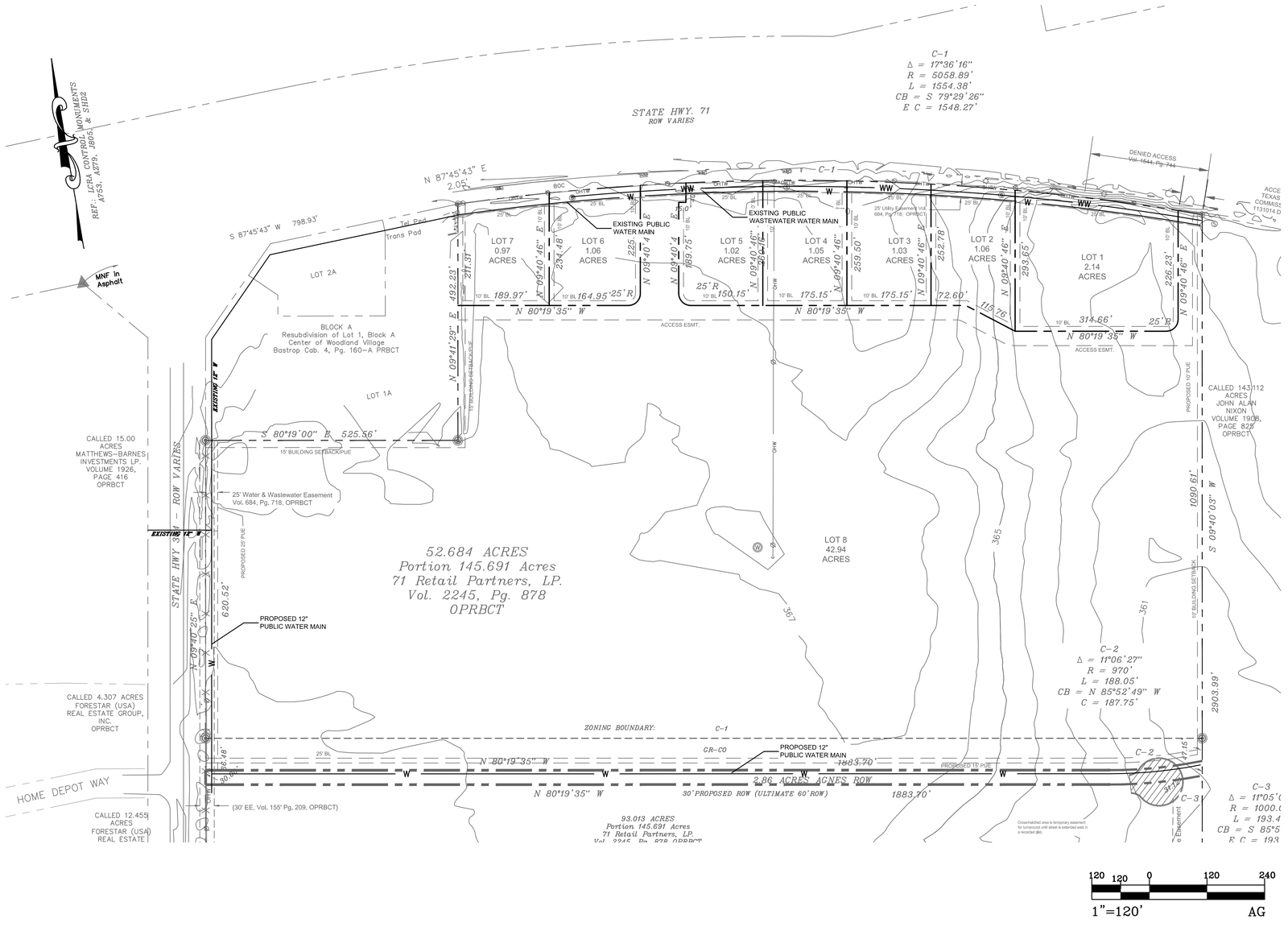
THE GROVE
EXISTING DRAINAGE

SHEET
1 OF 1

LEGEND

IRFC	IRON ROD FOUND W/ CAP-STAMPED NUMBER NOTED
IRF	IRON ROD FOUND-SIZE NOTED
IRFC	IRON ROD FOUND W/ CAP-BYRN
—OHW—	OVERHEAD UTILITY WIRE
—T—	OVERHEAD TELEPHONE
	UTILITY POLE
—→	GUY WIRE
—X—	WIRE FENCE
BL	BUILDING LINE VOL. 8, PG. 73-74, PRHCT
PUE	PUBLIC UTILITY EASEMENT VOL. 8, PG. 73-74, PRHCT
DE	DRAINAGE EASEMENT VOL. 8, PG. 73-74, PRHCT

Drawing: C:\1324 Maron Capital\01 Bastrop Grove\Plans\2013 Drainage Plan.dwg, Layout1
Author: Jul. 24, 13 - 12:10:13
Plotted: Jul. 24, 13 - 12:10:13



LEGEND

IRFC	IRON ROD FOUND W/ CAP-STAMPED NUMBER NOTED
IRF	IRON ROD FOUND-SIZE NOTED
IRFC	IRON ROD FOUND W/ CAP-BYRN
—OHW—	OVERHEAD UTILITY WIRE
—T—	OVERHEAD TELEPHONE
	UTILITY POLE
—→	GUY WIRE
—X—	WIRE FENCE
BL	BUILDING LINE VOL. 8, PG. 73-74, PRHCT
PUE	PUBLIC UTILITY EASEMENT VOL. 8, PG. 73-74, PRHCT
DE	DRAINAGE EASEMENT VOL. 8, PG. 73-74, PRHCT

Notes:

Existing utilities show do not represent field verified locations or size and are for reference only.

#	REVISION	DATE

SCALE: 1"=120'
DATE: 7/23/2013
JOB: 1313-01
DRAWN BY: LEA
CHECKED BY: LEA

ALDERSON GROUP, INC.
TEXAS REGISTERED ENGINEERING FIRM F-11629
2525 Wallingwood Drive
Bldg. 6 Ste 600
Austin, Texas 78746
(512) 364-0989

STATE OF TEXAS
LYNN E. ALDERSON
96455
LICENSED
PROFESSIONAL ENGINEER

FOR PRELIMINARY REVIEW ONLY
NOT APPROVED FOR RECORDATION OR CONSTRUCTION

71 RETAIL PARTNERS, LP
HWY 71 / FM 304
THE GROVE UTILITIES

SHEET
1 OF 1

Drawing: C:\1324 Maron Capital\01 Bastrop Grove\Plans\2013 Utility plan.dwg Layout1
Created: Jul. 24, 13 - 12:35:24
Plot: Jul. 24, 13 - 12:35:24

CITY OF BASTROP
PLANNING DEPARTMENT
P. O. Box 427 • Bastrop, Texas 78602
(512) 321-0457

CASH RECEIPT

DATE 8/5/13

3261

RECEIVED FROM American National Bank of Texas

ADDRESS South right-of-way line of St Hwy 71

DOLLARS $ 340.00

FOR: final Plat

ACCOUNT			HOW PAID		
AMT. OF ACCOUNT			CASH		
AMT. PAID			CHECK	340	00
BALANCE DUE			MONEY ORDER		

Ck# 16993

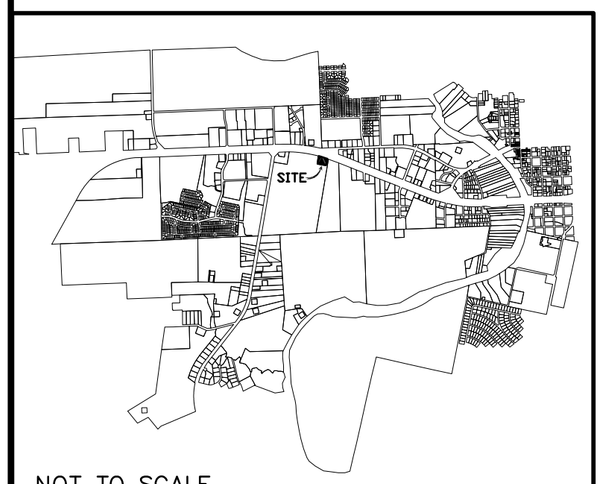
BY

NORTH

BEARING BASIS: STATE PLANE COORDINATES NAD83/TEXAS SOUTH CENTRAL ZONE, SCALE FACTOR 0.99998342 LCRA CONTROL MONUMENTS A763, A279, J805, & SID2

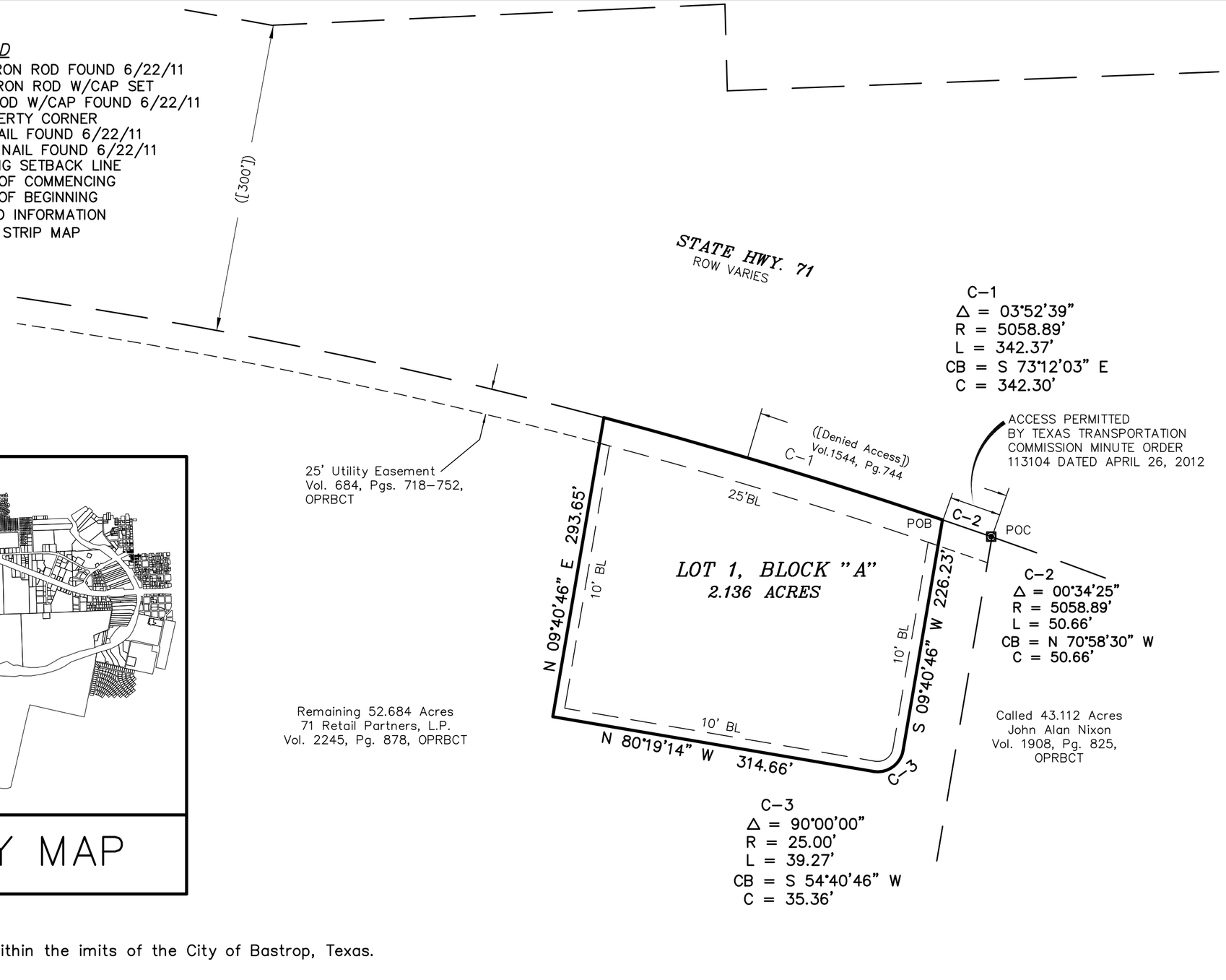
LEGEND

IRF● 1/2" IRON ROD FOUND 6/22/11
⊙ 5/8" IRON ROD W/CAP SET
◙ IRON ROD W/CAP FOUND 6/22/11 PROPERTY CORNER
MNF MAG NAIL FOUND 6/22/11
NF SMALL NAIL FOUND 6/22/11
BL BUILDING SETBACK LINE
POC POINT OF COMMENCING
POB POINT OF BEGINNING
RECORD INFORMATION
([ ]) TXDOT STRIP MAP



NOT TO SCALE

VICINITY MAP



CITY NOTE:
This subdivision lies within the imits of the City of Bastrop, Texas.

PLAT INFORMATION
Total Area: 2.136 Acres
Total Number of Lots: 1
Number of Residential Lots: 0
Number of Commercial Lots: 1
Right of Way: 0.00 Acres
Average Size of Lots: 2.136 Acres

Number of Lots Over 10 Acres: 0
Number of Lots 5–10 Acres: 0
Number of Lots 2–5 Acres: 1
Number of Lots 1–2 Acres: 0
Number of Lots Less than 1 Acres: 0

SCHOOL DISTRICT
This subdivision lies within the Bastrop Independent School District.

FLOOD PLAIN NOTE
This tract is not within an identified Special Flood Hazard Area inundated by 100–Year Flood as identified by the Federal Emergency Management Agency, Flood Insurance Rate Map for Bastrop County, Texas, and Incorporated Areas, Map Number 480219C0355E dated January 19, 2006.

PUBLIC UTILITY EASEMENT NOTE:
A Five Foot (5') Wide Public Utility Easement is hereby dedicated along all other property lines

UTILITY INFORMATION
Electricity: Bluebonnet Electric
Telephone: Southwestern Bell Telephone
Water: City of Bastrop
Wastewater: City of Bastrop

UTILITY NOTES:
No structure in this subidivision shall be occupied until connected to a public sewer system or to an on–site wastewater stytem which has been approved and permitted by City of Bastrop.

No structure in this subdivision shall be occupied until connected to an individual water supply or a state approved public water system.

SHEET 1 OF 1

Approved thid day ____ of _____ by the City Council of the City of Bastrop, Texas.

_____
Mayor
ATTEST BY: _____ City Secretary

STATE OF TEXAS
COUNTY OF HAYS

I, Rose Pietsch, County Clerk of Bastrop County, Texas, do hereby certify that the foregoing instrument of writing with its certificate of authentication was filed for record in my office on the _____ day of _____, A.D., 20__, at _____ o'clock ___m., in the Plat Records of Bastrop County, Texas, in Book _____, Page _____.

WITNESS MY HAND AND SEAL OF OFFICE this the _____ of _____, A.D., 20__.

_____
Rose Pietsche
County Clerk
Bastrop County, Texas

STATE OF TEXAS
COUNTY OF BASTROP

2.136 ACRES
NANCY BLAKEY SURVEY, A–98

DESCRIPTION

DESCRIPTION OF A 2.136 ACRE TRACT OF LAND OUT OF THE NANCY BLAKEY SURVEY, A–98, BASTROP COUNTY, TEXAS, AND BEING A PORTION OF THAT CERTAIN TRACT OF LAND CALLED TO BE 52.684 ACRES, DESCRIBED IN A DEED TO 71 RETAIL PARTNERS, LP, OF RECORD IN VOLUME 2246, PAGE 878, OF THE OFFICIAL PUBLIC RECORDS OF BASTROP COUNTY, TEXAS, SAID 2.136 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING at an iron rod with cap marked "Property Corner" found June 11, 2011, in the south right–of–way line of State Highway 71, at the northwest corner of a tract of land called to be 43.112 acres, described in a deed to John Alan Nixon, of record in Volume 1908, Page 825, of the Official Public Records of Bastrop County, Texas, said iron rod being the northeast corner of said 52.684 acre tract;

THENCE, with the south right–of–way line of said State Highway 71, a curve to the left having a radius of 5058.89 feet, an arc distance of 50.66 feet, a central angle of 00° 34' 25", and a chord which bears, N 70° 58' 30" W, 50.66 feet to a 5/8 inch iron rod with cap set;

THENCE, across said 52.684 acres the following four (4) courses:
1) S 09° 40' 46" W, 226.23 feet to a 5/8 inch iron rod with cap set;
2) A curve to the right having a radius of 25.00 feet, an arc distance of 39.27 feet, a central angle of 90° 00' 00", and a chord which bears S 54° 40' 46" W, 35.36 feet to a 5/8 inch iron rod with cap set;
3) N 80° 19' 14" W, 314.66 feet to a 5/8 inch iron rod with cap set;
4) N 09° 40' 46" E, 293.65 feet to a 5/8 inch iron rod with cap set in the south right–of–way line of said State Highway 71;

THENCE, with the south right–of–way line of said State Highway 71, a curve to the right having a radius of 5058.89 feet, an arc distance of 342.37 feet, a central angle of 03° 52' 39", and a chord which bears S 73° 12' 03" E, 342.30 feet to the POINT OF BEGINNING containing 2.136 acres of land within these metes and bounds.

STATE OF TEXAS
COUNTY OF

KNOW ALL MEN BY THESE PRESENTS, That we, 71 Retail Partners, LP, a Texas limited partnership, with its home address at 8214 Westchester Drive, Suite 550, Dallasn, Texas 75225, owner of 52.684 acres of land being out of the Nancy Blakey Survey, A–98, Bastrop County, Texas, as conveyed to it by deed dated July 3, 2013, and recorded in Volume 2245, Page 878, of the Official Public Records of Bastrop County, Texas, DOES HEREBY SUBDIVIDE 2.14 acres of land out of the Nancy Blakey Survey, A–98, Bastrop County, Texas, to be known as THE GROVE, in accordance with the plat shown hereon, subject to any and all easements or restrictions heretofore granted and do hereby dedicate to the public the use of the streets and easements shown hereon.

IN WITNESS WHEREOF the said 71 Retail Partners, L.P. has caused these presents to be executed by _____ , thereunto duly authorized.

_____

STATE OF TEXAS
COUNTY OF

BEFORE ME, the undersigned authority, on this day personally appeared _____, known to me to be the person whose name is subscribed to the foregoing instrument as and acknowledged to me that he executed the same in such capacity as the act and deed of said limited liability company for the purposes and considerations therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this the _____ day of _____ A.D. 2013.

_____
Notary Public in and for the State of texas

THE STATE OF TEXAS
KNOW ALL MEN BY THESE PRESENTS

That I, Thomas E. Staudt do hereby certify that I prepare this plat from an actual and accurate on–the–ground survey of the land and that the corner monuments shown thereon were properly placed under my personal supervision, in accordance with the subdivision regulations of the City of Bastrop, Texas.

"Preliminary, this document shall not be recorded for any purpose."

_____
Signature and Seal of Registered Public Surveyor with date

STAUDT SURVEYING, INC.
Thomas E. Staudt
RPLS # 3984
P.O. Box 1273
Dripping Springs, Texas 78620
(512)858–2236

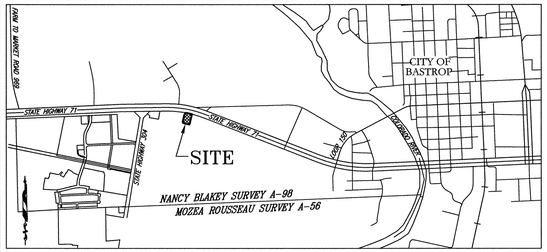
100 50 0 100 200
GRAPHIC SCALE IN FEET

SUBDIVISION PLAT OF
THE GROVE
PHASE 1
CITY OF BASTROP
BASTROP COUNTY, TEXAS

Rev: | Date: JULY 2013
Dr. By: TES | Job #: 13092 | DWG #: LOT1

LOT1

THE FINAL PLAT OF
THE GROVE PHASE 1, LOT 5, BLOCK A



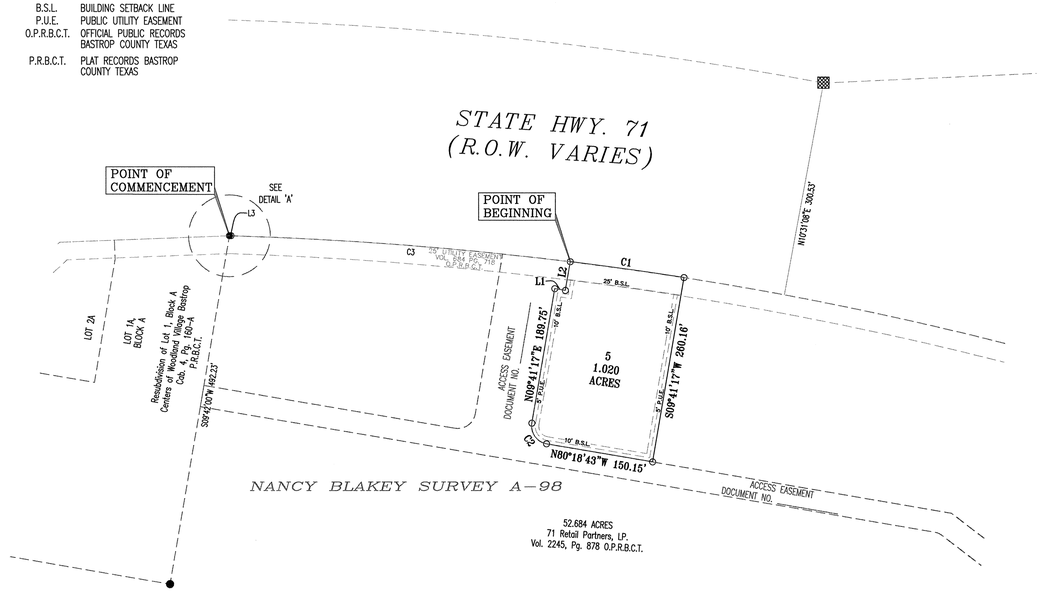
LOCATION MAP
NOT TO SCALE

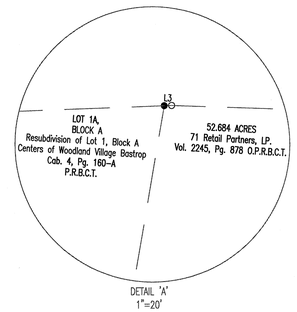
SCALE: 1"= 100'

GRAPHIC SCALE
100 0 50 100 200 400
(IN FEET)
1 inch = 100 ft.

LEGEND

▩	CONCRETE MONUMENT FOUND
○	CAPPED 1/2" IRON ROD SET
●	IRON ROD FOUND
1	LOT NUMBER
Ⓐ	BLOCK DESIGNATION
B.S.L.	BUILDING SETBACK LINE
P.U.E.	PUBLIC UTILITY EASEMENT
O.P.R.B.C.T.	OFFICIAL PUBLIC RECORDS BASTROP COUNTY TEXAS
P.R.B.C.T.	PLAT RECORDS BASTROP COUNTY TEXAS





DETAIL 'A'
1"=20'

FIELD NOTES

BEING ALL OF THAT CERTAIN TRACT OF LAND OUT OF THE NANCY BLAKEY SURVEY, ABSTRACT 98, SITUATED IN BASTROP COUNTY, TEXAS, BEING MORE PARTICULARY DESCRIBED AS BEING A PORTION OF THAT CERTAIN 52.684 ACRE TRACT CONVEYED TO 71 RETAIL PARTNERS, LP., IN VOLUME 2245, PAGE 878, OFFICIAL PUBLIC RECORDS OF BASTROP COUNTY, TEXAS, SAID 1.020 ACRE TRACT OF LAND BEING MORE FULLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING, at a capped ½" iron rod found for the northeastern corner of Lot 1A, Block A, Resubdivision of Lot 1, Block A, Centers of Woodland Village Bastrop, a subdivision recorded in Cab. 4, Page 160-A, Plat Records of Bastrop County, Texas, also being in the southern right-of-way line of State Highway 71, (R.O.W. varies), from which a ½" iron rod found for the southeastern corner of said Lot 1A, also being an angle corner of said 52.684 acre tract, bears S09°42'00"W, a distance of 492.23 feet, for the **POINT OF COMMENCEMENT** of the herein described tract,

THENCE, with the common boundary line of said 52.684 acre tract and said southern right-of-way line of State Highway 71, the following three (3) courses and distances, numbered 1 through 3,

1. N87°46'14"E, a distance of 2.05 feet to a capped ½" iron rod set, at a point of curvature to the right,
2. with said curve to the right having a radius of 5058.89 feet, an arc length of 475.05 feet and whose chord bears S85°35'39"E, a distance of 474.88 feet to a capped ½" iron rod set, at a point of curvature to the right, for the northernmost northwestern corner and **POINT OF BEGINNING** of the herein described tract, and
3. with said curve to the right having a radius of 5058.89 feet, an arc length of 160.23 feet and whose chord bears S81°59'48"E, a distance of 160.22 feet to a capped ½" iron rod set,

THENCE, leaving said common boundary line and crossing said 52.684 acre tract , the following six (6) courses and distances, numbered 1 through 6,

1. S09°41'17"W, a distance of 260.16 feet to a capped ½" iron rod set,
2. N80°18'43"W, a distance of 150.15 feet to a capped ½" iron rod set, at a point of curvature to the right,
3. with said curve to the right having a radius of 25.00 feet, an arc length of 39.27 feet and whose chord bears N35°18'43"W, a distance of 35.36 feet to a capped ½" iron rod set,
4. N09°41'17"E, a distance of 189.75 feet to a capped ½" iron rod set,
5. S80°18'43"E, a distance of 15.00 feet to a capped ½" iron rod set, and
6. N09°41'17"E, a distance of 40.70 feet to the **POINT OF BEGINNING** and containing 1.020 acres of land.

Curve Table						
Curve #	Length	Radius	Chord Direction	Chord Length	Tangent	DELTA
C1	160.23	5058.89	S81°59'48"E	160.22	80.12	1°48'53"
C2	39.27	25.00	N35°18'43"W	35.36	25.00	90°00'00"
C3	475.05	5058.89	S85°35'39"E	474.88	237.70	5°22'49"

Line Table		
Line #	Length	Direction
L1	15.00	S80°18'43"E
L2	40.70	N09°41'17"E
L3	2.05	N87°46'14"E

STATE OF TEXAS)(
COUNTY OF BASTROP)(KNOW ALL MEN BY THESE PRESENTS:

THAT, 71 RETAIL PARTNERS, LP, ACTING HEREIN BY AND THROUGH DOUGLAS MACMAHON, AND BEING OWNER OF THAT CERTAIN CALLED 52.684 ACRES OF LAND OUT OF THE NANCY BLAKEY SURVEY, ABSTRACT NO. 98, SITUATED IN BASTROP COUNTY, TEXAS, AS CONVEYED TO 71 RETAIL PARTNERS, LP, BY DEED RECORDED IN VOLUME 2245, PAGE 878, OF THE DEED RECORDS OF BASTROP COUNTY, TEXAS, DO HEREBY SUBDIVIDE 1.020 ACRES OF LAND, IN ACCORDANCE WITH THE ATTACHED MAP OR PLAT, TO BE KNOWN AS:

"THE GROVE PHASE 1, LOT 5, BLOCK A",

AND DOES HEREBY DEDICATE TO THE PUBLIC, THE USE OF THE STREETS AND EASEMENTS SHOWN HEREON, SUBJECT TO ANY EASEMENTS AND/OR RESTRICTIONS HERETOFORE GRANTED AND NOT RELEASED.

WITNESS MY HAND, THIS THE _____ DAY OF _____, 20___, A.D.

_____
DOUGLAS MACMAHON, MANAGING MEMBER
71 RETAIL PARTNERS, LP
8214 WESTCHESTER DRIVE, SUITE 550
DALLAS, TEXAS 75225

STATE OF TEXAS)(
COUNTY OF BASTROP)(KNOW ALL MEN BY THESE PRESENTS:

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED DOUGLAS MACMAHON, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT OF WRITING, AND HE ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

WITNESS MY HAND AND SEAL OF OFFICE, THIS THE _____ DAY OF _____, 20___, A.D.

_____
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

STATE OF TEXAS)(
COUNTY OF BASTROP)(KNOW ALL MEN BY THESE PRESENTS:

I, ROSE PIETSCH, CLERK OF BASTROP COUNTY, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT OF WRITING AND ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR RECORD IN MY OFFICE ON THE ___ DAY OF _____, 20___, A.D., IN THE PLAT RECORDS OF SAID COUNTY AND STATE IN PLAT CABINET ____, PAGE(s)_____. FILED FOR RECORD AT _____ O'CLOCK __.M., THIS _____ DAY OF _____, 20___, A.D.,

WITNESS MY HAND AND SEAL OF OFFICE OF THE COUNTY CLERK, THE ___ DAY OF _____, 20___, A.D.

_____, COUNTY CLERK, BASTROP COUNTY, TEXAS

_____
BY: DEPUTY

STATE OF TEXAS)(
COUNTY OF TRAVIS)(KNOW ALL MEN BY THESE PRESENTS:

I, TIMOTHY M. HOLLAND, P.E. DO HEREBY CERTIFY THAT THE STREETS AND DRAINAGE DESIGN, AS SHOWN HEREON, COMPLIES WITH THE SUBDIVISION REGULATIONS FOR THE CITY OF BASTROP, AND THAT THE 100 YEAR FLOOD PLAIN IS AS SHOWN AND WILL BE CONTAINED WITHIN THE DRAINAGE EASEMENT AND OR DRAINAGE RIGHT-OF-WAY, AS SHOWN HEREON.

ENGINEERING BY: _____ DATE 5-28-14
TIMOTHY M. HOLLAND, P.E. NO. 94848
CARLSON, BRIGANCE & DOERING, INC.
5501 WEST WILLIAM CANNON DRIVE
AUSTIN, TEXAS 78749

STATE OF TEXAS
TIMOTHY M. HOLLAND
94848
LICENSED
PROFESSIONAL ENGINEER

CARLSON, BRIGANCE & DOERING, INC.
ID# F3791

STATE OF TEXAS)(
COUNTY OF TRAVIS)(KNOW ALL MEN BY THESE PRESENTS:

THAT I, ROBERT J. GERTSON, DO HEREBY CERTIFY THAT I PREPARED THIS PLAT FROM AN ACTUAL AND ACCURATE ON-THE-GROUND SURVEY OF THE LAND AND THAT THE CORNER MONUMENTS SHOWN THEREON WERE PROPERLY PLACED UNDER MY PERSONAL SUPERVISION, IN ACCORDANCE WITH THE SUBDIVISION REGULATIONS OF THE CITY OF BASTROP, BASTROP COUNTY, TEXAS. ALL EASEMENTS OF RECORD HAVE BEEN IDENTIFIED ON THIS PLAT TO THE BEST OF MY KNOWLEDGE.

SURVEYED BY: _____ DATE 5-28-14
ROBERT J. GERTSON ~ R.P.L.S. NO. 6367
CARLSON, BRIGANCE & DOERING, INC.
5501 WEST WILLIAM CANNON DRIVE
AUSTIN, TEXAS 78749

STATE OF TEXAS
ROBERT J. GERTSON
6367
LICENSED
PROFESSIONAL
LAND SURVEYOR

DATE: MAY 16, 2014

OWNER:
71 REAL ESTATE PARTNERS, LP
8214 WESTCHESTER DRIVE, SUITE 550
DALLAS, TX 75225
PHONE: (214) 849-9831

ENGINEER & SURVEYOR:
CARLSON, BRIGANCE & DOERING, Inc.
5501 WEST WILLIAM CANNON
AUSTIN, TX 78749
(512) 280-5160
(512) 280-5165 fax

TOTAL ACREAGE: 1.020 ACRES
SURVEY: NANCY BLAKEY SURVEY, A-98

COMMERCIAL LOTS: 1 TOTAL: 1.020 ACRES
NO. OF BLOCKS: 1

F.E.M.A. MAP NO. 48021C 0355E
BASTROP COUNTY, TEXAS DATED: JANUARY 19, 2006

FLOOD PLAIN NOTE:

NO PORTION OF THIS TRACT LIES WITHIN A DESIGNATED FLOOD HAZARD AREA, ZONE A, AS SHOWN ON THE FEDERAL FLOOD INSURANCE ADMINISTRATION RATE MAP NO. 48021C 0355E FOR BASTROP COUNTY TEXAS, DATED JANUARY 19, 2006.

GENERAL NOTES:

1. THE BENCHMARKS USED ARE: LCRA CONTROL MONUMENTS A753, AZ79, J805 & SHD2.
2. ALL EASEMENTS OF RECORD AS INDICATED ON THE MOST RECENT TITLE RUN DATED: 6-9-2011, CONDUCTED BY FIRST AMERICAN TITLE COMPANY, TITLE COMMITMENT OF NO. 2011013.334 ISSUED BY HERITAGE TITLE COMPANY OF AUSTIN, FOR PROPERTY INCLUDING THIS PROPERTY ARE SHOWN ON THIS FINAL PLAT.
3. ALL SUBDIVISION IMPROVEMENT PERMITS SHALL CONFORM TO THE CITY OF BASTROP CODE OF ORDINANCES, CONSTRUCTION STANDARDS, AND GENERALLY ACCEPTED ENGINEERING PRACTICES.
4. CONSTRUCTION PLANS AND SPECIFICATIONS FOR ALL SUBDIVISION IMPROVEMENTS SHALL BE REVIEWED AND ACCEPTED BY THE CITY OF BASTROP PRIOR TO ANY CONSTRUCTION WITHIN THE SUBDIVISION.
5. EROSION AND SEDIMENTATION CONTROLS CONSTRUCTED IN ACCORDANCE WITH THE SUBDIVISION ORDINANCE OF THE CITY OF BASTROP ARE REQUIRED FOR ALL CONSTRUCTION ON EACH LOT.
6. BUILDING SETBACKS SHOWN SHALL BE IN ACCORDANCE WITH THE CITY OF BASTROP SUBDIVISION AND ZONING ORDINANCES FOR C-1 ZONING DISTRICT.
7. PRIOR TO CONSTRUCTION OF ANY IMPROVEMENTS ON LOTS IN THIS SUBDIVISION, BUILDING PERMITS WILL BE OBTAINED FROM THE CITY OF BASTROP.
8. SIDEWALKS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE SUBDIVISION ORDINANCE OF THE CITY OF BASTROP.
9. ALL UTILITIES WILL BE UNDERGROUND.
10. DEVELOPER/OWNER SHALL BE SOLELY RESPONSIBLE FOR ALL RELOCATION AND MODIFICATIONS TO EXISTING UTILITIES.
11. ON-SITE STORM WATER DETENTION FACILITIES WILL BE PROVIDED TO REDUCE POST-DEVELOPMENT PEAK RATES OF DISCHARGE OF THE 2, 5, 10, 25, 50 AND 100-YEAR STORM EVENTS BY STRUCTURAL CONTAINMENT OR OTHER APPROVED METHODS. DISCHARGE OF FULLY DEVELOPED FLOWS SHALL REQUIRE OFF SITE CONVEYANCE AND APPROVAL BY THE CITY OF BASTROP.
12. NO LOT OR STRUCTURE SHALL BE OCCUPIED PRIOR TO THE APPLICANT SUBMITTING TO THE CITY OF BASTROP DOCUMENTATION OF SUBDIVISION/SITE REGISTRATION WITH THE TEXAS DEPARTMENT OF LICENSING AND REGULATIONS (TDLR) AND PROVIDE DOCUMENTATION OF REVIEW AND COMPLIANCE OF THE SUBDIVISION CONSTRUCTION PLANS WITH THE TEXAS ARCHITECTURAL BARRIERS ACT (TABA).
13. NO LOT IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTED TO THE APPROVED WATER DISTRIBUTION AND WASTEWATER COLLECTION FACILITIES.
14. WASTEWATER AND WATER SYSTEMS SHALL CONFORM TO TCEQ (TEXAS COMMISSION ON ENVIRONMENTAL QUALITY).
15. THE IMPACT FEES FOR THIS SUBDIVISION SHALL BE BASED ON ORDINANCE NO. 213-9.
16. SITE DEVELOPMENT CONSTRUCTION PLANS SHALL BE REVIEWED AND ACCEPTED BY THE CITY OF BASTROP.
17. FISCAL SURETY FOR SUBDIVISION CONSTRUCTION, IN A FORM ACCEPTABLE TO THE CITY OF BASTROP, SHALL BE PROVIDED PRIOR TO FINAL PLAT APPROVAL BY THE CITY.
18. THE OWNER OF THIS SUBDIVISION, AND HIS OR HER SUCCESSORS AND ASSIGNS, ASSUMES SOLE RESPONSIBILITY FOR PLANS FOR CONSTRUCTION OF SUBDIVISION IMPROVEMENTS WHICH COMPLY WITH APPLICABLE CODES AND REQUIREMENTS OF THE CITY OF BASTROP.
19. BY APPROVING THIS FINAL PLAT, THE CITY OF BASTROP ASSUMES NO OBLIGATION TO CONSTRUCT ANY INFRASTRUCTURE IN CONNECTION WITH THIS SUBDIVISION. ANY SUBDIVISION INFRASTRUCTURE REQUIRED FOR THE DEVELOPMENT OF THE LOTS IN THIS SUBDIVISION IS THE SOLE RESPONSIBILITY OF THE DEVELOPER AND/OR THE OWNERS OF THE LOTS. FAILURE TO CONSTRUCT ANY REQUIRED INFRASTRUCTURE TO CITY STANDARDS MAY BE JUST CAUSE FOR THE CITY TO DENY APPLICATIONS FOR CERTAIN DEVELOPMENT PERMITS INCLUDING BUILDING PERMITS, SITE PLAN APPROVALS AND/OR CERTIFICATES OF OCCUPANCY.
20. NO BUILDINGS, FENCES, LANDSCAPING OR OTHER STRUCTURES ARE PERMITTED WITHIN DRAINAGE EASEMENTS SHOWN, EXCEPT AS APPROVED BY THE CITY OF BASTROP.
21. ALL DRAINAGE EASEMENTS, STORM WATER FACILITIES/FEATURES SHALL BE MAINTAINED BY THE PROPERTY OWNER OR HIS OR HER ASSIGNS.
22. FLOOD WARNING: THE DEGREE OF FLOOD PROTECTION REQUIRED BY THE CITY OF BASTROP FLOOD DAMAGE PREVENTION ORDINANCE IS CONSIDERED REASONABLE FOR REGULATORY PURPOSES AND IS BASED ON SCIENTIFIC AND ENGINEERING CONSIDERATIONS. ON RARE OCCASIONS, GREATER FLOODS CAN AND WILL OCCUR AND FLOOD HEIGHTS MAY BE INCREASED BY MAN-MADE OR NATURAL CAUSES. ACCEPTANCE OF THIS PLAT BY THE CITY COUNCIL DOES NOT IMPLY THAT LAND OUTSIDE THE AREAS OF SPECIAL FLOOD HAZARDS OR USES PERMITTED WITHIN SUCH AREAS WILL BE FREE FROM FLOODING OR FLOOD DAMAGES. NOR SHALL ACCEPTANCE OF THIS PLAT CREATE LIABILITY ON THE PART OF THE CITY OF BASTROP OR ANY OFFICIAL OR EMPLOYEE THEREOF FOR ANY FLOOD DAMAGES THAT RESULT FROM RELIANCE ON THE INFORMATION CONTAINED WITHIN THIS PLAT OR ANY ADMINISTRATION DECISION LAWFULLY MADE HEREUNDER.
23. TEMPORARY AND PERMANENT EASEMENTS TO BE PROVIDED, AS REQUIRED AT THE CITY'S SOLE DISCRETION FOR OFF-SITE WATER, WASTEWATER AND DRAINAGE IMPROVEMENTS.
24. PROPERTY OWNER SHALL PROVIDE FOR ACCESS TO ALL EASEMENTS AS MAY BE NECESSARY AND SHALL NOT PROHIBIT ACCESS BY GOVERNMENTAL AUTHORITIES.
25. AS SHOWN HEREON, A TEN (10) FOOT WIDE PUBLIC UTILITY EASEMENT (P.U.E.) IS HEREBY DEDICATED ADJACENT TO STREET ROW ON ALL LOTS. A FIVE (5) FOOT WIDE P.U.E. IS HEREBY DEDICATED ALONG EACH SIDE LOT LINE.
26. THE JOINT USE DRIVEWAY(S) AS SHOWN ON THIS PLAT WILL PROVIDE JOINT ACCESS FROM STATE HIGHWAY 71 TO LOT(S) 1-8.
27. ALL CONSTRUCTION WORK MUST COMPLY WITH THE TCEQ GENERAL CONSTRUCTION STORM WATER PERMIT TXR150000.
28. ALL WORK INSIDE TXDOT RIGHT-OF-WAY SHALL BE APPROVED IN WRITING BY TXDOT.
29. ALL TRAFFIC-RELATED WORK MUST COMPLY WITH THE RECOMMENDATIONS CONTAINED IN THE TRAFFIC IMPACT ANALYSIS RELATED TO THIS PROJECT AS APPROVED BY THE CITY OF BASTROP.

APPROVED THIS THE _____ DAY OF _____, 20____, BY THE CITY COUNCIL OF THE CITY OF BASTROP, TEXAS.

APPROVED:
_____
KEN KESSELUS,
MAYOR OF THE CITY OF BASTROP, TEXAS

ATTEST:
_____
CITY SECRETARY, CITY OF BASTROP, TEXAS

REVISION	DATE	COMMENT

SHEET NO. 1 OF 1

RG

Carlson, Brigance & Doering, Inc.
FIRM ID #F3791 ◆ REG. # 10024900
Civil Engineering ◆ Surveying
5501 West William Cannon ◆ Austin, Texas 78749
Phone No. (512) 280-5160 ◆ Fax No. (512) 280-5165

PATH-J: \4697\SURVEY\PLAT

ADMINISTRATIVE PLAT APPLICATION

(For amending plats or minor plats meeting the conditions and requirements in accordance with Local Government Code Section 212.0065)

Please complete all of the following information (type or print):

Project Name: The Grove Phase 1, Lot 5, Block A

Project Address/Location: 1,450' +/- east of FM 304 / Hwy 71 intersection

Legal Description: Nancy Blakey Survey, A-98

Zoning District (if inside city limits): C-1 (Commercial-1)

Owner / Developer (applicant):

Contact Person: Douglas MacMahon

Company: 71 Retail Partners LP

Address: 8214 Westchester Drive

City, State Zip: Dallas, Texas 75225

Phone Number: (214) 622-6525 E-mail Address dm@morancap.com

Agent:

Contact Person: Geoff Guerrero

Company Name: Carlson, Brigance & Doering, Inc.

Address: 5501 W. William Cannon Drive

City, State Zip: Austin, Texas 78749

Phone Number: (512) 280-5160 E-mail Address geoff@cbdeng.com

Engineer / Surveyor (all plats must be prepared by a licensed engineer or land surveyor):

Contact Person: Tim Holland

Company Name: Carlson, Brigance & Doering, Inc.

Address: 5501 W. William Cannon Dr.

Phone Number: (512) 280-5160 E-mail Address tim@cbdeng.com

Signature of Owner:

(STAFF USE ONLY) Date Submitted: _____ Fee Paid: _____ Received by _____

ADMINISTRATIVE PLAT APPLICATION

The signature of the Owner authorizes the City of Bastrop and its agents to visit and inspect the property for which this application is being submitted. The signature also indicates that the Owner or his Agent has reviewed the requirements of this checklist and all items on this checklist have been addressed and complied with. **Note: The Owner's signature designates the Agent as the official contact person for this project and the single point of contact. All correspondence and communication will be conducted with the Agent. If no agent is listed, the Owner will be considered the Agent.**

REQUIRED ITEMS FOR SUBMITTAL PACKAGE:

The following items are required to be submitted to the Planning Department or included on the subdivision plat in order for the Subdivision Application to be accepted for review.

___ 1. Completed and signed application/checklist. Provide a brief letter explaining the number of lots you are proposing and if these are residential or commercial lots.

___ 2. Prints of plat--**Collated and Folded, 24" x 36" and one 11" x 17". (Submit 6 prints of plat within City, 5 prints when in ETJ- Area A)**

___ 3. Two (2) copies **each**: ___drainage study and three (3) copies **each:** ___utility schematic/plan. If outside the City, three (3) copies.

___ 4. A tax map highlighting the subject property.

___ 5. Copy of deed showing current ownership and a copy of the current tax certificate showing taxes have been paid.

___ 6. Planning Dept. Review Fee: $450.00

**Does not include County recording fees.

___ 7. 3 copies of the recorded final plat. Check with Bastrop County Clerk's office to see if this property is part of/within an existing recorded plat.

N 8 Is this plat a part of an approved Planned Development? Y/N If yes, name of PD:

n/a a. Provide letter and 3 copies, outlining PD development requirements and how they are addressed on the plat.

Note: No partial submittals will be accepted by this office.

ADMINISTRATIVE PLAT APPLICATION

The following shall be provided in accordance with the plat details stated in Section 4.40.3 of the subdivision ordinance, unless otherwise approved by the Planning and Development Director in coordination with the City Manager. Note: references to standards required in other sections of the City's development ordinances are provided to facilitate completion of the administrative procedures application. However these references are not inclusive of all regulations applicable to the proposed development, and must conform to the conditions and requirements in accordance with Local Government Code Section 212.0065.

The applicant is encouraged to contact the Planning Department with any questions regarding the required information. Written explanation must be provided for any requirement not submitted with the application or not addressed in accordance with the Zoning and Subdivision Ordinances.

Section 4.40 Administrative Procedures Plat Details					
To Be Completed By Applicant Indicate Below Compliance With The Following.					**To Be Completed By Staff**
		Yes	No	Comments	Reviewed By:
Section 4.40.1.C	**The topography of the tract and the surrounding lands is such that no regard need be given in such subdivision to drainage. If drainage facilities are required, this administrative process cannot be used.**	✓			
Section 4.40.1.D	**Each lot meets the minimum lot requirements as set forth in Section 5.50 and 6.110.4 and does not require any variance or exception to regulations. The resubdivision of any lot, tract or parcel of land within a rural subdivision shall not be permitted if the proposed lot (s) size will be less than one (1) acre.**	✓			
Section 4.40.1.E	**The perimeter of the tract being subdivided has been surveyed and marked on the ground, and each corner of each lot of such proposed subdivision has been marked on the ground, and is tied to a corner of the tract being subdivided. A plat thereof shall be filed with the City as outlined in Section 4.30.2 and 4.30.3.**	✓			

ADMINISTRATIVE PLAT APPLICATION

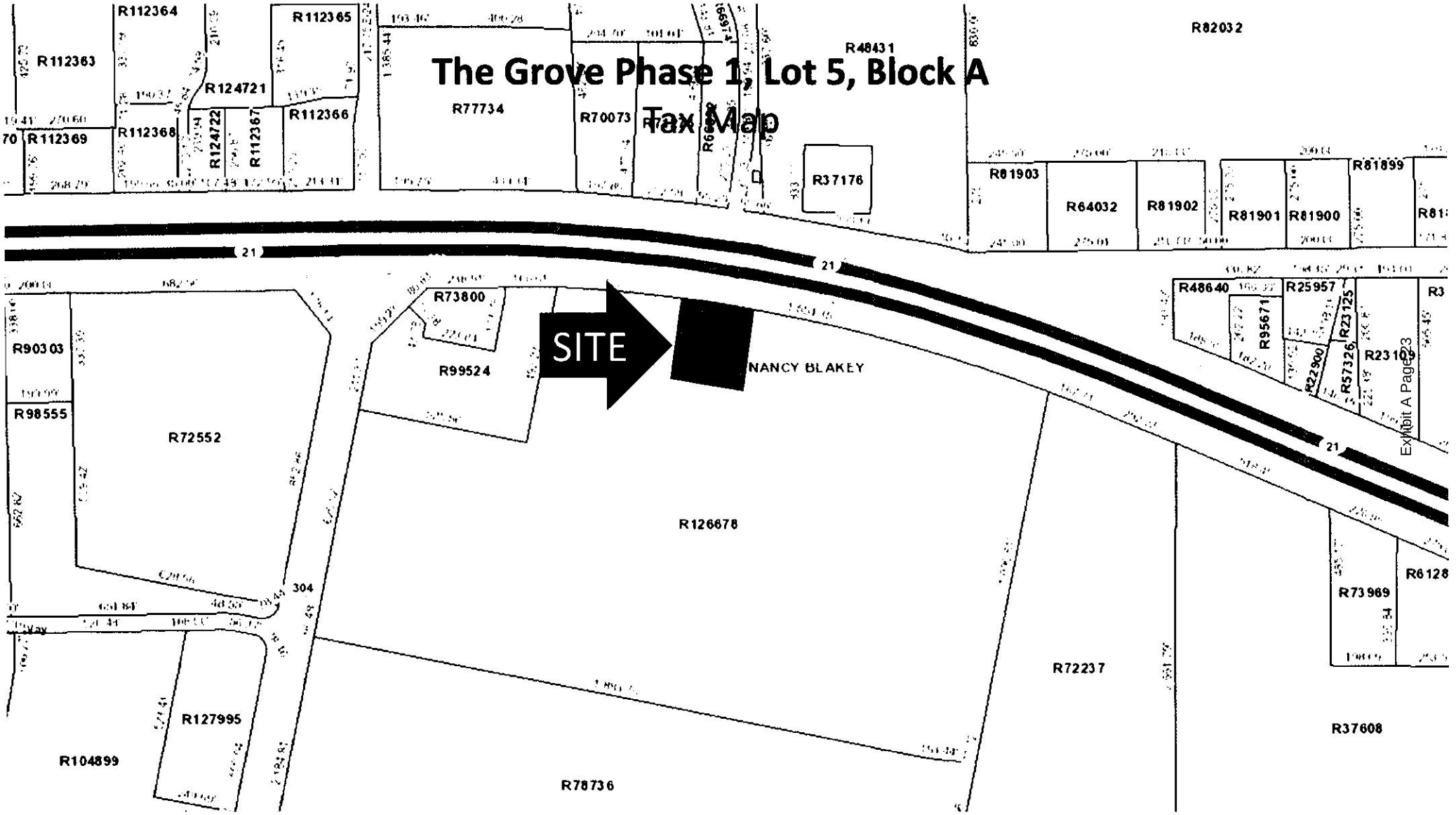
Section 4.40.3.A	**The name of the land owner or owners - the name of the licensed public surveyor responsible for the preparation of the plat; the scale and location of each lot with reference to an original corner of the original subdivision or tract of which said land is a part; the date, north point and total acres in the proposed subdivision or lots.**	✓			
Section 4.40.3.B	**The certificate of the licensed public surveyor and/or licensed engineer who surveyed, mapped and monumented the land shall be placed on the face of the plat as described in Section 4.40.3.B**	✓			

To Be Completed By Applicant Indicate Below Compliance With The Following.					To Be Completed By Staff
		Yes	No	Comments	Reviewed By:
Section 4.40.3.C	**A certificate of ownership acknowledged before a notary public by the owners and any holders of liens against the land.**	✓			
Section 4.40.3.D	**An accurate on-the-ground boundary survey of the property showing bearing and distances and the lines of all adjacent land, streets, easements and alleys with their names and width. (Streets, alleys and lot lines in adjacent subdivisions shall be shown dashed.) All necessary data to reproduce the plat on the ground must be shown on the plat.**	✓			
Section 4.40.3.E	**A certificate of approval to be signed by the mayor shall be placed on the face of the plat. See Section 4.20.3.**	✓			
Section 4.40.3.F	**The plat shall show all existing features within the area being subdivided, amended or replatted such as existing drainage, easements, width of adjacent streets and alleys**	✓			

	and existing utility easements.				
Section 4.40.3.G	**Lot lines and numbers of all lots proposed to be created with complete dimensions for front, rear and side lot lines.**	✓			
Section 4.40.3.H	**Building setback lines shall be shown for each lot created. Refer to Section 5.70 for set back dimensions.**	✓			
Section 4.40.3.I	**Existing Utilities and Drainage. Five (5) copies of the proposed plat marked to show locations and size of dimensions of existing utilities, drainage and streets.**	✓			
Section 4.40.3.J	**A receipt showing that all taxes have been paid shall be submitted with the plat.**	✓			

The Grove Phase 1, Lot 5, Block A

Tax Map



V2245 - P878
ELECTRONICALLY RECORDED
OFFICIAL PUBLIC RECORDS
Rose Pietsch
7/3/2013 3:28 PM
FEE: $28.00 BOOK: 2245 PAGE: 878
ROSE PIETSCH, County Clerk
Bastrop, Texas
DEED 201308705

Unofficial Document

IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OR ALL OF THE FOLLOWING INFORMATION FROM ANY INSTRUMENT THAT TRANSFERS AN INTEREST IN REAL PROPERTY BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.

GENERAL WARRANTY DEED

THE STATE OF TEXAS §
§ KNOW ALL MEN BY THESE PRESENTS:
COUNTY OF BASTROP §

MC BASTROP XI, LP, a Texas limited partnership (hereinafter called "Grantor"), in consideration of the sum of TEN AND NO/100 ($10.00) DOLLARS and other good and valuable consideration in hand paid by 71 RETAIL PARTNERS, LP, a Texas limited partnership, whose address is 8214 Westchester Drive, Suite 550, Dallas, Texas 75225 (hereinafter called "Grantee"), the receipt and sufficiency of which are hereby acknowledged and confessed, has GRANTED, BARGAINED, SOLD AND CONVEYED, and by these presents does hereby GRANT, BARGAIN, SELL and CONVEY unto Grantee, the real property located in Bastrop County, Texas which is more particularly described on Exhibit A attached hereto and made a part hereof for all purposes (the "Land"), together with all right, title and interest of Grantor, if any, in (i) all improvements and fixtures on the Land, (ii) all oil, gas and other minerals in, on or under the Land, (iii) all adjacent and/or contiguous streets, roads, avenues, alleys, and rights of way, (iv) rivers, streams, and strips and gores of land adjoining, adjacent and contiguous thereto, (v) all easements, rights of ingress and egress, rights of way, and covenants appurtenant to the Land, (vi) all riparian rights, surface and underground water rights, and any and all other water rights pertaining to the Land and (vii) all permits, approvals, licenses, rights, and authorizations and exemptions of any kind from governmental authorities related to the ownership, maintenance, use, development or operation of the Land or any improvements thereon (the Land together with such rights, titles, being collectively called the "Property"), subject to, however, those exceptions and encumbrances set forth on Owner's Policy of Title Insurance No. 5019648-0011649c dated October 6, 2011, issued by First American Title Insurance Company (said exceptions and encumbrances being called the "Permitted Exceptions").

TO HAVE AND TO HOLD the Property, together with all and singular the rights and appurtenances thereto in anywise belonging, unto Grantee, its successors and assigns FOREVER, subject to the Permitted Exceptions, and, subject to the Permitted Exceptions, Grantor does hereby bind itself and its successors and assigns to WARRANT AND FOREVER DEFEND all and singular the Property unto Grantee, its successors and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof.

Real property ad valorem taxes and assessments having been prorated to the date hereof, Grantee hereby assumes and agrees to pay when due all such ad valorem property taxes and assessments for the year 2013 and subsequent years.

Unofficial Document

Executed as of July 3rd, 2013

GRANTOR:

MC BASTROP 71, LP,
a Texas limited partnership
By: MC Bastrop 71 GP, LLC,
a Texas limited liability company,
its General Partner

By: _____
Douglas MacMahon, Manager

STATE OF TEXAS §
§
COUNTY OF Dallas §

This instrument was acknowledged before me on the 3rd day of July, 2013, by Douglas MacMahon, the Manager of MC Bastrop 71 GP, LLC, a Texas limited liability company, the General Partner of MC Bastrop 71, LP, a Texas limited partnership, on behalf of said limited partnership.

Andrea J McLeod
My Commission Expires
11/29/2015

_____
Notary Public in and for the State of Texas
My Commission Expires: 11/29/2015
ANDREA J. MCLEOD
Printed Name

Unofficial Document

STATE OF TEXAS
COUNTY OF BASTROP

52.684 ACRES
NANCY BLAKEY SURVEY, A-98

DESCRIPTION

DESCRIPTION OF A 52.684 ACRE TRACT OF LAND OUT OF THE NANCY BLAKEY SURVEY, A-98, BASTROP COUNTY, TEXAS, AND BEING A PORTION OF THAT CERTAIN TRACT OF LAND CALLED TO BE 145.691 ACRES, DESCRIBED IN A DEED TO MC BASTROP 71 LP, OF RECORD IN VOLUME 2097, PAGE 241, OF THE OFFICIAL PUBLIC RECORDS OF BASTROP COUNTY, TEXAS, SAID 52.684 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at an iron rod with cap marked "Property Corner" found June 22, 2011, in the south right-of-way line of State Highway 71, at the northeast corner of Lot 1A, Block A, Resubdivision of Lot 1, Block A, Center of Woodland Village Bastrop, a subdivision of record in Cabinet 4, Page 160-A, of the Plat Records of Bastrop County, Texas, said iron rod being the most northerly northwest corner of said 145.691 acre tract, and the most northerly northwest corner of the herein described tract;

THENCE, with the south right-of-way line of said State Highway 71, the following two (2) courses:

1) N 87° 45' 43" E, 2.05 feet to a large hole where concrete with TXDOT Brass Cap found disturbed;
2) A curve to the right having a radius of 5058.89 feet, an arc distance of 1554.38 feet, a central angle of 17° 36' 16", and a chord which bears S 79° 29' 26" E, 1548.27 feet to an iron rod with cap marked "Property Corner" found June 21, 2011, at the northwest corner of a tract of land called to be 43.112 acres, described in a deed to John Alan Nixon, of record in Volume 1908, Page 825, of the Official Public Records of Bastrop County, Texas, said iron rod being the northeast corner of said 145.691 acre tract, and the northeast corner of the herein described tract;

THENCE, S 09° 40' 03" W, with the east line of said 145.691 acre tract, and the west line of said 43.112 acre tract, at 1090.61 feet passing a ½ inch iron rod found June 22, 2011, and continuing for a total distance of 1168.33 feet to a 5/8 inch iron rod with cap set October 1, 2010, found June 22, 2011, for the southeast corner of the herein described tract;

THENCE, across said 145.691 acre tract, the following two (2) courses:

1) A curve to the right having a radius of 1000.00 feet, an arc distance of 193.46 feet, a central angle of 11° 05' 05", and a chord which bears N 85° 52' 07" W, 193.16 feet to a 5/8 inch iron rod with cap set October 1, 2010, found June 22, 2011;
2) N 80° 19' 35" W, 1883.70 feet to a 5/8 inch iron rod with cap set October 1, 2010, found, June 22, 2011, in the east right-of-way line of State Highway 304, same being the most westerly west line of said 145.691 acre tract, said iron rod being the southwest corner of the herein described tract;

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THENCE, N 09° 40' 25" E, with the east right-of-way line of said State Highway 304, at 96.48 feet passing a ½ inch iron rod found June 22, 2011, and continuing for a total distance of 717.00 feet to a ½ inch iron rod found June 22, 2011, at the southwest corner of said Lot 1A, Resubdivision of Lot 1, Block A, Center of Woodland Village Bastrop, said iron rod being the most westerly northwest corner of said 145.691 acre tract, and the most westerly northwest corner of the herein described tract;

THENCE, S 80° 19' 00" E, with the westerly north line of said 145.691 acre tract, and the south line of said Lot 1A, 525.56 feet to a ½ inch iron rod found June 22, 2011, at the southeast corner of said Lot 1A, said iron rod being an ell corner of said 145.691 acre tract, and an ell corner of the herein described tract;

THENCE, N 09° 41' 29" E, with the northerly west line of said 145.691 acre tract, and the east line of said Lot 1, 492.23 feet to the POINT OF BEGINNING containing 52.684 acres of land within these metes and bounds.

71 Retail Partners, LP **1006**

NAME: City of Bastrop CHECK DATE: 5/23/2014

	Administrative Plat Filing Fee	450.00
American National Ba	The Grove Phase 1, Lot 5, Block A	450.00

THIS CHECK IS VOID WITHOUT A TURQUOISE BACKGROUND AND A WATERMARK - HOLD UP TO THE LIGHT TO VERIFY

71 Retail Partners, LP
8214 Westchester Drive
Suite 550
Dallas, TX 75225

American National Bank of Texas
800-837-6584
www.anbtx.com
88-151/1119

1006

Printed: WinUser-Andrea McLeod: 05/23/14 09:51:00 am

DATE 5/23/2014
AMOUNT 450.00

PAY ONLY 4 5 0 00 Four Five Zero

MEMO: The Grove Phase 1, Lot 5, Block A

PAY Four Hundred Fifty and 00/100 Dollars

TO THE ORDER OF City of Bastrop

CHECK IS PRINTED ON SECURITY PAPER WHICH INCLUDES A MICROPRINT BORDER & FLUORESCENT FIBERS

⑈001006⑈ ⑆111901519⑆300160516⑈

Carlson, Brigance & Doering, Inc.
Civil Engineering ❖ Surveying

July 29, 2014

Ms. Yvonne Pritchard
City of Bastrop
1311 Chestnut Street
Bastrop, Texas 78602

Re: *The Grove Phase 1, Lot 5, Block A*
Comment Response Update #1
CBD No. 4697

Dear Ms. Pritchard,

Please find attached our itemized responses to comments issued on June 24, 2014.

Melissa McCollum, AICP, LEED AP-Director of Planning and Development

1. Zoning of the property has been added to the face of the plat.
2. Rear setback corrected to 20' as required in C1, Commercial.
3. Utility providers added to the face of the plat.

Wesley Brandon, PE – City Engineer

1. Lot 5 does not adjoin F.M. 304. No tie added. A tie across Hwy 71 is on the face of the plat.
2. Benchmark information added to the face of the plat.
3. Width of adjacent access easement added to the face of the plat.
4. Revised note 15 to reference Ordinance 2011-21.
5. Revised note 26 to state reciprocal access shall be provided. Language was revised to what was approved via email on June 26, 2014. A reference to note 26 has been added to the face of the plat.
6. Provided a note stating "Development of Lot 5 shall substantially conform to the Preliminary Plat entitled "The Grove" as approved by the Bastrop City Council on July 8, 2014.
7. Access easement not recorded at this time. Will be recorded concurrent with final plat. Easement documentation was previously sent for approval.
8. No new easements recorded at this time.

Trey Job, Director of Water and Wastewater and Public Works

1. Comment acknowledged.

Diane Schulze, PE, Assistant Area Engineer, TxDOT

1. Comment acknowledged.
2. Comment acknowledged.
3. Comment acknowledged.

Yvonne Pritchard, Project Coordinator

1. No other changes made.

If additional information is required, please contact me at 512-280-5160.

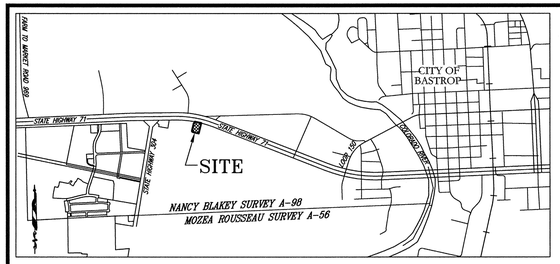
Sincerely,

CARLSON, BRIGANCE, & DOERING INC.



Robert J. Gertson, R.P.L.S.

THE FINAL PLAT OF
THE GROVE PHASE 1, LOT 5, BLOCK A



LOCATION MAP
NOT TO SCALE

SCALE: 1"= 100'

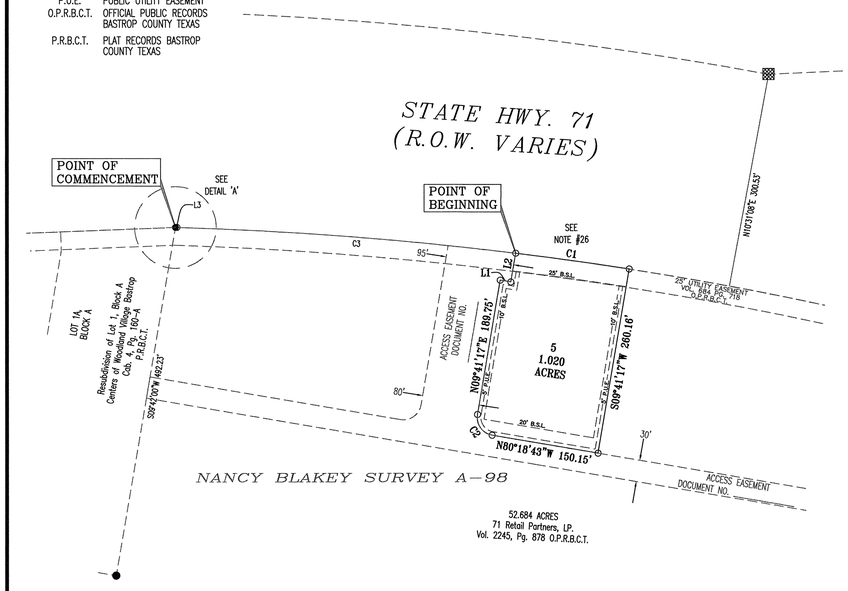
GRAPHIC SCALE

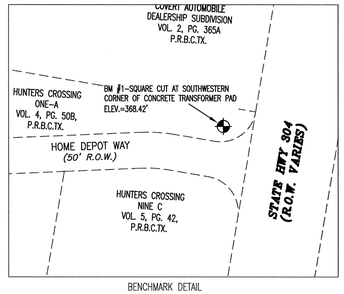
100 0 50 100 200 400

(IN FEET)
1 inch = 100 ft.

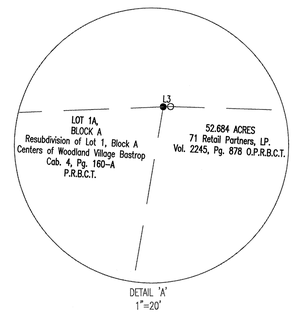
LEGEND

▩	CONCRETE MONUMENT FOUND
○	CAPPED 1/2" IRON ROD SET
●	IRON ROD FOUND
1	LOT NUMBER
Ⓐ	BLOCK DESIGNATION
B.S.L.	BUILDING SETBACK LINE
P.U.E.	PUBLIC UTILITY EASEMENT
O.P.R.B.C.T.	OFFICIAL PUBLIC RECORDS BASTROP COUNTY TEXAS
P.R.B.C.T.	PLAT RECORDS BASTROP COUNTY TEXAS





BENCHMARK DETAIL
1"=100'



DETAIL 'A'
1"=20'

FIELD NOTES

BEING ALL OF THAT CERTAIN TRACT OF LAND OUT OF THE NANCY BLAKEY SURVEY, ABSTRACT 98, SITUATED IN BASTROP COUNTY, TEXAS, BEING MORE PARTICULARY DESCRIBED AS BEING A PORTION OF THAT CERTAIN 52.684 ACRE TRACT CONVEYED TO 71 RETAIL PARTNERS, LP., IN VOLUME 2245, PAGE 878, OFFICIAL PUBLIC RECORDS OF BASTROP COUNTY, TEXAS, SAID 1.020 ACRE TRACT OF LAND BEING MORE FULLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING, at a capped ½" iron rod found for the northeastern corner of Lot 1A, Block A, Resubdivision of Lot 1, Block A, Centers of Woodland Village Bastrop, a subdivision recorded in Cab. 4, Page 160-A, Plat Records of Bastrop County, Texas, also being in the southern right-of-way line of State Highway 71, (R.O.W. varies), from which a ½" iron rod found for the southeastern corner of said Lot 1A, also being an angle corner of said 52.684 acre tract, bears S09°43'00"W, a distance of 492.23 feet, for the **POINT OF COMMENCEMENT** of the herein described tract,

THENCE, with the common boundary line of said 52.684 acre tract and said southern right-of-way line of State Highway 71, the following three (3) courses and distances, numbered 1 through 3,

1. N87°46'14"E, a distance of 2.05 feet to a capped ½" iron rod set, at a point of curvature to the right,
2. with said curve to the right having a radius of 5058.89 feet, an arc length of 475.05 feet and whose chord bears S85°35'39"E, a distance of 474.88 feet to a capped ½" iron rod set, at a point of curvature to the right, for the northernmost northwestern corner and **POINT OF BEGINNING** of the herein described tract, and
3. with said curve to the right having a radius of 5058.89 feet, an arc length of 160.23 feet and whose chord bears S81°59'48"E, a distance of 160.22 feet to a capped ½" iron rod set,

THENCE, leaving said common boundary line and crossing said 52.684 acre tract , the following six (6) courses and distances, numbered 1 through 6,

1. S09°41'17"W, a distance of 260.16 feet to a capped ½" iron rod set,
2. N80°18'43"W, a distance of 150.15 feet to a capped ½" iron rod set, at a point of curvature to the right,
3. with said curve to the right having a radius of 25.00 feet, an arc length of 39.27 feet and whose chord bears N35°18'43"W, a distance of 35.36 feet to a capped ½" iron rod set,
4. N09°41'17"E, a distance of 189.75 feet to a capped ½" iron rod set,
5. S80°18'43"E, a distance of 15.00 feet to a capped ½" iron rod set, and
6. N09°41'17"E, a distance of 40.70 feet to the **POINT OF BEGINNING** and containing 1.020 acres of land.

BENCHMARK:

BM#1: SQUARE CUT IN SOUTHWEST CORNER OF A CONCRETE ELECTRIC TRANSFORMER PAD LOCATED ON THE NORTHERN RIGHT-OF-WAY LINE OF HOME DEPOT WAY, APROXIMATELY 24' NORTH OF THE RETURN AT STATE HIGHWAY NO. 304
ELEV=368.42'

Curve Table						
Curve #	Length	Radius	Chord Direction	Chord Length	Tangent	DELTA
C1	160.23	5058.89	S81°59'48"E	160.22	80.12	1°48'53"
C2	39.27	25.00	N35°18'43"W	35.36	25.00	90°00'00"
C3	475.05	5058.89	S85°35'39"E	474.88	237.70	5°22'49"

Line Table		
Line #	Length	Direction
L1	15.00	S80°18'43"E
L2	40.70	N09°41'17"E
L3	2.05	N87°46'14"E

DATE: JUNE 26, 2014

OWNER:
71 REAL ESTATE PARTNERS, LP
8214 WESTCHESTER DRIVE, SUITE 550
DALLAS, TX 75225
PHONE: (214) 849-9831

ENGINEER & SURVEYOR:
CARLSON, BRIGANCE & DOERING, Inc.
5501 WEST WILLIAM CANNON
AUSTIN, TX 78749
(512) 280-5160
(512) 280-5165 fax

TOTAL ACREAGE: 1.020 ACRES
SURVEY: NANCY BLAKEY SURVEY, A-98

COMMERCIAL LOTS: 1 TOTAL: 1.020 ACRES
NO. OF BLOCKS: 1

FLOODPLAIN INFORMATION: F.E.M.A. MAP NO. 48021C 0355E
BASTROP COUNTY, TEXAS DATED: JANUARY 19, 2006

ZONING: C1, COMMERCIAL

UTILITIES:

WATER:	CITY OF BASTROP
WASTEWATER:	CITY OF BASTROP
GAS:	CENTERPOINT ENERGY
ELECTRIC:	BLUEBONNET ELECTRIC
TELEPHONE:	SOUTHWESTERN BELL TELEPHONE
CABLE:	TIME WARNER CABLE

FLOOD PLAIN NOTE:

NO PORTION OF THIS TRACT LIES WITHIN A DESIGNATED FLOOD HAZARD AREA, ZONE A, AS SHOWN ON THE FEDERAL FLOOD INSURANCE ADMINISTRATION RATE MAP NO. 48021C 0355E FOR BASTROP COUNTY TEXAS, DATED JANUARY 19, 2006.

GENERAL NOTES:

1. BENCHMARK: SQUARE CUT IN SOUTHWEST CORNER OF A CONCRETE ELECTRIC TRANSFORMER PAD LOCATED ON THE NORTHERN RIGHT-OF-WAY LINE OF HOME DEPOT WAY, APROXIMATELY 24' NORTH OF THE RETURN AT STATE HIGHWAY NO. 304. ELEV=368.42'
2. ALL EASEMENTS OF RECORD AS INDICATED ON THE MOST RECENT TITLE RUN DATED: 6-9-2011, CONDUCTED BY FIRST AMERICAN TITLE COMPANY, TITLE COMMITMENT GF NO. 201101334 ISSUED BY HERITAGE TITLE COMPANY OF AUSTIN, FOR PROPERTY INCLUDING THIS PROPERTY ARE SHOWN ON THIS FINAL PLAT.
3. ALL SUBDIVISION IMPROVEMENT PERMITS SHALL CONFORM TO THE CITY OF BASTROP CODE OF ORDINANCES, CONSTRUCTION STANDARDS, AND GENERALLY ACCEPTED ENGINEERING PRACTICES.
4. CONSTRUCTION PLANS AND SPECIFICATIONS FOR ALL SUBDIVISION IMPROVEMENTS SHALL BE REVIEWED AND ACCEPTED BY THE CITY OF BASTROP PRIOR TO ANY CONSTRUCTION WITHIN THE SUBDIVISION.
5. EROSION AND SEDIMENTATION CONTROLS CONSTRUCTED IN ACCORDANCE WITH THE SUBDIVISION ORDINANCE OF THE CITY OF BASTROP ARE REQUIRED FOR ALL CONSTRUCTION ON EACH LOT.
6. BUILDING SETBACKS SHOWN SHALL BE IN ACCORDANCE WITH THE CITY OF BASTROP SUBDIVISION AND ZONING ORDINANCES FOR C-1 ZONING DISTRICT.
7. PRIOR TO CONSTRUCTION OF ANY IMPROVEMENTS ON LOTS IN THIS SUBDIVISION, BUILDING PERMITS WILL BE OBTAINED FROM THE CITY OF BASTROP.
8. SIDEWALKS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE SUBDIVISION ORDINANCE OF THE CITY OF BASTROP.
9. ALL UTILITIES WILL BE UNDERGROUND.
10. DEVELOPER/OWNER SHALL BE SOLELY RESPONSIBLE FOR ALL RELOCATION AND MODIFICATIONS TO EXISTING UTILITIES.
11. ON-SITE STORM WATER DETENTION FACILITIES WILL BE PROVIDED TO REDUCE POST-DEVELOPMENT PEAK RATES OF DISCHARGE OF THE 2, 5, 10, 25, 50 AND 100-YEAR STORM EVENTS BY STRUCTURAL CONTAINMENT OR OTHER APPROVED METHODS. DISCHARGE OF FULLY DEVELOPED FLOWS SHALL REQUIRE OFF SITE CONVEYANCE AND APPROVAL BY THE CITY OF BASTROP.
12. NO LOT OR STRUCTURE SHALL BE OCCUPIED PRIOR TO THE APPLICANT SUBMITTING TO THE CITY OF BASTROP DOCUMENTATION OF SUBDIVISION/SITE REGISTRATION WITH THE TEXAS DEPARTMENT OF LICENSING AND REGULATIONS (TDLR) AND PROVIDE DOCUMENTATION OF REVIEW AND COMPLIANCE OF THE SUBDIVISION CONSTRUCTION PLANS WITH THE TEXAS ARCHITECTURAL BARRIERS ACT (TABA).
13. NO LOT IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTED TO THE APPROVED WATER DISTRIBUTION AND WASTEWATER COLLECTION FACILITIES.
14. WASTEWATER AND WATER SYSTEMS SHALL CONFORM TO TCEQ (TEXAS COMMISSION ON ENVIRONMENTAL QUALITY).
15. THE IMPACT FEES FOR THIS SUBDIVISION SHALL BE BASED ON ORDINANCE NO. 2011-21.
16. SITE DEVELOPMENT CONSTRUCTION PLANS SHALL BE REVIEWED AND ACCEPTED BY THE CITY OF BASTROP.
17. FISCAL SURETY FOR SUBDIVISION CONSTRUCTION, IN A FORM ACCEPTABLE TO THE CITY OF BASTROP, SHALL BE PROVIDED PRIOR TO FINAL PLAT APPROVAL BY THE CITY.
18. THE OWNER OF THIS SUBDIVISION, AND HIS OR HER SUCCESSORS AND ASSIGNS, ASSUMES SOLE RESPONSIBILITY FOR PLANS FOR CONSTRUCTION OF SUBDIVISION IMPROVEMENTS WHICH COMPLY WITH APPLICABLE CODES AND REQUIREMENTS OF THE CITY OF BASTROP.
19. BY APPROVING THIS FINAL PLAT, THE CITY OF BASTROP ASSUMES NO OBLIGATION TO CONSTRUCT ANY INFRASTRUCTURE IN CONNECTION WITH THIS SUBDIVISION. ANY SUBDIVISION INFRASTRUCTURE REQUIRED FOR THE DEVELOPMENT OF THE LOTS IN THIS SUBDIVISION IS THE SOLE RESPONSIBILITY OF THE DEVELOPER AND/OR THE OWNERS OF THE LOTS. FAILURE TO CONSTRUCT ANY REQUIRED INFRASTRUCTURE TO CITY STANDARDS MAY BE JUST CAUSE FOR THE CITY TO DENY APPLICATIONS FOR CERTAIN DEVELOPMENT PERMITS INCLUDING BUILDING PERMITS, SITE PLAN APPROVALS AND/OR CERTIFICATES OF OCCUPANCY.
20. NO BUILDINGS, FENCES, LANDSCAPING OR OTHER STRUCTURES ARE PERMITTED WITHIN DRAINAGE EASEMENTS SHOWN, EXCEPT AS APPROVED BY THE CITY OF BASTROP.
21. ALL DRAINAGE EASEMENTS, STORM WATER FACILITIES/FEATURES SHALL BE MAINTAINED BY THE PROPERTY OWNER OR HIS OR HER ASSIGNS.
22. FLOOD WARNING: THE DEGREE OF FLOOD PROTECTION REQUIRED BY THE CITY OF BASTROP FLOOD DAMAGE PREVENTION ORDINANCE IS CONSIDERED REASONABLE FOR REGULATORY PURPOSES AND IS BASED ON SCIENTIFIC AND ENGINEERING CONSIDERATIONS. ON RARE OCCASIONS, GREATER FLOODS CAN AND WILL OCCUR AND FLOOD HEIGHTS MAY BE INCREASED BY MAN-MADE OR NATURAL CAUSES. ACCEPTANCE OF THIS PLAT BY THE CITY COUNCIL DOES NOT IMPLY THAT LAND OUTSIDE THE AREAS OF SPECIAL FLOOD HAZARDS OR USES PERMITTED WITHIN SUCH AREAS WILL BE FREE FROM FLOODING OR FLOOD DAMAGES. NOR SHALL ACCEPTANCE OF THIS PLAT CREATE LIABILITY ON THE PART OF THE CITY OF BASTROP OR ANY OFFICIAL OR EMPLOYEE THEREOF FOR ANY FLOOD DAMAGES THAT RESULT FROM RELIANCE ON THE INFORMATION CONTAINED WITHIN THIS PLAT OR ANY ADMINISTRATION DECISION LAWFULLY MADE HEREUNDER.
23. TEMPORARY AND PERMANENT EASEMENTS TO BE PROVIDED, AS REQUIRED AT THE CITY'S SOLE DISCRETION FOR OFF-SITE WATER, WASTEWATER AND DRAINAGE IMPROVEMENTS.
24. PROPERTY OWNER SHALL PROVIDE FOR ACCESS TO ALL EASEMENTS AS MAY BE NECESSARY AND SHALL NOT PROHIBIT ACCESS BY GOVERNMENTAL AUTHORITIES.
25. AS SHOWN HEREON, A TEN (10) FOOT WIDE PUBLIC UTILITY EASEMENT (P.U.E.) IS HEREBY DEDICATED ADJACENT TO STREET ROW ON ALL LOTS. A FIVE (5) FOOT WIDE P.U.E. IS HEREBY DEDICATED ALONG EACH SIDE LOT LINE.
26. RECIPROCAL ACCESS SHALL BE PROVIDED BETWEEN THE NEIGHBORING LOTS OF "THE GROVE" FOR THE PURPOSE OF VEHICULAR AND PEDESTRIAN TRAFFIC IN LOCATIONS TO BE DETERMINED AND APPROVED IN CONJUNCTION WITH THE SITE DEVELOPMENT PLANS. DRIVEWAY ACCESS FROM STATE HIGHWAY 71 SHALL BE VIA ACCESS EASEMENT DOCUMENT NO. _____ AND NOT TO EACH INDIVIDUAL LOT, AS APPROVED IN CONJUNCTION WITH THE SITE DEVELOPMENT PLANS.
27. ALL CONSTRUCTION WORK MUST COMPLY WITH THE TCEQ GENERAL CONSTRUCTION STORM WATER PERMIT TXR150000.
28. ALL WORK INSIDE TXDOT RIGHT-OF-WAY SHALL BE APPROVED IN WRITING BY TXDOT.
29. ALL TRAFFIC-RELATED WORK MUST COMPLY WITH THE RECOMMENDATIONS CONTAINED IN THE TRAFFIC IMPACT ANALYSIS RELATED TO THIS PROJECT AS APPROVED BY THE CITY OF BASTROP.
30. DEVELOPMENT OF LOT 5 SHALL SUBSTANTIALLY CONFORM TO THE PRELIMINARY PLAT ENTITLED "THE GROVE" AS APPROVED BY THE BASTROP CITY COUNCIL ON JULY 8, 2014.

REVISION	DATE	COMMENT

STATE OF TEXAS)(
COUNTY OF BASTROP)(KNOW ALL MEN BY THESE PRESENTS:

THAT, 71 RETAIL PARTNERS, LP, ACTING HEREIN BY AND THROUGH DOUGLAS MACMAHON, AND BEING OWNER OF THAT CERTAIN CALLED 52.684 ACRES OF LAND OUT OF THE NANCY BLAKEY SURVEY, ABSTRACT NO. 98, SITUATED IN BASTROP COUNTY, TEXAS, AS CONVEYED TO 71 RETAIL PARTNERS, LP, BY DEED RECORDED IN VOLUME 2245, PAGE 878, OF THE DEED RECORDS OF BASTROP COUNTY, TEXAS, DO HEREBY SUBDIVIDE 1.020 ACRES OF LAND, IN ACCORDANCE WITH THE ATTACHED MAP OR PLAT, TO BE KNOWN AS:

"THE GROVE PHASE 1, LOT 5, BLOCK A",

AND DOES HEREBY DEDICATE TO THE PUBLIC, THE USE OF THE STREETS AND EASEMENTS SHOWN HEREON, SUBJECT TO ANY EASEMENTS AND/OR RESTRICTIONS HERETOFORE GRANTED AND NOT RELEASED.

WITNESS MY HAND, THIS THE _____ DAY OF _____, 20___, A.D.

_____
DOUGLAS MACMAHON, MANAGING MEMBER
71 RETAIL PARTNERS, LP
8214 WESTCHESTER DRIVE, SUITE 550
DALLAS, TEXAS 75225

STATE OF TEXAS)(
COUNTY OF BASTROP)(KNOW ALL MEN BY THESE PRESENTS:

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED DOUGLAS MACMAHON, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT OF WRITING, AND HE ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

WITNESS MY HAND AND SEAL OF OFFICE, THIS THE _____ DAY OF _____, 20___, A.D.

_____
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

STATE OF TEXAS)(
COUNTY OF BASTROP)(KNOW ALL MEN BY THESE PRESENTS:

I, ROSE PIETSCH, CLERK OF BASTROP COUNTY, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT OF WRITING AND ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR RECORD IN MY OFFICE ON THE ___ DAY OF _____, 20___, A.D., IN THE PLAT RECORDS OF SAID COUNTY AND STATE IN PLAT CABINET _____, PAGE(s)_____. FILED FOR RECORD AT _____ O'CLOCK __.M., THIS _____ DAY OF _____, 20___, A.D.,

WITNESS MY HAND AND SEAL OF OFFICE OF THE COUNTY CLERK, THE ___ DAY OF _____, 20___, A.D.

_____, COUNTY CLERK, BASTROP COUNTY, TEXAS

_____
BY: DEPUTY

STATE OF TEXAS)(
COUNTY OF TRAVIS)(KNOW ALL MEN BY THESE PRESENTS:

I, TIMOTHY M. HOLLAND, P.E. DO HEREBY CERTIFY THAT THE STREETS AND DRAINAGE DESIGN, AS SHOWN HEREON, COMPLIES WITH THE SUBDIVISION REGULATIONS FOR THE CITY OF BASTROP, AND THAT THE 100 YEAR FLOOD PLAIN IS AS SHOWN AND WILL BE CONTAINED WITHIN THE DRAINAGE EASEMENT AND OR DRAINAGE RIGHT-OF-WAY, AS SHOWN HEREON.

ENGINEERING BY: _____ DATE 7-29-2014
TIMOTHY M. HOLLAND, P.E. NO. 94848
CARLSON, BRIGANCE & DOERING, INC.
5501 WEST WILLIAM CANNON DRIVE
AUSTIN, TEXAS 78749

STATE OF TEXAS
TIMOTHY M. HOLLAND
94848
LICENSED PROFESSIONAL ENGINEER

CARLSON, BRIGANCE & DOERING, INC.
ID# F3791

STATE OF TEXAS)(
COUNTY OF TRAVIS)(KNOW ALL MEN BY THESE PRESENTS:

THAT I, ROBERT J. GERTSON, DO HEREBY CERTIFY THAT I PREPARED THIS PLAT FROM AN ACTUAL AND ACCURATE ON-THE-GROUND SURVEY OF THE LAND AND THAT THE CORNER MONUMENTS SHOWN THEREON WERE PROPERLY PLACED UNDER MY PERSONAL SUPERVISION, IN ACCORDANCE WITH THE SUBDIVISION REGULATIONS OF THE CITY OF BASTROP, BASTROP COUNTY, TEXAS. ALL EASEMENTS OF RECORD HAVE BEEN IDENTIFIED ON THIS PLAT TO THE BEST OF MY KNOWLEDGE.

SURVEYED BY: _____ DATE 7-29-14
ROBERT J. GERTSON ~ R.P.L.S. NO. 6367
CARLSON, BRIGANCE & DOERING, INC.
5501 WEST WILLIAM CANNON DRIVE
AUSTIN, TEXAS 78749

STATE OF TEXAS
REGISTERED
ROBERT J. GERTSON
6367
PROFESSIONAL LAND SURVEYOR

APPROVED THIS THE _____ DAY OF _____, 20____, BY THE CITY COUNCIL OF THE CITY OF BASTROP, TEXAS.

APPROVED:

_____
KEN KESSELUS,
MAYOR OF THE CITY OF BASTROP, TEXAS

ATTEST:

_____
CITY SECRETARY, CITY OF BASTROP, TEXAS

SHEET NO. 1 OF 1

RG

Carlson, Brigance & Doering, Inc.
FIRM ID #F3791 ◆ REG. # 10024900
Civil Engineering ◆ Surveying
5501 West William Cannon ◆ Austin, Texas 78749
Phone No. (512) 280-5160 ◆ Fax No. (512) 280-5165

PATH-J:\4697\SURVEY\PLAT

RESOLUTION NO. R-2017-62

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF BASTROP, TEXAS, APPROVING THE PRELIMINARY PLAT KNOWN AS BASTROP GROVE BEING 52.684 ACRES OUT OF THE NANCY BLAKEY SURVEY, LOCATED EAST OF STATE HIGHWAY 304 AND SOUTH OF WEST STATE HIGHWAY 71, WITHIN THE CITY LIMITS OF BASTROP, TEXAS, REPEALING ALL CONFLICTING RESOULTIONS; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, pursuant to the Texas Local Government Code Section 212 and the City of Bastrop Subdivision Ordinance, the City Council is required to take action regarding certain plats; and

WHEREAS, 71 Retail Partners LP ("the Applicant") has submitted a preliminary plat Bastrop Grove, a commercial subdivision; and

WHEREAS, the preliminary plat is consistent with the Comprehensive Plan designation of General Commercial and requirements of the Zoning District, C-1, Commercial-1; and

WHEREAS, the preliminary plat is conforms to the Transportation Master Plan and includes right-of-way dedication for the extension of Agnes Street; and

WHEREAS, the preliminary plat for Bastrop Grove was recommended for approval by the Planning & Zoning Commission on July 27, 2017; and

WHEREAS, the Bastrop Planning and Engineering Department has reviewed the above-referenced final plat and found it is in compliance with the Comprehensive Plan, Zoning Ordinance, and Subdivision Ordinance; and

WHEREAS, notice of the subdivision were sent in accordance with the Subdivision Ordinance to notify the public.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF BASTROP, TEXAS:

Section 1. The Preliminary Plat known as Bastrop Grove, being 52.684 acres out of the Nancy Blakey Survey, located east of Highway 304 and south of West State Highway 71, attached hereto as Exhibit "A" and incorporated herein for all purposes.

DULY RESOLVED AND ADOPTED by the City Council of the City of Bastrop this 8th day of August, 2017.

CITY OF BASTROP, TEXAS

APPROVED:

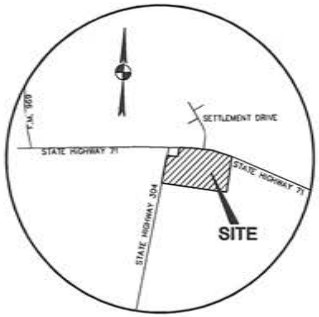
Connie B. Schroeder, Mayor

ATTEST:

Ann Franklin, City Secretary

APPROVED AS TO FORM:

David F. Bragg, City Attorney



VICINITY MAP
N.T.S.

OWNER: 71 RETAIL PARTNERS LP
8214 WESTCHESTER DRIVE, SUITE 550
DALLAS, TEXAS 75225

ENGINEER: STANTEC CONSULTING SERVICES, INC.
221 WEST SIXTH STREET, SUITE 600
AUSTIN, TEXAS 78701
(512) 328-0011

SURVEYOR: STANTEC CONSULTING SERVICES, INC.
221 WEST SIXTH STREET, SUITE 600
AUSTIN, TEXAS 78701
(512) 328-0011

WATERSHED STATUS:

THIS SITE IS LOCATED WITHIN THE LOWER COLORADO-CUMMINS WATERSHED.

FLOODPLAIN INFORMATION:

A PORTION OF THE SUBJECT PROPERTY IS LOCATED WITHIN THE BOUNDARIES OF THE 500 YEAR FLOODPLAIN, AS IDENTIFIED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, FEDERAL INSURANCE ADMINISTRATION, SHOWN ON MAP NO. 48021C0355E, DATED JANUARY 19, 2006 FOR CITY OF BASTROP.

LEGAL DESCRIPTION:

52.684 ACRES OF THE NANCY BLAKEY ABSTRACT NO. 98 SITUATED IN THE CITY OF BASTROP IN BASTROP COUNTY, TEXAS PER VOLUME 2245, PAGE 828.

UTILITY PROVIDERS:

WATER SERVICE: CITY OF BASTROP
WASTEWATER SERVICE: CITY OF BASTROP
ELECTRIC: BLUEBONNET ELECTRIC
GAS: CENTERPOINT ENERGY
TELEPHONE: AT&T

Stantec
221 West Sixth Street, Suite 600
Austin, Texas 78701
Tel. (512) 328-0011 Fax (512) 328-0325
TBPE # F-5324 TBPLS # F-10194230
Copyright © 2017

BASTROP GROVE
PRELIMINARY PLAT

BASTROP GROVE

ZONING:	COMMERCIAL-1
NO. OF LOTS:	9
LOT ACREAGE:	51.25 ACRES
ROW ACREAGE:	1.43 ACRES
TOTAL ACREAGE:	52.68 ACRES

SUBDIVISION NO. :

ADDRESS :

SUBMITTAL DATE : MAY 22, 2017

SUBMITTED BY : 07/12/2017

JOSE M. FARIS, P.E., P.E. DATE
STANTEC CONSULTING SERVICES, INC.
221 WEST SIXTH STREET, SUITE 600
AUSTIN, TEXAS 78701
(512) 328-0011

STATE OF TEXAS
JOSE M. FARIS
111382
LICENSED
PROFESSIONAL ENGINEER

I, JOSE M. FARIS, P.E., P.E., AM AUTHORIZED UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF ENGINEERING, AND HEREBY CERTIFY THAT THIS PRELIMINARY PLAN IS FEASIBLE FROM AN ENGINEERING STANDPOINT AND COMPLIES WITH THE ENGINEERING RELATED PORTIONS OF CHAPTER 10 OF THE BASTROP CITY CODE AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE. I CERTIFY THAT THESE ENGINEERING DOCUMENTS ARE COMPLETE, ACCURATE, AND ADEQUATE FOR THE INTENDED PURPOSES, BUT ARE NOT AUTHORIZED FOR CONSTRUCTION PRIOR TO FORMAL CITY APPROVAL.

ALL RESPONSIBILITY FOR THE ADEQUACY OF THESE PLANS REMAINS WITH THE ENGINEER WHO PREPARED THEM. IN APPROVING THESE PLANS, THE CITY OF BASTROP MUST RELY UPON THE ADEQUACY OF THE DESIGN ENGINEER. THE PLANS WERE PREPARED IN ACCORDANCE WITH CHAPTER 10, BASTROP CITY CODE.

FILE: V:\2220\active\222010772\civil\cad\prelim plat\222010772TI2.dwg

SHEET INDEX

SHEET NO.	DESCRIPTION
1	COVER
2	PRELIMINARY PLAT
3	PRELIMINARY PLAT
4	GENERAL NOTES

NO.	DESCRIPTION	REVISE (R) ADD (A) VOID (V) SHEET NO.'S	TOTAL # SHEETS IN PLAN SET	NET CHANGE IMP. COVER (sq. ft.)	TOTAL SITE IMP. COVER (sq. ft.) [%]	CITY OF AUSTIN APPROVAL/DATE	DATE ENTERED

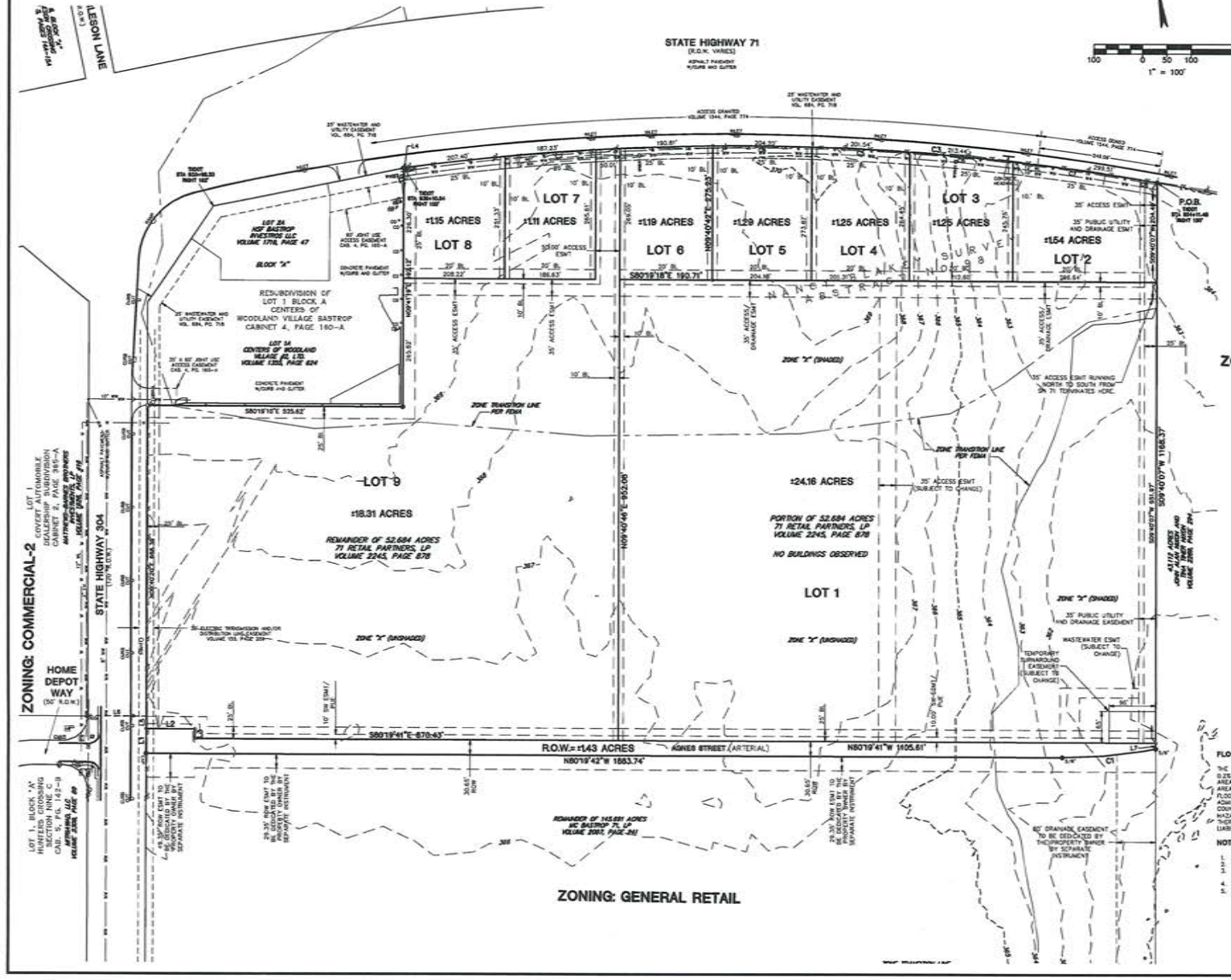
APPROVED FOR ACCEPTANCE:

CITY COUNCIL DATE

Exhibit A Page 34

BASTROP GROVE PRELIMINARY PLAT

BASTROP GROVE PRELIMINARY PLAT



LEGEND

●	1/2" IRON ROD FOUND (UNLESS NOTED)
○	1/2" IRON ROD WITH "STANTEC" CAP SET
☼	LIGHT POLE
⊙	POWER POLE
⊕	DOWN GUY
⊕	FIRE HYDRANT
⊙	WATER VALVE
⊠	CABLE TV RISER
⊞	ELECTRIC BOX
⊡	ELECTRIC METER
— E —	OVERHEAD ELEC. LINE
SSMH=O	WASTEWATER MANHOLE
SSMH=O	STORMSEWER MANHOLE
SS=	WASTEWATER CLEANOUT
— W —	WASTE WATER LINE
CATV	UNDERGROUND CABLE MARKER
⊸	SIGN
(XXX)	RECORD INFORMATION
P.O.B.	POINT OF BEGINNING

PARCEL LINE DATA

LINE #	BEARING	DISTANCE
L1	N9°40'20"E	50.65'
L2	S80°19'41"E	100.00'
L3	S9°40'19"W	20.00'
L4	N87°43'08"E	2.31'
L5	N9°40'21"E	25.69'
L6	S80°19'40"E	100.01'
L7	S9°40'07"W	12.00'

PARCEL CURVE DATA

CURVE #	LENGTH	RADIUS	DELTA	CHORD LENGTH	BEARING
C1	193.51'	1000.00'	11°05'14"	193.21'	N85° 51' 34.75"W
C2	635.52'	5058.31'	7°11'55"	635.10'	S84° 41' 47.98"E
C3	918.69'	5058.31'	10°24'22"	917.43'	S75° 53' 39.54"E
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C6	213.44'	5058.31'	2°25'03"	213.42'	N75° 17' 33.57"W
C7	248.84'	5058.31'	2°49'07"	248.81'	N72° 45' 28.42"W
C8	50.67'	5058.31'	0°34'26"	50.67'	N70° 58' 41.75"W

BEARING BASIS NOTE:

THE BASIS OF BEARING OF THE SURVEY SHOWN HEREON IS TEXAS STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE, NAD 83(96), UTILIZING WESTERN DATA SYSTEMS CONTINUALLY OPERATING REFERENCE STATION (CORS) NETWORK.

FLOOD NOTE:

THE TRACT SHOWN HEREON LIES WITHIN ZONE "X" (UNSHADED), (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) AND ZONE "X" (SHADED) (AREAS OF 0.2% ANNUAL CHANCE FLOOD; AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD), AS IDENTIFIED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, FEDERAL INSURANCE ADMINISTRATION, AS SHOWN ON MAP NO. 48021C0255E, DATED JANUARY 15, 2008, FOR BASTROP COUNTY, TEXAS AND INCORPORATED AREAS. IF THIS SITE IS NOT WITHIN AN IDENTIFIED SPECIAL FLOOD HAZARD AREA, THIS FLOOD STATEMENT DOES NOT IMPLY THAT THE PROPERTY AND/OR THE STRUCTURES THEREON WILL BE FREE FROM FLOODING OR FLOOD DAMAGE. THIS FLOOD STATEMENT SHALL NOT CREATE LIABILITY ON THE PART OF THE SURVEYOR.

NOTES:

1. THE OUT-PARCEL LOTS SHALL NOT HAVE DIRECT ACCESS TO THE SH 71.
2. THE 18.3± ACRE LOT SHALL NOT HAVE DIRECT ACCESS TO SH 304.
3. THE OWNERS OF THE 18.3 ACRE LOT AND THE 24.4 ACRE LOT ARE RESPONSIBLE FOR PROVIDING PUBLIC ACCESS BETWEEN SH 71 AND AGNES ST. AT THE TIME OF THEIR DEVELOPMENT.
4. TOPOGRAPHY SHOWN WITHIN LOTS 1–6 AND AGNES STREET IS BASED ON A GROUND SURVEY.
5. TOPOGRAPHY SHOWN WITHIN LOTS 7–9 IS BASED ON 2008 CAPCOG 5' CONTOUR GIS DATA.

Stantec
221 West Sixth Street, Suite 600
Austin, TX 78701
TEL (512) 328-0011 FAX (512) 328-0325
TBPE # F-0334 TBPLS # F-10194229
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JOSE M. IBANEZ
111369
LICENSED
07/12/2017

NO.	REVISION	DATE	APPROVAL

PRELIMINARY PLAT

BASTROP GROVE PRELIMINARY PLAT
SH 71 AT SH 304, BASTROP, TX 78602

71 RETAIL PARTNERS LP

Exhibit A Page 35

DRAWN BY: JAM/PSD
DESIGNED BY: PSD
QA / QC: JF
PROJECT NO.: 222010773

SHEET
2
OF 4

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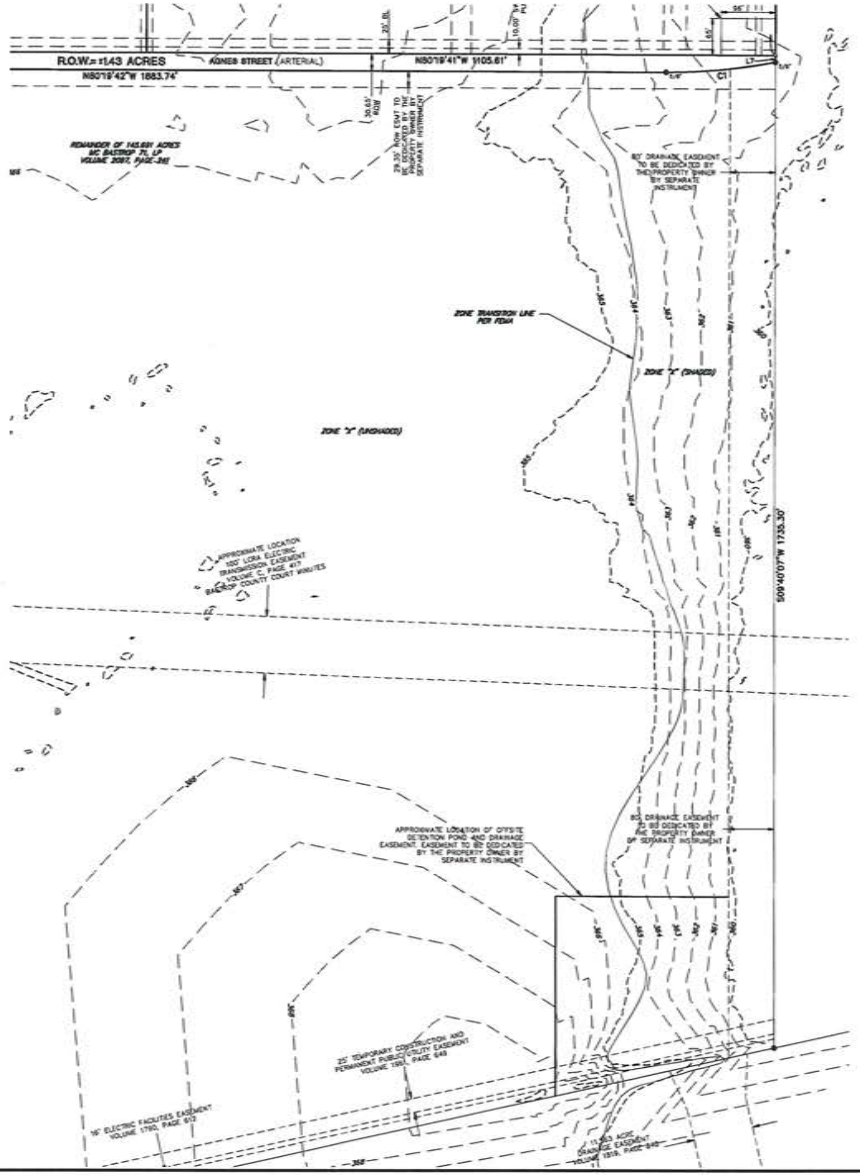
BASTROP GROVE PRELIMINARY PLAT



100 0 50 100 200
1" = 100'

LEGEND

●	1/2" IRON ROD FOUND (UNLESS NOTED)
○	1/2" IRON ROD WITH "STANTEC" CAP SET
	LIGHT POLE
	POWER POLE
	DOWN GUY
	FIRE HYDRANT
	WATER VALVE
	CABLE TV RISER
	ELECTRIC BOX
	ELECTRIC METER
	OVERHEAD ELEC. LINE
	WASTEWATER MANHOLE
	STORMSEWER MANHOLE
	WASTEWATER CLEANOUT
	WASTE WATER LINE
	UNDERGROUND CABLE MARKER
	SIGN
(XXX)	RECORD INFORMATION
P.O.B.	POINT OF BEGINNING

NOTES:

1. TOPOGRAPHY SHOWN WITHIN THE MC BASTROP 71, LP TRACT OF LAND IS BASED ON 2006 CAPCOG 5' CONTOUR GIS DATA.
2. OFFSITE DETENTION POND BEING PROVIDED WILL PROVIDE DETENTION FOR LOTS 1-9 AND THE SECTION OF AGNES STREET (ARTERIAL) SHOWN ON THIS PLAT.

NO.	DATE	REVISION	APPROVAL

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Austin, Texas 78701
Tel (512) 328-0011 Fax (512) 328-0325
TBPE # F-0324 TBPLS # F-10194239
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STATE OF TEXAS
JESSE M. FARMS
111369
LICENSED
PROFESSIONAL ENGINEER
07/12/2017

PRELIMINARY PLAT

BASTROP GROVE PRELIMINARY PLAT
SH 71 AT SH 304, BASTROP, TX 78602

71 RETAIL PARTNERS LP

Exhibit A Page 36

DRAWN BY: JAMPSID
DESIGNED BY: PRD
QA / QC: JF
PROJECT NO.: 222010772

SHEET
3
OF
4

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BASTROP GROVE PRELIMINARY PLAT

PRELIMINARY PLAN NOTES:

1. ALL EASEMENTS OF RECORD AS INDICATED ON THE MOST RECENT TITLE RUN (DATED: FEBRUARY 7, 2017, CONDUCTED BY _____) FOR THIS PROPERTY ARE SHOWN ON THIS PLAT.

2. FISCAL SURETY FOR SUBDIVISION CONSTRUCTION, IN A FORM ACCEPTABLE TO THE CITY OF BASTROP, SHALL BE PROVIDED PRIOR TO PLAT APPROVAL BY THE CITY.

3. THE OWNER OF THIS SUBDIVISION, AND HIS OR HER SUCCESSORS AND ASSIGNS, ASSUMES SOLE RESPONSIBILITY FOR PLANS FOR CONSTRUCTION OF SUBDIVISION IMPROVEMENTS WHICH COMPLY WITH APPLICABLE CODES AND REQUIREMENTS OF THE CITY OF BASTROP. THE OWNER UNDERSTANDS AND ACKNOWLEDGES THAT PLAT VACATION OR RE-PLATTING MAY BE REQUIRED, AT THE OWNER'S SOLE EXPENSE, IF PLANS TO CONSTRUCT THIS SUBDIVISION DO NOT COMPLY WITH SUCH CODES AND REQUIREMENTS.

4. WATER SERVICE IS PROVIDED BY THE CITY OF BASTROP.

5. WASTEWATER SERVICE IS PROVIDED BY THE CITY OF BASTROP.

6. ELECTRIC SERVICE IS PROVIDED BY THE BLUEBONNET ELECTRIC COOPERATIVE.

7. ALL UTILITIES WILL BE UNDERGROUND.

8. NO LOT IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTED TO THE APPROVED WATER DISTRIBUTION AND WASTEWATER COLLECTION FACILITIES.

9. A PORTION OF THIS TRACT IS WITHIN A FLOOD HAZARD AREA AS SHOWN ON THE FLOOD INSURANCE RATE MAP PANEL # 48021C0335E FOR BASTROP CO., EFFECTIVE JANUARY 19, 2006 COMMUNITY # 480022 AND IS ON ZONE X.

10. OFF-SITE STORM WATER DETENTION FACILITIES WILL BE PROVIDED TO REDUCE POST-DEVELOPMENT PEAK RATES OF DISCHARGE OF THE 5, 10, 25, 50 AND 100-YEAR STORM EVENTS.

11. PROPERTY OWNER SHALL PROVIDE FOR ACCESS TO ALL EASEMENTS AS MAY BE NECESSARY AND SHALL NOT PROHIBIT ACCESS BY GOVERNMENTAL AUTHORITIES.

12. NO BUILDINGS, FENCES, LANDSCAPING OR OTHER STRUCTURES ARE PERMITTED WITHIN DRAINAGE EASEMENTS SHOWN, EXCEPT AS APPROVED BY THE CITY OF BASTROP AND/OR BASTROP COUNTY.

13. ALL EASEMENTS ON PRIVATE PROPERTY SHALL BE MAINTAINED BY THE PROPERTY OWNER OR HIS OR HER ASSIGNS.

14. SIDEWALKS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE SUBDIVISION ORDINANCE OF THE CITY OF BASTROP.

15. THE OWNER SHALL BE RESPONSIBLE FOR INSTALLATION OF TEMPORARY EROSION CONTROL, RE-VEGETATION AND TREE PROTECTION FOR ELECTRIC UTILITY WORK REQUIRED TO PROVIDE ELECTRIC SERVICE TO THIS PROJECT.

16. OUT-PARCEL LOTS SHALL HAVE NO DIRECT ACCESS TO SH 71.

17. LOT 9 SHALL HAVE NO DIRECT ACCESS TO SH 304.

18. OWNERS OF LOT 1 AND LOT 9 ARE RESPONSIBLE FOR PROVIDING PUBLIC ACCESS BETWEEN SH 71 AND AGNES STREET AT THE TIME OF THEIR DEVELOPMENT.

19. UTILITY IMPACT FEE SHALL BE BASED ON THE CITY OF BASTROP IMPACT FEE ORDINANCE IN EFFECT'S AT THE TIME OF FINAL PLATTING FOR EACH LOT.

20. 35-FOOT ACCESS EASEMENT RUNNING NORTH TO SOUTH WITHIN LOT 9 MAY BE RELOCATED WITHIN LOT 9 SO LONG AS IT PROVIDES ACCESS BETWEEN SH 71 AND AGNES STREET.

21. DETENTION FOR LOTS 1-9 AND AGNES STREET WILL BE PROVIDED OFFSITE WITHIN THE ADJACENT TRACT OF LAND LOCATED SOUTH OF AGNES STREET. PLEASE REFERENCE SHEET 3 FOR APPROXIMATE LOCATION OF DETENTION IMPROVEMENTS. FOR DETENTION POND ENGINEERING CALCULATIONS, PLEASE REFERENCE ENGINEERING AND DRAINAGE REPORT PREPARED BY CARLSON, BRIGANCE, AND DOERING.

22. PRIOR TO A SITE DEVELOPMENT PERMIT BEING ISSUED, A DECLARATION OF CONDITIONS, COVENANTS, AND RESTRICTIONS MUST BE RECORDED THAT DEFINES THE PARTY OR PARTIES RESPONSIBLE FOR THE MAINTENANCE OF SHARED/COMMON INTERNAL PRIVATE IMPROVEMENTS SUCH AS DRIVES AND FACILITIES USED IN CONNECTION WITH PRIVATE WATER, SEWER, GAS, ELECTRIC, TELEPHONE, OR OTHER UTILITIES.

23. UTILITY IMPACT FEES SHALL BE BASED ON THE CITY OF BASTROP IMPACT FEE ORDINANCE IN EFFECT AT THE TIME OF FINAL PLATTING FOR EACH LOT.

GENERAL NOTES:

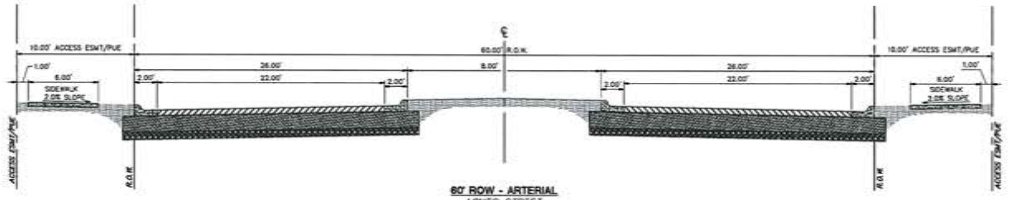
1) ONLY VISIBLE EVIDENCE OF IMPROVEMENTS AND UTILITIES IS SHOWN HEREON.

2) A FIELDNOTE DESCRIPTION HAS BEEN PREPARED TO ACCOMPANY THE SURVEY SHOWN HEREON AND IS IDENTIFIED AS STANTEC CONSULTING SERVICES, INC FIELDNOTE FILE FN. NO. 17-045(MJL)

3) AT THE TIME OF SURVEY, THERE WAS NO OBSERVABLE EVIDENCE OF EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS IN RECENT MONTHS.

4) AT THE TIME OF SURVEY, THERE WAS NO OBSERVABLE EVIDENCE OF RECENT CHANGE IN STREET RIGHTS-OF-WAY OR RECENT CONSTRUCTION OR REPAIRS OF STREETS, SIDEWALKS OR OTHER INFRASTRUCTURES.

5) THE IS A UNDERGROUND WASTEWATER LINE ALONG THE SOUTHERLY RIGHT-OF-WAY LINE OF STATE HIGHWAY 71, NO OTHER VISIBLE ABOVE-GROUND EVIDENCE OF OTHER UTILITIES WERE NOTED.



60' ROW - ARTERIAL
AGNES STREET
N.T.S.

NO.	DATE	REVISION	APPROVAL

Stantec
221 West Sixth Street, Suite 600
Austin, Texas 78701
Tel 512.328.0011 Fax (512) 328-0325
TBPE # F-0324 TBPLS # F-10194329
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JOSE M. FARIAS
111389
LICENSED
07/12/2017

GENERAL NOTES

BASTROP GROVE PRELIMINARY PLAT
SH 71 AT SH 304, BASTROP, TX 78602

71 RETAIL PARTNERS LP

Exhibit A Page 37

DRAWN BY:	JAMPSID
DESIGNED BY:	PSD
QA / QC:	JF
PROJECT NO.:	222010772

SHEET
4
OF 4

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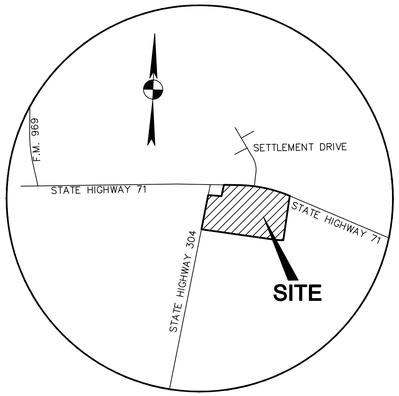

VICINITY MAP

N.T.S.

OWNER: 71 RETAIL PARTNERS LP
8214 WESTCHESTER DRIVE, SUITE 550
DALLAS, TEXAS 75225

ENGINEER: STANTEC CONSULTING SERVICES, INC.
221 WEST SIXTH STREET, SUITE 600
AUSTIN, TEXAS 78701
(512) 328-0011

SURVEYOR: STANTEC CONSULTING SERVICES, INC.
221 WEST SIXTH STREET, SUITE 600
AUSTIN, TEXAS 78701
(512) 328-0011

WATERSHED STATUS:

THIS SITE IS LOCATED WITHIN THE LOWER COLORADO-CUMMINS WATERSHED.

FLOODPLAIN INFORMATION:

A PORTION OF THE SUBJECT PROPERTY IS LOCATED WITHIN THE BOUNDARIES OF THE 500 YEAR FLOODPLAIN, AS IDENTIFIED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, FEDERAL INSURANCE ADMINISTRATION, SHOWN ON MAP NO. 48021C0355E, DATED JANUARY 19, 2006 FOR CITY OF BASTROP.

LEGAL DESCRIPTION:

52.684 ACRES OF THE NANCY BLAKEY ABSTRACT NO. 98 SITUATED IN THE CITY OF BASTROP IN BASTROP COUNTY, TEXAS PER VOLUME 2245, PAGE 828.

UTILITY PROVIDERS:

WATER SERVICE: CITY OF BASTROP
WASTEWATER SERVICE: CITY OF BASTROP
ELECTRIC: BLUEBONNET ELECTRIC
GAS: CENTERPOINT ENERGY
TELEPHONE: AT&T

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Austin, Texas 78701
Tel. (512) 328-0011 Fax (512) 328-0325
TBPE # F-6324 TBPLS # F-10194230
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BASTROP GROVE
PRELIMINARY PLAT

BASTROP GROVE

ZONING:	COMMERCIAL–1
NO. OF LOTS:	9
LOT ACREAGE:	51.25 ACRES
ROW ACREAGE:	1.43 ACRES
TOTAL ACREAGE:	52.68 ACRES

SUBDIVISION NO. :

ADDRESS :

SUBMITTAL DATE : MAY 22, 2017

SUBMITTED BY : 07/07/2017
DATE

JOSE M. FARIS, P.E., P.E.
STANTEC CONSULTING SERVICES, INC.
221 WEST SIXTH STREET, SUITE 600
AUSTIN, TEXAS 78701
(512) 328-0011

STATE OF TEXAS
JOSE M. FARIS
111389
LICENSED
PROFESSIONAL ENGINEER

I, JOSE M. FARIS, P.E., P.E., AM AUTHORIZED UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF ENGINEERING, AND HEREBY CERTIFY THAT THIS PRELIMINARY PLAN IS FEASIBLE FROM AN ENGINEERING STANDPOINT AND COMPLIES WITH THE ENGINEERING RELATED PORTIONS OF CHAPTER 10 OF THE BASTROP CITY CODE AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE. I CERTIFY THAT THESE ENGINEERING DOCUMENTS ARE COMPLETE, ACCURATE, AND ADEQUATE FOR THE INTENDED PURPOSES, BUT ARE NOT AUTHORIZED FOR CONSTRUCTION PRIOR TO FORMAL CITY APPROVAL.

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APPROVED FOR ACCEPTANCE:

CITY COUNCIL DATE

SHEET 1 OF 4

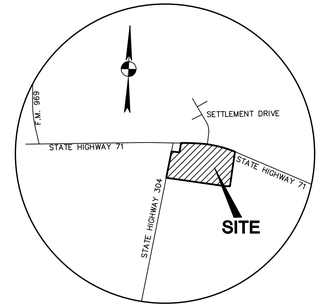
BASTROP GROVE PRELIMINARY PLAT

V:\2220\active\222010772\civil\cad\prelim Plat\222010772TI2.dwg modified by jamartinez on Jul 7, 17 2:26 PM

BASTROP GROVE PRELIMINARY PLAT

STATE HIGHWAY 71
(R.O.W. VARIES)
ASPHALT PAVEMENT W/CURB AND GUTTER

100 0 50 100 200
1" = 100'



VICINITY MAP
N.T.S.

LEGEND

- ● 1/2" IRON ROD FOUND (UNLESS NOTED)
- ○ 1/2" IRON ROD WITH "STANTEC" CAP SET
- LIGHT POLE
- POWER POLE
- DOWN GUY
- FIRE HYDRANT
- WATER VALVE
- CABLE TV RISER
- ELECTRIC BOX
- ELECTRIC METER
- OHE — OVERHEAD ELEC. LINE
- WWMH — WASTEWATER MANHOLE
- SSMH — STORMSEWER MANHOLE
- CO — WASTEWATER CLEANOUT
- WW — WASTE WATER LINE
- CMKR — UNDERGROUND CABLE MARKER
- SIGN
- (XXX) RECORD INFORMATION
- P.O.B. POINT OF BEGINNING

ZONING: COMMERCIAL-1

PARCEL LINE DATA		
LINE #	BEARING	DISTANCE
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BEARING BASIS NOTE:

THE BASIS OF BEARING OF THE SURVEY SHOWN HEREON IS TEXAS STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE, NAD 83(96), UTILIZING WESTERN DATA SYSTEMS CONTINUALLY OPERATING REFERENCE STATION (CORS) NETWORK.

FLOOD NOTE:

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NOTES:

1. THE OUT-PARCEL LOTS SHALL NOT HAVE DIRECT ACCESS TO THE SH 71.
2. THE 18.31 ACRE LOT SHALL NOT HAVE DIRECT ACCESS TO SH 304.
3. THE OWNERS OF THE 18.3 ACRE LOT AND THE 24.4 ACRE LOT ARE RESPONSIBLE FOR PROVIDING PUBLIC ACCESS BETWEEN SH 71 AND AGNES ST. AT THE TIME OF THEIR DEVELOPMENT.
4. TOPOGRAPHY SHOWN WITHIN LOTS 1–6 AND AGNES STREET IS BASED ON A GROUND SURVEY.
5. TOPOGRAPHY SHOWN WITHIN LOTS 7–9 IS BASED ON 2008 CAPCOG 5' CONTOUR GIS DATA.

ZONING: GENERAL RETAIL

ZONING: COMMERCIAL-2

	APPROVAL	
	REVISION	
	NO.	
	DATE	

Stantec
221 West Sixth Street, Suite 600
Austin, Texas 78701
Tel. (512) 328-0011 Fax (512) 328-0325
TBPE # F-6324 TBPLS # F-10194230

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STATE OF TEXAS
JOSE M. FARIAS
111389
LICENSED PROFESSIONAL ENGINEER
07/07/2017

PRELIMINARY PLAT

BASTROP GROVE PRELIMINARY PLAT
SH 71 AT SH 304, BASTROP, TX 78602

71 RETAIL PARTNERS LP

DRAWN BY: JAM/PSD
DESIGNED BY: PSD
QA / QC: JF
PROJECT NO.: 222010772

SHEET 2 OF 4

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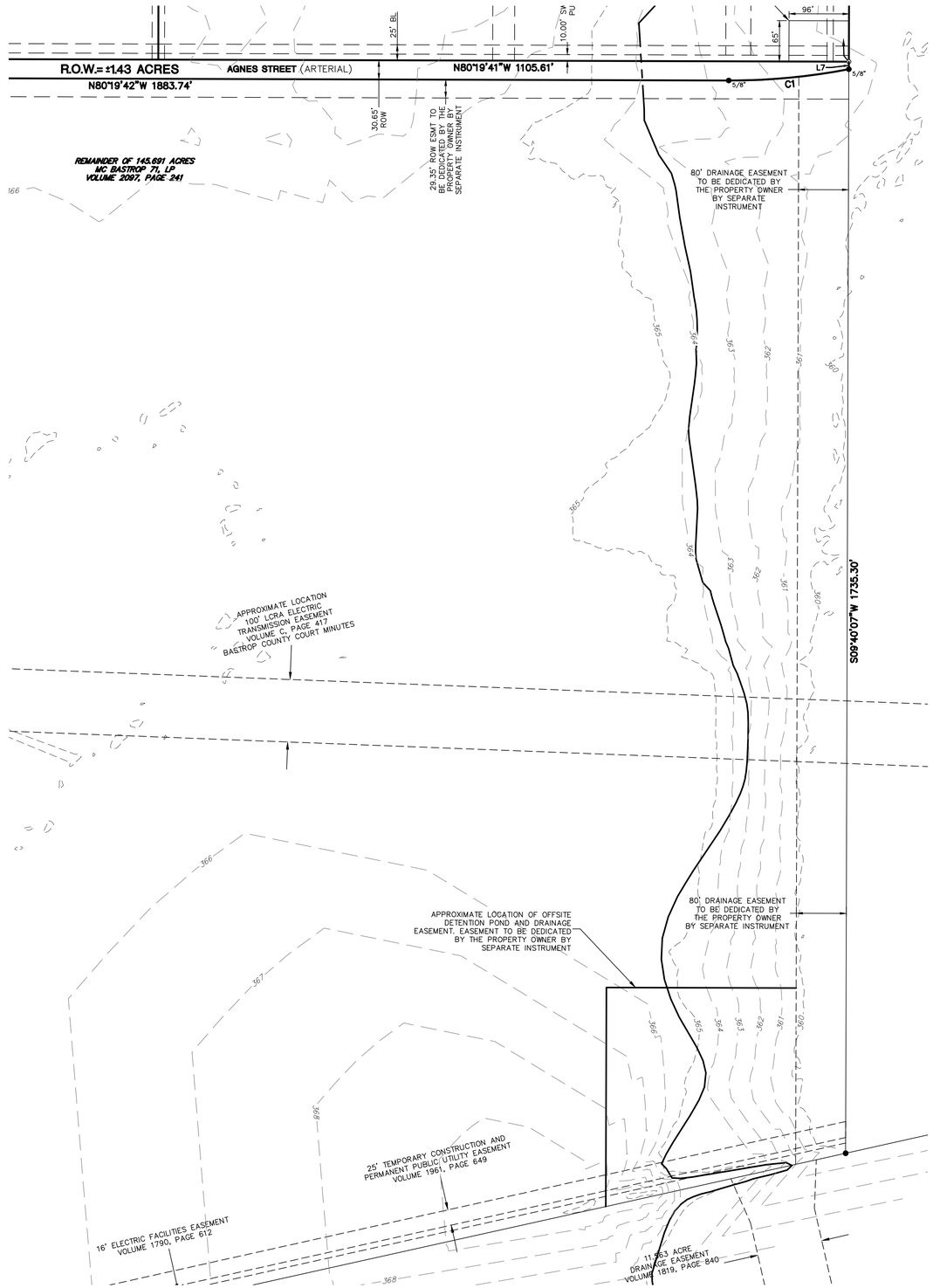
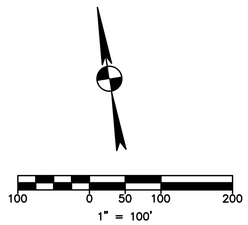
BASTROP GROVE PRELIMINARY PLAT





LEGEND

●	1/2" IRON ROD FOUND (UNLESS NOTED)
○	1/2" IRON ROD WITH "STANTEC" CAP SET
	LIGHT POLE
	POWER POLE
	DOWN GUY
	FIRE HYDRANT
	WATER VALVE
	CABLE TV RISER
E	ELECTRIC BOX
EM	ELECTRIC METER
— OE —	OVERHEAD ELEC. LINE
WWMH	WASTEWATER MANHOLE
SSMH	STORMSEWER MANHOLE
CO	WASTEWATER CLEANOUT
— WW —	WASTE WATER LINE
UGE	UNDERGROUND CABLE MARKER
	SIGN
(XXX)	RECORD INFORMATION
P.O.B.	POINT OF BEGINNING

NOTES:

1. TOPOGRAPHY SHOWN WITHIN THE MC BASTROP 71, LP TRACT OF LAND IS BASED ON 2008 CAPCOG 5' CONTOUR GIS DATA.
2. OFFSITE DETENTION POND BEING PROVIDED WILL PROVIDE DETENTION FOR LOTS 1–9 AND THE SECTION OF AGNES STREET (ARTERIAL) SHOWN ON THIS PLAT.

NO.	DATE	APPROVAL

REVISION

Stantec
221 West Sixth Street, Suite 600
Austin, Texas 78701
Tel. (512) 328-0011 Fax (512) 328-0325
TBPE # F-6324 TBPLS # F-10194230

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STATE OF TEXAS
JOSE M. FARIAS
111389
LICENSED
PROFESSIONAL ENGINEER
07/07/2017

PRELIMINARY PLAT

BASTROP GROVE PRELIMINARY PLAT
SH 71 AT SH 304, BASTROP, TX 78602

71 RETAIL PARTNERS LP

DRAWN BY: JAM/PSD	DESIGNED BY: PSD	QA / QC: JF	PROJECT NO.: 222010772

SHEET 3 OF 4

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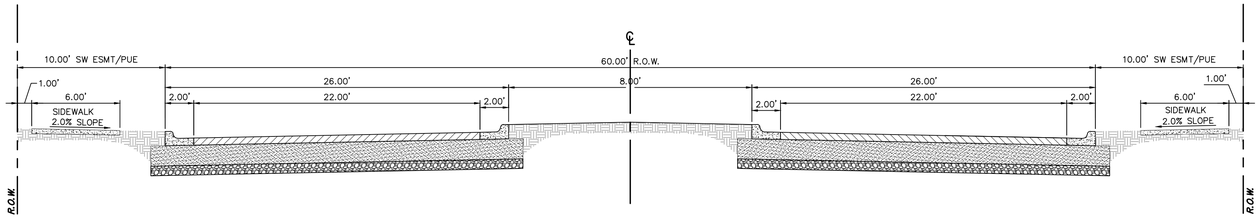
BASTROP GROVE PRELIMINARY PLAT

PRELIMINARY PLAN NOTES:

1. ALL EASEMENTS OF RECORD AS INDICATED ON THE MOST RECENT TITLE RUN (DATED: FEBRUARY 7, 2017, CONDUCTED BY _____) FOR THIS PROPERTY ARE SHOWN ON THIS PLAT.
2. FISCAL SURETY FOR SUBDIVISION CONSTRUCTION, IN A FORM ACCEPTABLE TO THE CITY OF BASTROP, SHALL BE PROVIDED PRIOR TO PLAT APPROVAL BY THE CITY.
3. THE OWNER OF THIS SUBDIVISION, AND HIS OR HER SUCCESSORS AND ASSIGNS, ASSUMES SOLE RESPONSIBILITY FOR PLANS FOR CONSTRUCTION OF SUBDIVISION IMPROVEMENTS WHICH COMPLY WITH APPLICABLE CODES AND REQUIREMENTS OF THE CITY OF BASTROP. THE OWNER UNDERSTANDS AND ACKNOWLEDGES THAT PLAT VACATION OR RE-PLATTING MAY BE REQUIRED, AT THE OWNER'S SOLE EXPENSE, IF PLANS TO CONSTRUCT THIS SUBDIVISION DO NOT COMPLY WITH SUCH CODES AND REQUIREMENTS.
4. WATER SERVICE IS PROVIDED BY THE CITY OF BASTROP.
5. WASTEWATER SERVICE IS PROVIDED BY THE CITY OF BASTROP.
6. ELECTRIC SERVICE IS PROVIDED BY THE BLUEBONNET ELECTRIC COOPERATIVE.
7. ALL UTILITIES WILL BE UNDERGROUND.
8. NO LOT IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTED TO THE APPROVED WATER DISTRIBUTION AND WASTEWATER COLLECTION FACILITIES.
9. A PORTION OF THIS TRACT IS WITHIN A FLOOD HAZARD AREA AS SHOWN ON THE FLOOD INSURANCE RATE MAP PANEL # 48021C0355E FOR BASTROP CO., EFFECTIVE JANUARY 19, 2006 COMMUNITY # 480022 AND IS ON ZONE X.
10. OFF-SITE STORM WATER DETENTION FACILITIES WILL BE PROVIDED TO REDUCE POST-DEVELOPMENT PEAK RATES OF DISCHARGE OF THE 5, 10, 25, 50 AND 100-YEAR STORM EVENTS.
11. PROPERTY OWNER SHALL PROVIDE FOR ACCESS TO ALL EASEMENTS AS MAY BE NECESSARY AND SHALL NOT PROHIBIT ACCESS BY GOVERNMENTAL AUTHORITIES.
12. NO BUILDINGS, FENCES, LANDSCAPING OR OTHER STRUCTURES ARE PERMITTED WITHIN DRAINAGE EASEMENTS SHOWN, EXCEPT AS APPROVED BY THE CITY OF BASTROP AND/OR BASTROP COUNTY.
13. ALL EASEMENTS ON PRIVATE PROPERTY SHALL BE MAINTAINED BY THE PROPERTY OWNER OR HIS OR HER ASSIGNS.
14. SIDEWALKS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE SUBDIVISION ORDINANCE OF THE CITY OF BASTROP.
15. THE OWNER SHALL BE RESPONSIBLE FOR INSTALLATION OF TEMPORARY EROSION CONTROL, RE-VEGETATION AND TREE PROTECTION FOR ELECTRIC UTILITY WORK REQUIRED TO PROVIDE ELECTRIC SERVICE TO THIS PROJECT.
16. OUT-PARCEL LOTS SHALL HAVE NO DIRECT ACCESS TO SH 71.
17. LOT 9 SHALL HAVE NO DIRECT ACCESS TO SH 304.
18. OWNERS OF LOT 1 AND LOT 9 ARE RESPONSIBLE FOR PROVIDING PUBLIC ACCESS BETWEEN SH 71 AND AGNES STREET AT THE TIME OF THEIR DEVELOPMENT.
19. UTILITY IMPACT FEE SHALL BE BASED ON THE CITY OF BASTROP IMPACT FEE ORDINANCE IN EFFECTS AT THE TIME OF FINAL PLATTING FOR EACH LOT.
20. 35-FOOT ACCESS EASEMENT RUNNING NORTH TO SOUTH WITHIN LOT 9 MAY BE RELOCATED WITHIN LOT 9 SO LONG AS IT PROVIDES ACCESS BETWEEN SH 71 AND AGNES STREET.
21. DETENTION FOR LOTS 1-9 AND AGNES STREET WILL BE PROVIDED OFFSITE WITHIN THE ADJACENT TRACT OF LAND LOCATED SOUTH OF AGNES STREET. PLEASE REFERENCE SHEET 3 FOR APPROXIMATE LOCATION OF DETENTION IMPROVEMENTS. FOR DETENTION POND ENGINEERING CALCULATIONS, PLEASE REFERENCE ENGINEERING AND DRAINAGE REPORT PREPARED BY CARLSON, BRIGANCE, AND DOERING.
22. PRIOR TO A SITE DEVELOPMENT PERMIT BEING ISSUED, A DECLARATION OF CONDITIONS, COVENANTS, AND RESTRICTIONS MUST BE RECORDED THAT DEFINES THE PARTY OR PARTIES RESPONSIBLE FOR THE MAINTENANCE OF SHARED/COMMON INTERNAL PRIVATE IMPROVEMENTS SUCH AS DRIVES AND FACILITIES USED IN CONNECTION WITH PRIVATE WATER, SEWER, GAS, ELECTRIC, TELEPHONE, OR OTHER UTILITIES.
23. UTILITY IMPACT FEES SHALL BE BASED ON THE CITY OF BASTROP IMPACT FEE ORDINANCE IN EFFECT AT THE TIME OF FINAL PLATTING FOR EACH LOT.

GENERAL NOTES:

1) ONLY VISIBLE EVIDENCE OF IMPROVEMENTS AND UTILITIES IS SHOWN HEREON.
2) A FIELDNOTE DESCRIPTION HAS BEEN PREPARED TO ACCOMPANY THE SURVEY SHOWN HEREON AND IS IDENTIFIED AS STANTEC CONSULTING SERVICES, INC FIELDNOTE FILE FN. NO. 17-048(MJJ)
3) AT THE TIME OF SURVEY, THERE WAS NO OBSERVABLE EVIDENCE OF EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS IN RECENT MONTHS.
4) AT THE TIME OF SURVEY, THERE WAS NO OBSERVABLE EVIDENCE OF RECENT CHANGE IN STREET RIGHTS-OF-WAY OR RECENT CONSTRUCTION OR REPAIRS OF STREETS, SIDEWALKS OR OTHER INFRASTRUCTURES.
5) THE IS A UNDERGROUND WASTEWATER LINE ALONG THE SOUTHERLY RIGHT-OF-WAY LINE OF STATE HIGHWAY 71, NO OTHER VISIBLE ABOVE-GROUND EVIDENCE OF OTHER UTILITIES WERE NOTED.



80' ROW - ARTERIAL
AGNES STREET
N.T.S.

NO.	DATE	REVISION	APPROVAL

Stantec
221 West Sixth Street, Suite 600
Austin, Texas 78701
Tel. (512) 328-0011 Fax (512) 328-0325
TBPE # F-6324 TBPLS # F-10194230

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STATE OF TEXAS
JOSE M. FARIAS
111389
LICENSED
PROFESSIONAL ENGINEER
07/07/2017

GENERAL NOTES

BASTROP GROVE PRELIMINARY PLAT
SH 71 AT SH 304, BASTROP, TX 78602

71 RETAIL PARTNERS LP

DRAWN BY: JAMPSD
DESIGNED BY: PSD
QA / QC: JF
PROJECT NO.: 222010772

SHEET
4
OF 4

V:\222\active\222010772\civil\cad\prelim Plat\222010772f10.dwg modified by jamartinez on Jul 7, 17 3:56 PM

BASTROP GROVE

DRAINAGE IMPROVEMENTS
AGNES ROAD TO COLORADO RIVER
BASTROP COUNTY, TEXAS

SUBMITTED BY:

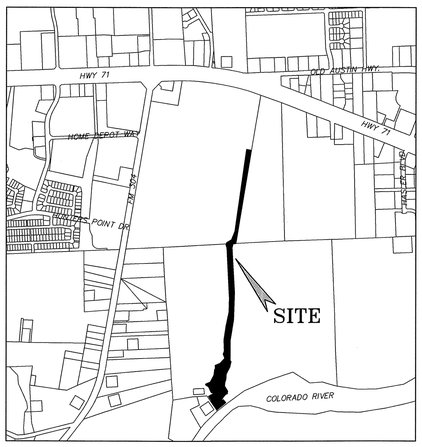
09/28/2018
CARLSON, BRIGANCE, & DOERING, INC.

REVIEWED BY:

10/1/2018
CITY OF BASTROP ENGINEER

SHEET INDEX

Sheet Number	Sheet Title
1	COVER
2	GENERAL NOTES & DETAILS
3	DETAILS – EROSION CONTROL MATTING
4	DETAILS – BOX CULVERTS
5	EROSION CONTROL PLAN
6	EXISTING DRAINAGE AREA MAP
7	PROPOSED DRAINAGE AREA MAP
8	CHANNEL – STA. 0+00 TO 6+00
9	CHANNEL – STA. 6+00 TO 10+50
10	CHANNEL – STA.10+50 TO 20+50
11	CHANNEL – STA. 20+50 TO 30+50
12	CHANNEL – STA. 30+50 TO 41+50
13	CHANNEL – STA. 41+50 TO END
14	CHANNEL X–SECTIONS



LOCATION MAP
N.T.S.

MAPSCO PAGE #:	MAPSCO GRID #:
468S	Q34
468N	Q35
468P	Q35

NOTES:

THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ITS REPRESENTATIVE. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK, AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE ASSOCIATED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.

ALL RESPONSIBILITY FOR THE ADEQUACY OF THESE PLANS REMAINS WITH THE ENGINEER WHO PREPARED THEM. IN REVIEWING THESE PLANS, THE CITY OF BASTROP MUST RELY UPON THE ADEQUACY OF THE DESIGN ENGINEER.

THIS PROJECT IS LOCATED IN THE COLORADO RIVER WATERSHED AND WITHIN THE BOUNDARIES OF THE 100-YEAR FLOOD PLAIN AS PER FEDERAL FLOOD INSURANCE ADMINISTRATION FIRM MAP NO. 48021C0335E, DATED JANUARY 19, 2006, BASTROP COUNTY, TEXAS. BASTROP COUNTY COMMUNITY NO. 481193.

811 Know what's below. Call before you dig.

OWNER: 71 RETAIL PARTNERS, L.P.
DOUGLAS MACMAHON
8214 WESTCHESTER DRIVE
DALLAS, TEXAS 75225
(214) 622–6565

ENGINEER: CARLSON, BRIGANCE & DOERING, INC.
CIVIL ENGINEERING & SURVEYING
MR. BRENDAN P. MCENTEE, P.E.
5501 WEST WILLIAM CANNON
AUSTIN, TEXAS 78749
(512) 280–5160

UTILITY PROVIDERS:

ELECTRIC: BLUEBONNET ELECTRIC
(979) 542–3151

GAS: CENTER POINT ENERGY
(830) 643–6936

PHONE: AT&T
(512) 870–1450

WATER: CITY OF BASTROP
(512) 332–8960

WASTEWATER: CITY OF BASTROP
(512) 332–8960

CABLE: SPECTRUM
(800) 418–8848

NO.	DESCRIPTION	REVISE (R) ADD (A) VOID (V)	CITY OF BASTROP APPROVAL/DATE	APPROVED BY

STATE OF TEXAS
BRENDAN P. McENTEE
96200
LICENSED PROFESSIONAL ENGINEER
CARLSON, BRIGANCE & DOERING, INC.
ID# F3791
09/28/2018

DESIGNED BY:	DRAFTED BY:
BM	JW

REVISION / DATE

Carlson, Brigance & Doering, Inc.
FIRM ID #F3791
Civil Engineering ◆ Surveying
5501 West William Cannon Dr. ◆ Austin, Texas 78749
Phone No. (512) 280-5160 ◆ Fax No. (512) 280-5165

SHEET NAME: COVER
JOB NAME: BASTROP GROVE
PROJECT: DRAINAGE IMPROVEMENTS

DATE: APRIL 2018
JOB NUMBER: 4697
SHEET: 1 OF 14
SHEET NO.: 1

FILE PATH: J:\AutoCad 2004 Land Projects\4697\Dwg\Channel\4697 - COVER.dwg - May 15, 2018 - 1:31pm

GENERAL NOTES:

1. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF BASTROP DESIGN AND CONSTRUCTION STANDARDS MANUAL.

2. ANY EXISTING UTILITIES, PAVEMENT, CURBS, SIDEWALKS, STRUCTURES, TREES, ETC., NOT PLANNED FOR DEMOLITION THAT ARE DAMAGED OR REMOVED SHALL BE REPAIRED OR REPLACED AT THE APPLICANT'S EXPENSE.

3. THE CONTRACTOR SHALL VERIFY ALL DEPTHS AND LOCATIONS OF EXISTING UTILITIES PRIOR TO ANY CONSTRUCTION. ANY DISCREPANCIES WITH THE CONSTRUCTION PLANS FOUND IN THE FIELD SHALL BE BROUGHT IMMEDIATELY TO THE ATTENTION OF THE ENGINEER WHO SHALL BE RESPONSIBLE FOR REVISING THE PLANS ARE APPROPRIATE.

4. ALL AREAS DISTURBED OR EXPOSED DURING CONSTRUCTION SHALL BE RE-VEGETATED IN ACCORDANCE WITH THE PLANS AND SPECIFICATIONS. RE-VEGETATION IS TO TAKE PLACE WITHIN 14 DAYS OF CONSTRUCTION INACTIVITY. RE-VEGETATION OF ALL DISTURBED OR EXPOSED AREAS SHALL CONSIST OF SODDING OR SEEDING, AT THE CONTRACTOR'S OPTION. HOWEVER, THE TYPE OF RE-VEGETATION MUST EQUAL OR EXCEED THE TYPE OF VEGETATION PRESENT BEFORE CONSTRUCTION

5. PRIOR TO ANY CONSTRUCTION, THE APPLICANT'S ENGINEER SHALL CONVENE A PRECONSTRUCTION CONFERENCE BETWEEN HIMSELF, THE CITY OF BASTROP, THE CONTRACTOR, UTILITY COMPANIES, ANY AFFECTED PARTIES AND ANY OTHER ENTITY THE CITY OR THE ENGINEER MAY REQUIRE. REFERENCE DEVELOPMENT PACKET FOR GUIDANCE ON HOW TO SCHEDULE A PRECONSTRUCTION CONFERENCE.

6. THE CONTRACTOR AND THE ENGINEER SHALL KEEP ACCURATE RECORDS OF ALL CONSTRUCTION THAT DEVIATES FROM THE PLANS. THE ENGINEER SHALL FURNISH THE CITY OF BASTROP ACCURATE "AS-BUILT" DRAWINGS FOLLOWING COMPLETION OF ALL CONSTRUCTION.

7. WHEN CONSTRUCTION IS BEING CARRIED OUT WITHIN EASEMENTS, THE CONTRACTOR SHALL CONFINE HIS WORK TO WITHIN THE PERMANENT AND ANY TEMPORARY EASEMENTS. PRIOR TO FINAL ACCEPTANCE, THE CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVING ALL TRASH AND DEBRIS WITHIN THE PERMANENT AND TEMPORARY EASEMENTS.

8. PRIOR TO ANY CONSTRUCTION, THE CONTRACTOR SHALL APPLY FOR AND SECURE ALL PROPER PERMITS FROM THE APPROPRIATE AUTHORITIES.

9. ALL STORM SEWER FITTINGS MUST BE PRE-CAST.

11. AVAILABLE BENCHMARKS THAT MAY BE UTILIZED FOR THE CONSTRUCTION OF THIS PROJECT ARE DESCRIBED AS FOLLOWS:

BENCHMARKS:

BM #1: SOUTHWEST CORNER OF CONCRETE OF ELECTRIC TRANSFORMER
10015646.4860 N, 3239451.2111 E
ELEVATION: 368.42'

BM #2: 1/2" IRON ROD AT THE NORTHEASTERN CORNER 145.691 ACRE TRACT OUT OF THE NANCY BLAKEY SURVEY (ABSTRACT NO. 98) CONVEYED TO MC BASTROP 71, LP. (V 2097, P 241, O.P.R.B.C.TX.), AND THE SOUTHEASTERN CORNER OF 52.684 ACRES TRACT CONVEYED TO 71 RETAIN PARTNERS, PL. (V 2245, P 878, O.P.R.B.C.TX.), WITHIN WESTERN BOUNDARY LINE OF 43.112 ACRE TRACT CONVEYED TO JOHN ALAN NIXON AND TINA TINER NIXON (V 2289, P 294, O.P.R.B.C.TX.). THIS IS THE NORTHEASTERN CORNER OF THE 3.653 ACRE DRAINAGE EASEMENT.
10015318.2455 N, 3241663.8667 E
ELEVATION: 361.00'

BM #3: 1/2" CAPPED IRON ROD WITHIN NORTHERN BOUNDARY OF 194.92 ACRE TRACT IN DEED TO JO ANN GRIESENBECK CANTRELL (V 445, P 684, O.P.R.B.C.TX.) OUT OF THE MAZEA ROUSSEAU SURVEY NO. 56. AT THE SOUTHEAST CORNER OF 145.697 ACRE TRACT IN DEED TO BASTROP GROVE PARTNERS, LTD. (V 1698, P 245, O.P.R.B.C.TX), AND SOUTHWEST CORNER OF 43.112 ACRE TRACT IN DEED TO CHP PROPERTIES, LTD. (V 1413, P 857, O.P.R.B.C.TX.).
10013530.9814 N, 3241359.4032 E
ELEVATION: 360.03'

CONSTRUCTION SEQUENCE:

NO CLEARING OR ROUGH GRADING MAY BE DONE UNTIL THE APPROVED EROSION AND SEDIMENTATION CONTROLS ARE IN PLACE.

1. HOLD PRE-CONSTRUCTION CONFERENCE.

2. INSTALL TEMPORARY EROSION AND SEDIMENTATION CONTROLS AND STABILIZED CONSTRUCTION ENTRANCE AS SHOWN ON THE PLANS.

3. WITH THE APPROVAL OF ALL AFFECTED PARTIES, THE CONTRACTOR MAY BEGIN CLEARING AND GRUBBING.

4. COMPLETE ALL ROUGH GRADING AND UNDERGROUND INSTALLATION WITHIN THE LIMITS OF CONSTRUCTION.

5. COMPLETE FINAL GRADING WITHIN LIMITS OF CONSTRUCTION ALONG AREAS DESIGNATED. RESTORE CONSTRUCTION SPOILS & STAGING AREA TO NATURAL GRADE.

6. COMPLETE PERMANENT EROSION CONTROL AND RESTORATION OF SITE VEGETATION.

7. PROJECT ENGINEER OBSERVES CONSTRUCTION AND WRITES CONCURRENCE LETTER TO THE CITY OF BASTROP.

8. AFTER FINAL INSPECTION AND ACCEPTANCE OF CONSTRUCTION, COMPLETE ANY NECESSARY FINAL DRESS UP OF DISTURBED AREAS AND REMOVE/ DISPOSE OF TEMPORARY EROSION CONTROLS IN AN APPROVED MANNER.

EROSION AND SEDIMENTATION CONTROL:

1. THE CONTRACTOR SHALL INSTALL EROSION/SEDIMENTATION CONTROLS AND FENCING FOR AREAS OUTSIDE OF THE CONSTRUCTION AREA PRIOR TO ANY SITE PREPARATION WORK (CLEARING, GRUBBING OR EXCAVATION).

2. THE CONTRACTOR IS REQUIRED TO INSPECT THE CONTROLS AND FENCES AT WEEKLY INTERVALS, AND AFTER SIGNIFICANT RAINFALL EVENTS TO INSURE THAT THEY ARE FUNCTIONING PROPERLY. THE PERSON(S) RESPONSIBLE FOR MAINTENANCE OF CONTROLS AND FENCES SHALL IMMEDIATELY MAKE ANY NECESSARY REPAIRS TO DAMAGED AREAS. SILT ACCUMULATION AT CONTROLS MUST BE REMOVED WHEN THE DEPTH REACHES SIX (6) INCHES.

3. PRIOR TO FINAL ACCEPTANCE, HAUL ROADS AND WATERWAY CROSSINGS CONSTRUCTED FOR TEMPORARY CONTRACTOR ACCESS MUST BE REMOVED, ACCUMULATED SEDIMENT REMOVED FROM THE WATERWAY AND THE AREA RESTORED TO THE ORIGINAL GRADE AND REVEGETATED. ALL LAND CLEARING DEBRIS SHALL BE DISPOSED OF IN APPROVED SPOIL DISPOSAL SITES.

4. ANY METHODS, STREET MARKINGS AND SIGNAGE NECESSARY FOR WARNING MOTORISTS, WARNING PEDESTRIANS OR DIVERTING TRAFFIC DURING CONSTRUCTION SHALL CONFORM TO THE TEXAS MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES FOR STREETS AND HIGHWAYS, LATEST EDITION.

5. ALL PAVEMENT MARKINGS, MARKERS, PAINT, TRAFFIC BUTTONS, TRAFFIC CONTROLS AND SIGNS SHALL BE INSTALLED IN ACCORDANCE WITH THE TEXAS DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS FOR CONSTRUCTION OF HIGHWAYS, STREETS, BRIDGES, AND THE TEXAS MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES FOR STREETS AND HIGHWAYS, LATEST EDITIONS.

6. EROSION CONTROL MEASURES, SITE WORK AND RESTORATION WORK SHALL BE IN ACCORDANCE WITH THE CITY OF BASTROP CODE OF ORDINANCES.

7. ALL SLOPES SHALL BE SODDED OR SEEDED WITH APPROVED GRASS, GRASS MIXTURES OR GROUND COVER SUITABLE TO THE AREA AND SEASON IN WHICH THEY WERE APPLIED.

8. SILT FENCES, ROCK BERMS, SEDIMENTATION BASINS AND SIMILARLY RECOGNIZED TECHNIQUES AND MATERIALS SHALL BE EMPLOYED DURING CONSTRUCTION TO PREVENT POINT SOURCE SEDIMENTATION LOADING OF DOWNSTREAM FACILITIES. SUCH INSTALLATION SHALL BE REGULARLY INSPECTED BY THE CITY OF BASTROP FOR EFFECTIVENESS. ADDITIONAL MEASURES MAY BE REQUIRED IF, IN THE OPINION OF THE CITY ENGINEER, THEY ARE WARRWNTED.

9. ALL TEMPORARY EROSION CONTROL MEASURES SHALL NOT BE REMOVED UNTIL FINAL INSPECTION AND APPROVAL OF THE PROJECT BY THE CITY INSPECTOR. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO MAINTAIN ALL TEMPORARY EROSION CONTROL STRUCTURES AND TO REMOVE EACH STRUCTURE AS APPROVED BY THE CITY INSPECTOR.

10. ALL MUD, DIRT, ROCKS, DEBRIS, ETC., SPILLED, TRACKED OR OTHERWISE DEPOSITED ON EXISTING PAVED STREETS. DRIVES AND AREAS USED BY THE PUBLIC SHALL BE CLEANED UP IMMEDIATELY.

11. PERMANENT EROSION CONTROL: ALL DISTURBED AREAS SHALL BE RESTORED AS NOTED BELOW:

A. A MINIMUM OF FOUR (4) INCHES OF TOPSOIL SHALL BE PLACED IN ALL DRAINAGE CHANNELS (EXCEPT ROCK), AND BETWEEN THE CURB AND RIGHT-OF-WAY.

B. THE SEEDING FOR PERMANENT EROSION CONTROL SHALL BE APPLIED OVER AREAS DISTURBED BY CONSTRUCTION AS FOLLOWS:

BROADCAST SEEDING:

(I) FROM OCTOBER TO FEBRUARY, SEEDING SHALL BE WITH ONE (1) POUND PER 1,000 SQUARE FEET OF UNHULLED BERMUDA OR THREE (3) POUNDS PER

(II) FROM MARCH TO SEPTEMBER, SEEDING SHALL BE WITH HULLED BERMUDA AT A RATE OF ONE (1) POUND PER 1,000 SQUARE FEET, WITH A PURITY OF 95% WITH 85% GERMINATION.

FERTILIZER SHALL BE SLOW RELEASE GRANULAR OR PALETTE TYPE, AND SHALL HAVE AN ANALYSIS OF 15-15-15, AND SHALL BE APPLIED AT THE RATE OF ONE (1) POUND PER 1,000 SQUARE FEET, ONCE AT THE TIME OF PLANTING, AND AGAIN ONCE DURING THE TIME OF ESTABLISHMENT.

MULCH TYPE USED SHALL BE STRAW OR HAY APPLIED AT A RATE OF 45 POUNDS PER 1,000 SQUARE FEET.

HYDRAULIC SEEDING:

(I) FROM OCTOBER TO FEBRUARY, SEEDING SHALL BE WITH ONE (1) POUND PER 1,000 SQUARE FEET OF UNHULLED BERMUDA, OR THREE (3) POUNDS PER 1,000 SQUARE FEET OF WINTER RYE, WITH A PURITY OF 95% WITH 90 % GERMINATION.

(II) FROM MARCH TO SEPTEMBER, SEEDING SHALL BE WITH HULLED BERMUDA AT A RATE OF ONE (1) POUND PER 1,000 SQUARE FEET WITH A PURITY OF 95% WITH 95% GERMINATION.

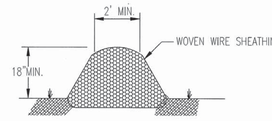
FERTILIZER SHALL BE A WATER SOLUBLE FERTILIZER WITH AN ANALYSIS OF 15-15-15 AT A RATE OF 1.5 POUNDS PER 1,000 SQUARE FEET.

MULCH TYPE SHALL BE HAY, STRAW OR MULCH APPLIED AT A RATE OF 45 POUNDS PER 1,000 SQUARE FEET, WITH A SOIL TACKIFIER AT A RATE OF 1.4 POUNDS PER 1,000 SQUARE FEET.

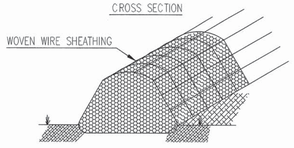
C. THE PLANTED AREA SHALL BE IRRIGATED OR SPRINKLED IN A MANNER THAT WILL NOT ERODE THE TOPSOIL, BUT WILL SUFFICIENTLY SOAK TO A DEPTH OF SIX (6) INCHES. THE IRRIGATION SHALL OCCUR AT 10-DAY INTERVALS DURING THE FIRST TWO (2) MONTHS. RAINFALL OCCURRENCES OF 1/2 INCH OR MORE SHALL POSTPONE THE WATERING SCHEDULE FOR TEN (10) DAYS.

D. RESTORATION SHALL BE ACCEPTABLE WHEN THE GRASS HAS GROWN AT LEAST 1 INCH HIGH WITH 85% COVERAGE, PROVIDED NO BARE SPOTS LARGER THAN 20 SQUARE FEET EXIST.

ROCK BERM



CROSS SECTION

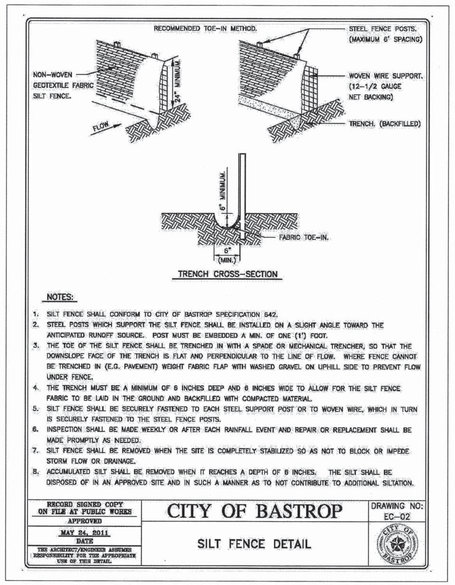


GENERAL NOTES

1. USE ONLY OPEN GRADED ROCK 4-8 INCH DIAMETER FOR STREAMFLOW CONDITIONS, USE OPEN GRADED ROCK 3-5 INCHES DIAMETER FOR OTHER CONDITIONS.
2. THE ROCK BERM SHALL BE SECURED WITH A WOVEN WIRE SHEATHING HAVING MAXIMUM 1 INCH OPENING AND MINIMUM WIRE DIAMETER OF 20 GAUGE.
3. THE ROCK BERM SHALL BE INSPECTED WEEKLY OR AFTER EACH RAIN, AND THE STONE AND/OR FABRIC CORE-WOVEN WIRE SHEATHING SHALL BE REPLACED WHEN THE STRUCTURE CEASES TO FUNCTION AS INTENDED, DUE TO SILT ACCUMULATION AMONG THE ROCKS, WASHOUT, CONSTRUCTION TRAFFIC DAMAGE, ETC.
4. WHEN SILT REACHES A DEPTH EQUAL TO ONE-THIRD THE HEIGHT OF THE BERM OR ONE FOOT, WHICHEVER IS LESS, THE SILT SHALL BE REMOVED AND DISPOSED OF IN AN APPROVED SITE AND IN A MANNER AS TO NOT CREATE A SILTRATION PROBLEM.
5. DAILY INSPECTION SHALL BE MADE ON SERVE SERVICE ROCK BERMS; SILT SHALL BE REMOVED WHEN ACCUMULATION REACHES 6 INCHES.
6. WHEN THE SITE IS COMPLETELY STABILIZED, THE BERM AND ACCUMULATED SILT SHALL BE REMOVED AND DISPOSED OF IN AN APPROVED MANNER.

STANDARD SYMBOL RB

SOURCE: COA

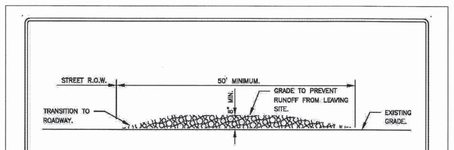


TRENCH CROSS-SECTION

NOTES:

1. SILT FENCE SHALL CONFORM TO CITY OF BASTROP SPECIFICATION 642.
2. STEEL POSTS WHICH SUPPORT THE SILT FENCE SHALL BE INSTALLED ON A SLIGHT ANGLE TOWARD THE ANTICIPATED RUNOFF SOURCE. POST MUST BE EMBEDDED A MIN. OF ONE (1') FOOT.
3. THE TOE OF THE SILT FENCE SHALL BE TRENCHED IN WITH A SPADE OR MECHANICAL TRENCHER, SO THAT THE DOWNSLOPE FACE OF THE TRENCH IS FLAT AND PERPENDICULAR TO THE LINE OF FLOW. WHERE FENCE CANNOT BE TRENCHED IN (E.G. PAVEMENT) WEIGHT FABRIC FLAP WITH WASHED GRAVEL ON UPHILL SIDE TO PREVENT FLOW UNDER FENCE.
4. THE TRENCH MUST BE A MINIMUM OF 8 INCHES DEEP AND 8 INCHES WIDE TO ALLOW FOR THE SILT FENCE FABRIC TO BE LAID IN THE GROUND AND BACKFILLED WITH COMPACTED MATERIAL.
5. SILT FENCE SHALL BE SECURELY FASTENED TO EACH STEEL SUPPORT POST OR TO WOVEN WIRE, WHICH IN TURN IS SECURELY FASTENED TO THE STEEL FENCE POSTS.
6. INSPECTION SHALL BE MADE WEEKLY OR AFTER EACH RAINFALL EVENT AND REPAIR OR REPLACEMENT SHALL BE MADE PROMPTLY AS NEEDED.
7. SILT FENCE SHALL BE REMOVED WHEN THE SITE IS COMPLETELY STABILIZED SO AS NOT TO BLOCK OR IMPEDE STORM FLOW OR DRAINAGE.
8. ACCUMULATED SILT SHALL BE REMOVED WHEN IT REACHES A DEPTH OF 6 INCHES. THE SILT SHALL BE DISPOSED OF IN AN APPROVED SITE AND IN SUCH A MANNER AS TO NOT CONTRIBUTE TO ADDITIONAL SILTATION.

RECORD SIGNED COPY ON FILE AT PUBLIC WORKS APPROVED	CITY OF BASTROP	DRAWING NO: EC-02
MAY 24, 2011 DATE	SILT FENCE DETAIL	CITY OF BASTROP
THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR THE APPROPRIATE USE OF THIS DETAIL.		



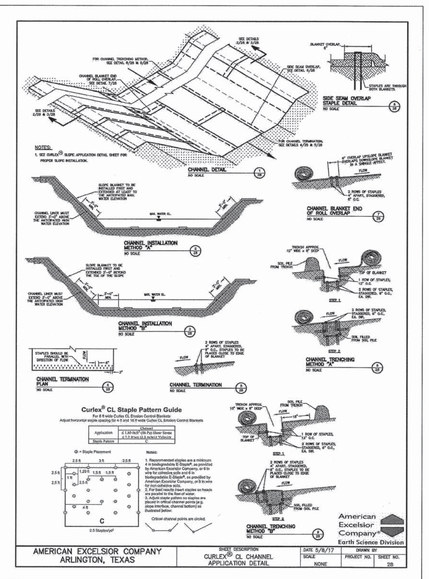
NOTES:

1. A STABILIZED CONSTRUCTION ENTRANCE APPLIES TO ALL POINTS OF CONSTRUCTION INGRESS AND EGRESS TO A PUBLIC RIGHT OF WAY, STREET, ALLEY, SIDEWALK, OR PARKING AREA.
2. STONE SIZE SHALL BE 4" - 8" OPEN GRADED ROCK.
3. THICKNESS OF CRUSHED STONE PAD TO BE NOT LESS THAN 6".
4. LENGTH SHALL BE A MINIMUM OF 50' FROM ACTUAL ROADWAY, AND WIDTH NOT LESS THAN FULL WIDTH OF INGRESS/EGRESS.
5. ENTRANCE SHALL BE PROPERLY GRADED TO PREVENT RUNOFF FROM LEAVING THE CONSTRUCTION SITE.

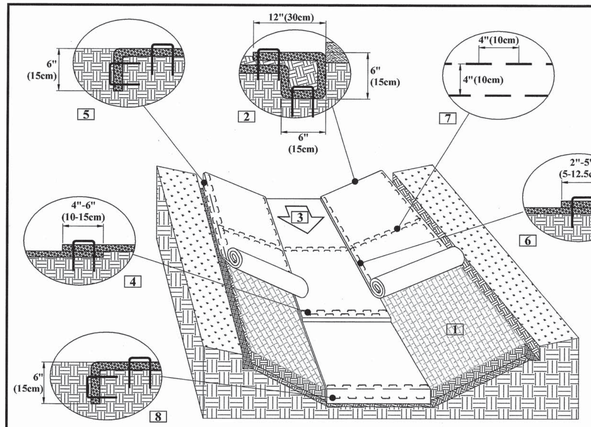
THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHTS OF WAY. THIS MAY REQUIRE PERIODIC TOP DRESSING WITH ADDITIONAL STONE AS CONDITIONS DEMAND AND REPAIR AND/OR CLEANOUT OF ANY MEASURES USED TO TRAP SEDIMENT. ALL SEDIMENT SPILLED, DROPPED, WASHED OR TRACKED ONTO PUBLIC RIGHTS OF WAY MUST BE REMOVED IMMEDIATELY BY CONTRACTOR.

AS NECESSARY, WHEELS MUST BE CLEANED TO REMOVE SEDIMENT PRIOR TO ENTRANCE ONTO PUBLIC RIGHT OF WAY. WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON AN AREA STABILIZED WITH CRUSHED STONE WHICH DRAINS INTO AN APPROVED SEDIMENT TRAP OR SEDIMENT BASIN. ALL SEDIMENT SHALL BE PREVENTED FROM ENTERING ANY STORM DRAIN, DITCH OR WATERCOURSE USING APPROVED METHODS.

RECORD SIGNED COPY ON FILE AT PUBLIC WORKS APPROVED	CITY OF BASTROP	DRAWING NO: EC-01
MAY 24, 2011 DATE	STABILIZED CONSTRUCTION ENTRANCE DETAIL	CITY OF BASTROP
THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR THE APPROPRIATE USE OF THIS DETAIL.		


SEE NOTES
SEE DETAIL
SEE DETAIL
SEE DETAIL

CHANNEL INSTALLATION DETAIL



1. Prepare soil before installing rolled erosion control products (RECPs), including any necessary application of lime, fertilizer, and seed.
2. Begin at the top of the channel by anchoring the RECPs in a 6"(15cm) deep X 6"(15cm) wide trench with approximately 12"(30cm) of RECPs extended, beyond the up-slope portion of the trench. Use ShoreMax mat at the channel/culvert outlet as supplemental scour protection as needed. Anchor the RECPs with a row of staples/stakes approximately 12"(30cm) apart in the bottom of the trench. Backfill and compact the trench after stapling. Apply seed to the compacted soil and fold the remaining 12"(30cm) portion of RECPs back over the seed and compacted soil. Secure RECPs over compacted soil with a row of staples/stakes spaced approximately 12" apart across the width of the RECPs.
3. Roll center RECPs in direction of water flow in bottom of channel. RECPs will unroll with appropriate side against the soil surface. All RECPs must be securely fastened to soil surface by placing staples/stakes in appropriate locations as shown in the staple pattern guide.
4. Place consecutive RECPs end-over-end (Shingle style) with a 4"-6" overlap. Use a double row of staples staggered 4" apart and 4" on center to secure RECPs.
5. Full length edge of RECPs at top of side slopes must be anchored with a row of staples/stakes approximately 12"(30cm) apart in a 6"(15cm) deep X 6"(15cm) wide trench. Backfill and compact the trench after stapling.
6. Adjacent RECPs must be overlapped approximately 2"-5" (5-12.5cm) (Depending on RECPs type) and stapled.
7. In high flow channel applications a staple check slot is recommended at 30 to 40 foot (9 -12m) intervals. Use a double row of staples staggered 4"(10cm) apart and 4"(10cm) on center over entire width of the channel.
8. The terminal end of the RECPs must be anchored with a row of staples/stakes approximately 12" (30cm) apart in a 6"(15cm) deep X 6"(15cm) wide trench. Backfill and compact the trench after stapling.

CRITICAL POINTS
A. Overlaps and Seams
B. Projected Water Line
C. Channel Bottom/Side Slope Vertices



NOTES:
*Horizontal staple spacing should be altered if necessary to allow staples to secure the critical points along the channel surface.

**In loose soil conditions, the use of staple or stake lengths greater than 6"(15cm) may be necessary to properly secure the RECP's.

Drawing Not To Scale

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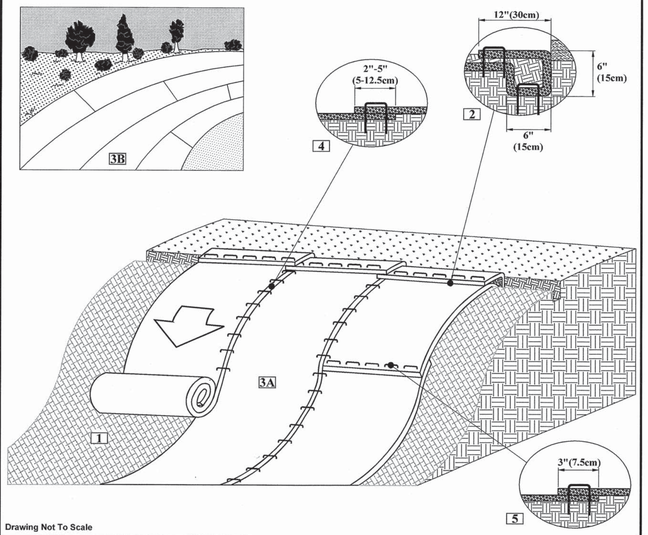
Drawn on: 5-4-17

SLOPE INSTALLATION DETAIL



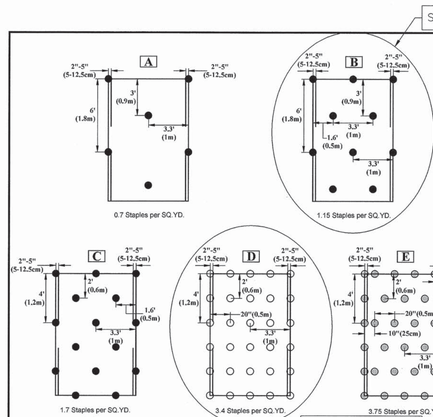
1. Prepare soil before installing rolled erosion control products (RECPs), including any necessary application of lime, fertilizer, and seed.
2. Begin at the top of the slope by anchoring the RECPs in a 6"(15cm) deep X 6"(15cm) wide trench with approximately 12" (30cm) of RECPs extended beyond the up-slope portion of the trench. Anchor the RECPs with a row of staples/stakes approximately 12" (30cm) apart in the bottom of the trench. Backfill and compact the trench after stapling. Apply seed to the compacted soil and fold the remaining 12"(30cm) portion of RECPs back over the seed and compacted soil. Secure RECPs over compacted soil with a row of staples/stakes spaced approximately 12"(30cm) apart across the width of the RECPs.
3. Roll the RECPs (A) down or (B) horizontally across the slope. RECPs will unroll with appropriate side against the soil surface. All RECPs must be securely fastened to soil surface by placing staples/stakes in appropriate locations as shown in the staple pattern guide.
4. The edges of parallel RECPs must be stapled with approximately 2" - 5" (5-12.5cm) overlap depending on the RECPs type.
5. Consecutive RECPs spliced down the slope must be end over end (Shingle style) with an approximate 3"(7.5cm) overlap. Staple through overlapped area, approximately 12"(30cm) apart across entire RECPs width.

*NOTE:
In loose soil conditions, the use of staple or stake lengths greater than 6"(15cm) may be necessary to properly secure the RECP's.

Drawn on: 5-4-17

STAPLE PATTERN GUIDE

SIDE SLOPE RECP/TRM PATTERN



- 4:1 Slopes (A)
- 3:1 Slopes (B)
- 2:1 Slopes (C)
- 1:1 & Steeper Slopes (D)
- Medium/High Flow Channel (D)
- High Flow Channel And Shoreline (E)

NOTES:
* Use ECMDS® for more accurate staple pattern selection.

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Figure 1. Minimum Anchor Pattern

Maximum Design Conditions			Anchor Pattern
Shear Stress	Velocity	Wave Height	
<= 6 lbs/ft2	<= 14 ft/s	6 in.	F
> 6-8 lbs/ft2	> 14-18 ft/s	12 in.	G
> 8 lbs/ft2	> 18 ft/s	18 in.	H

Figure 2. Minimum Anchor Type

Soil Type	Anchor Type
Clay-Clay Loam	10 in Wire Staple
Silt Loam - Loam	10 in Wire Staple
Sandy Loam	12 in Wire Staple
Sand / Muck <= 6 in	12in Rebar Staple
Sand / Muck 6-12 in	18 in Rebar Staple
Sand / Muck 12-18 in	24 in Earth Anchor + 12 in Rebar Staple
Sand / Muck > 18 in	36 in Earth Anchor + 18 in Rebar Staple

SHOREMAX SIDE & BOTTOM PATTERN

Figure 3. Anchor Patterns for use with Wire/Rebar Staples

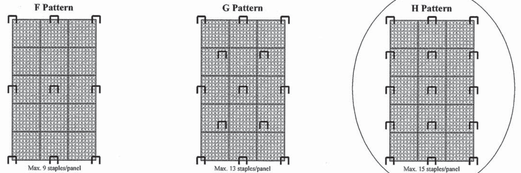
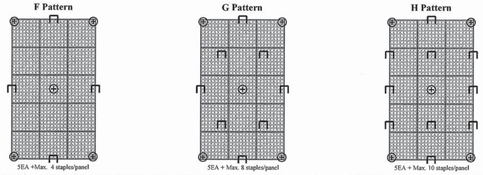


Figure 4. Anchor Patterns for use with Combination of Earth Anchors and Staples



ANCHORING GUIDE

1. When installing ShoreMax mat, the anchor pattern (figure 3 or 4) should be selected based on the expected maximum design conditions (shear stress, velocity, or wave impact) (figure 1).
2. Anchor selection should be based on the soil type and pull-out strength required (figure 2). In soft, highly erodible soils percussion earth anchors may be necessary. Earth anchors can be installed in conjunction with rebar staples (figure 4).
3. When using percussion earth anchors, position anchors in each corner and the center of the panel. Place staples in the appropriate pattern through remainder of mat. Staples can be shared between two adjacent panels.

*Note:
Number of staples used per panel can be reduced by 30-40% when sharing staples between panels.

⊓ - Wire/Rebar Staple

⊕ - Percussion Earth Anchor

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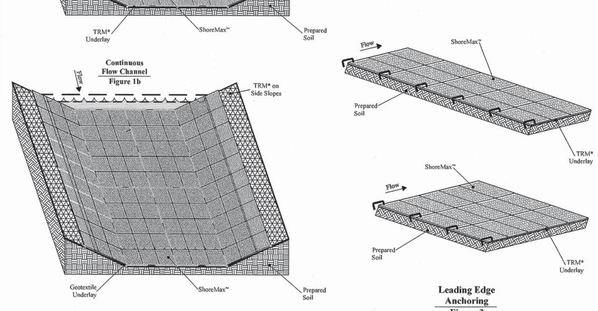

Channel/Downchute/Spillway Plan View

STEEP CHANNEL/ CHUTE/SPILLWAY DETAIL

* ShoreMax mats can be installed over a variety of underlayments including: sod, turf reinforcement mats (TRMs), geotextiles, and in some cases erosion control blankets (ECBs).

1. Prepare soil before installing erosion control products, including any necessary application of lime, fertilizer, and seed (when installing TRM or ECB underlayment).
2. Install turf reinforcement mat (TRM) over prepared soils according to manufacturer's recommendations.
3. Place ShoreMax mat in the bottom of the channel over the installed TRM (figure 1). The ShoreMax mat should be installed up to the appropriate elevation on the side slope as determined by the engineer. When using multiple panels, connect the panels using the Integrated Panel Interlock System (figure 2). ShoreMax mat can be laid in either direction.
4. For channels carrying continuous water flows, an appropriate geotextile should be placed under the ShoreMax mat for submerged applications (figure 1b).
5. Place staples/anchors in the appropriate pattern. Perimeter staples can be shared between two adjacent panels. In soft or highly erodible soils, percussion earth anchors may be required. View ShoreMax Anchoring Guide, for additional details.
6. At beginning of channel and areas where significant concentrated flows are directed onto the ShoreMax mat, place 1 staple/pin per linear foot along the leading edge of the ShoreMax system, resulting in 1 staple/pin on each corner and gridline (figure 3).

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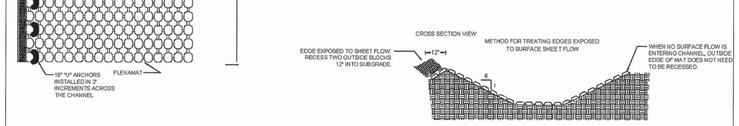
Drawn on: 5-4-17



FLEXAMAT INFORMATION

Manufacturer:	Motz Enterprises, Inc.
Product Name:	Flexamat®
Address:	3153 Madison Road Cincinnati, Ohio 45209
Telephone:	513-772-MOTZ (6689)
Fax:	513-772-6690
Contact:	Matt Motz
Email:	Matt@Flexamat.com
Website:	www.Flexamat.com

CONSTRUCTION NOTES:

1. GRADE CHANNEL SO THAT WATER WILL FLOW DOWN THE CENTER OF THE CHANNEL AND BE CONTAINED TO THE CHANNEL. ALL SUBGRADE SURFACES PREPARED FOR PLACEMENT OF MATS SHALL BE SMOOTH AND FREE OF ALL ROCKS, STICKS, ROOTS, OTHER PROTRUSIONS, OR DEBRIS OF ANY KIND. THE PREPARED SURFACE SHALL PROVIDE A FIRM UNYIELDING FOUNDATION FOR THE MATS.
2. APPLY SEED DIRECTLY TO THE PREPARED SOIL PRIOR TO FLEXAMAT INSTALLATION. USE SEED PER PROJECT SPECIFICATIONS.
3. INSTALL FLEXAMAT ROLLS. AVAILABLE WIDTHS ARE 4', 5.5', 8', 10', 12', & 16' AVAILABLE IN CUSTOM LENGTHS.
4. AT THE TOP OF THE CHANNEL, THE INITIAL LEADING EDGE OF FLEXAMAT EXPOSED TO CONCENTRATED FLOWS SHALL BE EMBEDDED 18" VERTICALLY INTO THE SUBGRADE TO SERVE AS AN ANCHOR TRENCH. THE TRENCH SHALL BE FILLED AND COMPACTED WITH SUITABLE FILL.
5. AT THE END OF THE ARMORED CHANNEL, EMBED THE MAT 18" IN A TERMINATION TRENCH. FILL AND COMPACT TERMINATION TRENCH WITH SUITABLE FILL.

FLEXAMAT ®CHANNEL DETAIL – LOW WATER CROSSING

STATE OF TEXAS
BRENDAN P. McENTEE
96200
LICENSED PROFESSIONAL ENGINEER
CARLSON, BRIGANCE & DOERING, INC.
PE F3791
05/15/2018

Carlson, Brigance & Doering, Inc.
FIRM ID #F3791
Civil Engineering ◆ Surveying
5501 West William Cannon Dr. ◆ Austin, Texas 78749
Phone No. (512) 280-5160 ◆ Fax No. (512) 280-5165

DESIGNED BY:	DRAFTED BY:
BM	IW

DATE

REVISION

SHEET NAME: DETAILS - EROSION CONTROL MATTING

JOB NAME: BASTROP GROVE

PROJECT: DRAINAGE IMPROVEMENTS

DATE: APRIL 2018

JOB NUMBER: 4697

SHEET: 3 OF 14

SHEET NO.: 3

FILE PATH:J:\AutoCad 2004 Land Projects\4697\dwg\Channel\4697 - GENERAL NOTES.dwg - May 15, 2018 - 9:12am

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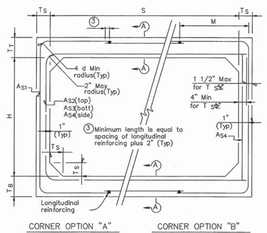
BOX DATA

SECTION DIMENSIONS S (ft)	H (ft)	T_1 (in)	T_2 (in)	T_3 (in)	Fill Height (ft)	M (Min) (in)	REINFORCING (in²/ft) A_{S1}	A_{S2}	A_{S3}	A_{S4}	A_{S5}	A_{S6}	A_{S7}	A_{S8}	① Unit Weight (Tons)
10	5	10	10	10	<2	–	0.30	0.36	0.30	0.24	0.24	0.24	0.24	0.24	17.5
10	5	10	10	10	2<3	58	0.35	0.39	0.34	0.24	–	–	–	–	17.5
10	5	10	10	10	3–5	53	0.28	0.31	0.30	0.24	–	–	–	–	17.5
10	5	10	10	10	10	52	0.33	0.35	0.36	0.24	–	–	–	–	17.5
10	5	10	10	10	15	47	0.42	0.46	0.47	0.24	–	–	–	–	17.5
10	5	10	10	10	20	47	0.55	0.59	0.61	0.24	–	–	–	–	17.5
10	5	10	10	10	25	47	0.68	0.73	0.75	0.24	–	–	–	–	17.5
10	6	10	10	10	<2	–	0.28	0.38	0.33	0.24	0.24	0.24	0.24	0.24	18.5
10	6	10	10	10	2<3	58	0.32	0.42	0.37	0.24	–	–	–	–	18.5
10	6	10	10	10	3–5	52	0.26	0.34	0.33	0.24	–	–	–	–	18.5
10	6	10	10	10	10	52	0.30	0.38	0.39	0.24	–	–	–	–	18.5
10	6	10	10	10	15	47	0.39	0.49	0.51	0.24	–	–	–	–	18.5
10	6	10	10	10	20	47	0.50	0.63	0.65	0.24	–	–	–	–	18.5
10	6	10	10	10	25	47	0.61	0.78	0.80	0.24	–	–	–	–	18.5
10	7	10	10	10	<2	–	0.25	0.40	0.36	0.24	0.24	0.24	0.24	0.24	19.5
10	7	10	10	10	2<3	58	0.30	0.45	0.40	0.24	–	–	–	–	19.5
10	7	10	10	10	3–5	58	0.24	0.36	0.35	0.24	–	–	–	–	19.5
10	7	10	10	10	10	52	0.28	0.40	0.42	0.24	–	–	–	–	19.5
10	7	10	10	10	15	47	0.36	0.52	0.54	0.24	–	–	–	–	19.5
10	7	10	10	10	20	47	0.46	0.67	0.69	0.24	–	–	–	–	19.5
10	7	10	10	10	25	47	0.56	0.82	0.85	0.24	–	–	–	–	19.5
10	8	10	10	10	<2	–	0.24	0.41	0.38	0.24	0.24	0.24	0.24	0.24	20.5
10	8	10	10	10	2<3	64	0.27	0.47	0.43	0.24	–	–	–	–	20.5
10	8	10	10	10	3–5	58	0.24	0.38	0.38	0.24	–	–	–	–	20.5
10	8	10	10	10	10	52	0.26	0.42	0.44	0.24	–	–	–	–	20.5
10	8	10	10	10	15	47	0.34	0.54	0.57	0.24	–	–	–	–	20.5
10	8	10	10	10	20	47	0.43	0.69	0.72	0.24	–	–	–	–	20.5
10	9	10	10	10	<2	–	0.24	0.42	0.41	0.24	0.24	0.24	0.24	0.24	21.5
10	9	10	10	10	2<3	70	0.26	0.50	0.46	0.24	–	–	–	–	21.5
10	9	10	10	10	3–5	64	0.24	0.40	0.40	0.24	–	–	–	–	21.5
10	9	10	10	10	10	58	0.25	0.43	0.46	0.24	–	–	–	–	21.5
10	9	10	10	10	15	52	0.32	0.56	0.59	0.24	–	–	–	–	21.5
10	9	10	10	10	20	47	0.40	0.71	0.75	0.24	–	–	–	–	21.5
10	10	10	10	10	<2	–	0.24	0.44	0.44	0.24	0.24	0.24	0.24	0.24	22.5
10	10	10	10	10	2<3	79	0.25	0.52	0.48	0.24	–	–	–	–	22.5
10	10	10	10	10	3–5	70	0.24	0.42	0.43	0.24	–	–	–	–	22.5
10	10	10	10	10	10	64	0.24	0.44	0.48	0.24	–	–	–	–	22.5
10	10	10	10	10	15	52	0.30	0.57	0.61	0.24	–	–	–	–	22.5
10	10	10	10	10	20	52	0.38	0.73	0.77	0.24	–	–	–	–	22.5

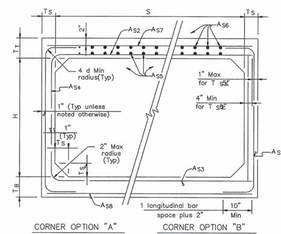
① For Box Length = 8'-0"

② A S1 thru A S4, S8 and A S6 the minimum required areas of reinforcement per linear foot of box length. A S5 and A S7 are minimum required areas of reinforcement per linear foot of box width.



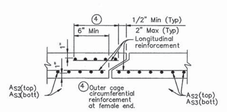
CORNER OPTION "A" CORNER OPTION "B"

FILL HEIGHT 2 FT AND GREATER



CORNER OPTION "A" CORNER OPTION "B"

FILL HEIGHT LESS THAN 2 FT



SECTION A–A

(TOP AND BOTTOM SLAB JOINT REINFORCEMENT)

GENERAL NOTES:

Designs shown conform to ASTM C1577. Refer to ASTM C1577 for information or details not shown.

All concrete shall be Class "H" Concrete with a minimum compressive strength of 5,000 psi.

See SCP-MD standard sheet for miscellaneous details and notes not shown.

In lieu of furnishing the designs shown on this sheet, the contractor may furnish an alternate design that is equal to or exceeds the box design for the design fill height in the table. Shop plans for alternate designs shall be submitted in accordance with Item "Precast Concrete Structural Members (Fabrication)".

HL93 LOADING

Texas Department of Transportation — Bridge Division Standard

SINGLE BOX CULVERTS PRECAST 10'-0" SPAN

SCP-10

FILE:	scp10s1s.dgn	DN: GAF	CK: LWJ	DW: BVM/TxDOT	CK: GAF
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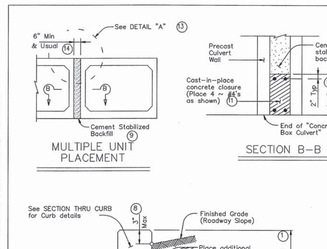
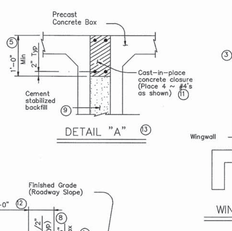
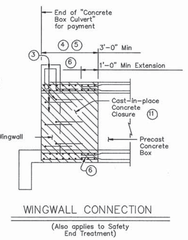


MULTIPLE UNIT PLACEMENT

SECTION B–B

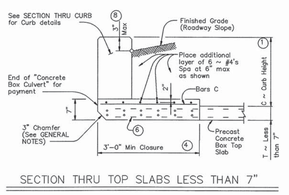


DETAIL "A" 13

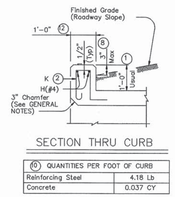


WINGWALL CONNECTION

(Also applies to Safety End Treatment)



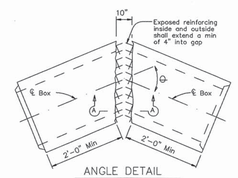
SECTION THRU TOP SLABS LESS THAN 7"



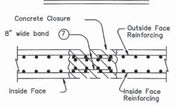
SECTION THRU CURB

10 QUANTITIES PER FOOT OF CURB	
Reinforcing Steel	4.18 Lb
Concrete	0.037 CY

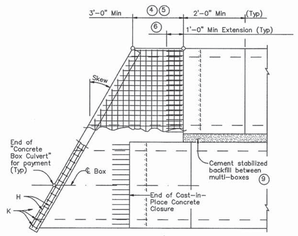




ANGLE DETAIL



SECTION A–A



PLAN OF SKEWED ENDS

(Showing multi-box placement)

① 0" min to 5'-0" max. Estimated curb heights are shown elsewhere in the plans. For structures with pedestrian rail, bicycle rail or curbs taller than 1'-0", refer to ECD standard. For structures with T6 traffic rail, refer to T6-CM standard. For structures with traffic rail, other than T6, refer to RAC standard.

② For curbs less than 1'-0" high, tilt Bars K or reduce bar height as necessary to maintain cover. For curbs less than 3" high, Bars K may be omitted.

③ Curb, Wingwall or Safety End Treatment reinforcing shall extend into concrete closure. Any reinforcing that does not fit into the closure shall be bent or trimmed as necessary.

④ Cast-in-place concrete closure shall be 3'-0" min. Boxes shall be cast short or broken back in the field. All reinforcing in the closure shall be the same size and spacing as in the precast box section. Except where shown otherwise, the cast-in-place closure shall be flush with the inside and outside faces of the precast box section.

⑤ For multiple unit placements the length of the closure for the interior walls may be adjusted as necessary. The length of the top slab, bottom slab, and exterior wall closure shall not be less than 3'-0". See Section B–B detail when interior walls are cast full length.

⑥ Precast box reinforcing shall extend a minimum of 1'-0" into concrete closure (Typ).

⑦ Bands of reinforcing matching the inside and outside face reinforcing shall be placed in the gaps of the top and bottom slabs. A band matching the outside face reinforcing of the wall shall be placed in the gaps of the walls (placed in the outside face only). The bands shall be tack welded to the exposed reinforcing at each point of contact.

⑧ For vehicle safety, the following requirements must be met:
– For structures without bridge rail, curbs shall project no more than 8" above finished grade.
– For structures with bridge rail, curbs shall be flush with finished grade.
Curb heights shall be reduced, if necessary, to meet the above requirements. No changes will be made in quantities and no additional compensation will be allowed for this work.

⑨ Cement Stabilized Backfill between boxes is considered part of the Box Culvert for payment.

⑩ All curb concrete and reinforcing is considered part of the Box Culvert for payment.

⑪ Any additional concrete and reinforcing required for the closures shall be considered as subsidiary to the Concrete Box Culvert.

⑫ 1'-0" typical. 2'-0" when RAC standard is referred to elsewhere in the plans.

⑬ For multiple unit placement with overlay, with 1 to 2 course surface treatment, or with the top slab as the final riding surface, provide wall closure as shown in DETAIL "A".

⑭ This dimension may be increased with approval of the Engineer to allow the precast boxes to be tunneled or jacked in accordance with Item 476, "Jacking, Boring, or Tunneling Pipe or Box". No payment will be made for any additional material in the gap between adjacent boxes.

GENERAL NOTES:

Designed according to AASHTO LRFD Specifications.

All closure concrete shall be Class "C" with a minimum compressive strength of 3600 psi and shall be placed according to the Item, "Concrete Substructures".

Any additional concrete required for the closures shall be considered as subsidiary to the Concrete Box Culvert.

Refer to the Single Box Culverts Precast standard for details not shown.

The bottom edge of the top slab closure shall be chamfered 3 inches at the entrance.

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Texas Department of Transportation — Bridge Division Standard

BOX CULVERTS PRECAST MISCELLANEOUS DETAILS

SCP-MD

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STATE OF TEXAS
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05/15/2018

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DESIGNED BY:	DRAFTED BY:
BM	JW

DATE

REVISION

SHEET NAME: DETAILS - BOX CULVERTS

JOB NAME: BASTROP GROVE

PROJECT: DRAINAGE IMPROVEMENTS

DATE: APRIL 2018

JOB NUMBER: 4697

SHEET: 4 OF 14

SHEET NO.: 4

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TABLE OF DIMENSIONS & REINFORCING STEEL (Wings for One Structure End)

Dimensions: Maximum Wingwall Height Hw	W	X	Y	Z	Variable Reinforcing: Bars J 1 Size	Bars J 1 Spa	Bars J 2 Size	Bars J 2 Spa	③ Estimated Quantities per ft of wing length (2~Wings): Reinf (Lb/Ft)	Conc (CY/Ft)
2'–6"	2'– 5"	1'– 0"	9"	7"	#4	1'–0"	#4	1'–0"	33.73	0.248
3'–0"	2'– 5"	1'– 0"	9"	7"	#4	1'–0"	#4	1'–0"	37.07	0.261
3'–6"	2'– 5"	1'– 0"	9"	7"	#4	1'–0"	#4	1'–0"	37.74	0.273
4'–0"	2'– 5"	1'– 0"	9"	7"	#4	1'–0"	#4	1'–0"	38.41	0.285
4'–6"	3'– 2"	1'– 6"	1'– 0"	7"	#4	1'–0"	#4	1'–0"	41.75	0.330
5'–0"	3'– 2"	1'– 6"	1'– 0"	7"	#4	1'–0"	#4	1'–0"	45.09	0.343
5'–6"	3'– 2"	1'– 6"	1'– 0"	7"	#4	1'–0"	#4	1'–0"	45.75	0.355
6'–0"	3'– 2"	1'– 6"	1'– 0"	7"	#4	1'–0"	#4	1'–0"	46.42	0.367
7'–0"	3'– 8"	1'– 9"	1'– 3"	7"	#4	1'–0"	#4	1'–0"	52.77	0.414
8'–0"	4'– 2"	2'– 0"	1'– 6"	8"	#5	1'–0"	#4	1'–0"	60.19	0.486
9'–0"	4'– 8"	2'– 3"	1'– 9"	8"	#4	6"	#4	6"	81.49	0.535
10'–0"	5'– 2"	2'– 6"	2'– 0"	8"	#5	6"	#4	6"	97.25	0.584
11'–0"	5'– 8"	2'– 9"	2'– 3"	8"	#6	6"	#5	6"	133.65	0.634
12'–0"	6'– 2"	3'– 0"	2'– 6"	9"	#7	6"	#5	6"	162.29	0.721
13'–0"	6'– 8"	3'– 3"	2'– 9"	11"	#7	6"	#5	6"	178.80	0.856
14'–0"	7'– 2"	3'– 6"	3'– 0"	1'– 0"	#8	6"	#5	6"	216.78	0.959
15'–0"	7'– 8"	4'– 0"	3'– 0"	1'– 1"	#9	6"	#6	6"	283.06	1.068
16'–0"	8'– 2"	4'– 6"	3'– 0"	1'– 3"	#9	6"	#6	6"	297.02	1.234

TABLE OF WINGWALL REINFORCING (2~Wings)

Bar	Size	No.	Spa
D	#5	~	1'–0"
E	#4	~	1'–0"
F	#4	~	1'–0"
G	#6	4	~
M	#4	4	~
P	#4	~	1'–0"
R	#5	6	~
V	#4	~	1'–0"

TABLE OF ESTIMATED CULVERT TOEWALL QUANTITIES

Bar	Size	No.	Spa
L	#4	~	1'–6"
Q	#4	1	~
Reinf (Lb/Ft)			2.45
Conc (CY/Ft)			0.037

WING DIMENSION CALCULATIONS:

Formulas: (All values are in Feet)
Hw = H+ T +C −0.250'
A = (Hw −0.333') (SL)
B = (A) Tangent (30°)
Lw = (A) ÷Cosine (30°)
For Cast-in-place culverts:
Ltw = (N) (S) (N = 1'-0" (U)
For Precast culverts:
Ltw = (N) (2U −S) (N = 1'-0" (0.5')
Total Wingwall Area (Two Wings ~ S.F.)=(Hw 0.333' (Lw)

Hw = Height of Wingwall
SL:1 = Side Slope Ratio (Horizontal:1 Vertical)
Lw = Length of Wingwall
Ltw = Culvert Toewall Length
N = Number of Culvert Spans

See applicable box culvert standard for H, S, T, and U values.

① Extend Bars P 3'-0" minimum into bottom slab of Box Culvert.

② Adjust to fit as necessary to maintain 1 1/4" clear cover and 4" minimum between bars.

③ Quantities shown are based on an average wing height for two wings (one structure end). To determine total quantities for two wings multiply the tabulated values by Lw.

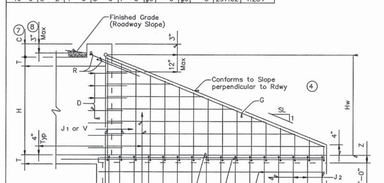
④ Recommended values of Slope are: 2:1, 3:1, 4:1, & 6:1.

⑤ When shown elsewhere on the plans, a 5" deep concrete riprap shall be constructed. Payment for riprap shall be as required by Item 432, "Riprap". Unless otherwise shown on the plans or directed by the Engineer, the riprap shall have a 6" wide by 1'-6" deep reinforced concrete toewall along all edges adjacent to natural ground; the toewall shall be reinforced by extending typical riprap reinforcing into the toewall; construction joints or grooved joints, oriented in the direction of flow, shall extend across the full distance of the riprap, at intervals of approximately 20'. When such riprap is provided, the culvert toewall shown in SECTION B–B will not be required.

⑥ At Contractor's option, Culvert Toewall may be ended flush with Wingwall Toewall. Adjust reinforcing from that shown as necessary.

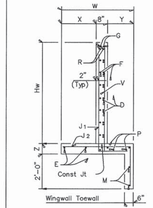
⑦ 0" min to 5'-0" max. Estimated curb heights are shown elsewhere in the plans. For structures with pedestrian rail, bicycle rail or curbs taller than 1'-0", refer to ECD standard. For structures with T6 bridge rail, refer to T6-CM standard. For structures with traffic rail, other than T6, refer to RAC standard.

⑧ For vehicle safety, curb heights and wall heights shall be reduced, if necessary, to provide a maximum 3" projection above finished grade. No changes will be made in quantities and no additional compensation will be allowed for this work.

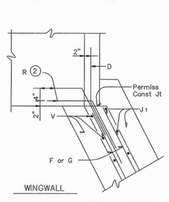


INSIDE ELEVATION

(Showing reinforcing. Culvert and Culvert Toewall reinforcing not shown for clarity.)

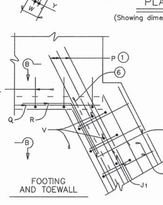


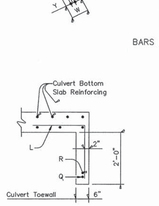
SECTION A–A



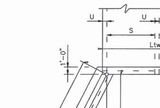
CORNER DETAILS

(Culvert and Culvert Toewall reinforcing not shown for clarity.)



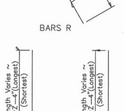


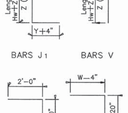
SECTION B–B ⑤



PLAN

(Showing dimensions.)





GENERAL NOTES:

Designed according to AASHTO LRFD Specifications.

All reinforcing steel shall be Grade 60.

Synthetic fibers listed on the "Fibers for Concrete" Material Producer List (MPL) may be used in lieu of steel reinforcing in riprap concrete unless noted otherwise.

All concrete shall be Class "C" and shall have a minimum compressive strength of 3600 psi.

All reinforcing bars shall be adjusted to provide a minimum of 1 1/4" clear cover.

When structure is founded on solid rock, depth of toewalls for culverts and wingwalls may be reduced or eliminated as directed by the Engineer.

See BCS sheet for additional dimensions and information.

The quantities for concrete and reinforcing steel resulting from the formulas given on this sheet are for Contractor's information only.

Texas Department of Transportation — Bridge Division Standard

CONCRETE WINGWALLS WITH FLARED WINGS FOR 0° SKEW BOX CULVERTS

FW-0

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11-10: Add note for synthetic fibers.					

DATE: FILE:

TABLE OF DIMENSIONS & REINFORCING STEEL (Wings for One Structure End)

Dimensions: Maximum Wingwall Height Hw	W	X	Y	Z	Variable Reinforcing: Bars J 1 Size	Bars J 1 Spa	Bars J 2 Size	Bars J 2 Spa	③ Estimated Quantities per ft of wing length (2~Wings): Reinf (Lb/Ft)	Conc (CY/Ft)
2'–6"	2'– 5"	1'– 0"	9"	7"	#4	1'–0"	#4	1'–0"	33.73	0.248
3'–0"	2'– 5"	1'– 0"	9"	7"	#4	1'–0"	#4	1'–0"	37.07	0.261
3'–6"	2'– 5"	1'– 0"	9"	7"	#4	1'–0"	#4	1'–0"	37.74	0.273
4'–0"	2'– 5"	1'– 0"	9"	7"	#4	1'–0"	#4	1'–0"	38.41	0.285
4'–6"	3'– 2"	1'– 6"	1'– 0"	7"	#4	1'–0"	#4	1'–0"	41.75	0.330
5'–0"	3'– 2"	1'– 6"	1'– 0"	7"	#4	1'–0"	#4	1'–0"	45.09	0.343
5'–6"	3'– 2"	1'– 6"	1'– 0"	7"	#4	1'–0"	#4	1'–0"	45.75	0.355
6'–0"	3'– 2"	1'– 6"	1'– 0"	7"	#4	1'–0"	#4	1'–0"	46.42	0.367
7'–0"	3'– 8"	1'– 9"	1'– 3"	7"	#4	1'–0"	#4	1'–0"	52.77	0.414
8'–0"	4'– 2"	2'– 0"	1'– 6"	8"	#5	1'–0"	#4	1'–0"	60.19	0.486
9'–0"	4'– 8"	2'– 3"	1'– 9"	8"	#4	6"	#4	6"	81.49	0.535
10'–0"	5'– 2"	2'– 6"	2'– 0"	8"	#5	6"	#4	6"	97.25	0.584
11'–0"	5'– 8"	2'– 9"	2'– 3"	8"	#6	6"	#5	6"	133.65	0.634
12'–0"	6'– 2"	3'– 0"	2'– 6"	9"	#7	6"	#5	6"	162.29	0.721
13'–0"	6'– 8"	3'– 3"	2'– 9"	11"	#7	6"	#5	6"	178.80	0.856
14'–0"	7'– 2"	3'– 6"	3'– 0"	1'– 0"	#8	6"	#5	6"	216.78	0.959
15'–0"	7'– 8"	4'– 0"	3'– 0"	1'– 1"	#9	6"	#6	6"	283.06	1.068
16'–0"	8'– 2"	4'– 6"	3'– 0"	1'– 3"	#9	6"	#6	6"	297.02	1.234

TABLE OF WINGWALL REINFORCING (2~Wings)

Bar	Size	No.	Spa
D	#5	~	1'–0"
E	#4	~	1'–0"
F	#4	~	1'–0"
G	#6	4	~
M	#4	4	~
P	#4	~	1'–0"
R	#5	6	~
V	#4	~	1'–0"

TABLE OF ESTIMATED CULVERT TOEWALL QUANTITIES

Bar	Size	No.	Spa
L	#4	~	1'–6"
Q	#4	1	~
Reinf (Lb/Ft)			2.45
Conc (CY/Ft)			0.037

WING DIMENSION CALCULATIONS:

Formulas: (All values are in Feet)
Hw = H+ T +C −0.250'
Lw = (Hw −0.333') (SL)
For Cast-in-place culverts:
Ltw = (N) (S) (N = 1'-0" (U)
For Precast culverts:
Ltw = (N) (2U −S) (N = 1'-0" (0.5')
Total Wingwall Area (Two Wings ~ S.F.)=(Hw 0.333' (Lw)

Hw = Height of Wingwall
SL:1 = Side Slope Ratio (Horizontal:1 Vertical)
Lw = Length of Wingwall
Ltw = Culvert Toewall Length
N = Number of Culvert Spans

See applicable box culvert standard for H, S, T, and U values.

① Extend Bars P 3'-0" minimum into bottom slab of Box Culvert.

② Adjust to fit as necessary to maintain 1 1/4" clear cover and 4" minimum between bars.

③ Quantities shown are based on an average wing height for two wings (one structure end). To determine total quantities for two wings multiply the tabulated values by Lw.

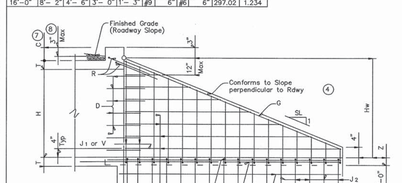
④ Recommended values of Slope are: 2:1, 3:1, 4:1, & 6:1.

⑤ When shown elsewhere on the plans, a 5" deep concrete riprap shall be constructed. Payment for riprap shall be as required by Item 432, "Riprap". Unless otherwise shown on the plans or directed by the Engineer, the riprap shall have a 6" wide by 1'-6" deep reinforced concrete toewall along all edges adjacent to natural ground; the toewall shall be reinforced by extending typical riprap reinforcing into the toewall; construction joints or grooved joints, oriented in the direction of flow, shall extend across the full distance of the riprap, at intervals of approximately 20'. When such riprap is provided, the culvert toewall shown in SECTION B–B will not be required.

⑥ At Contractor's option, Culvert Toewall may be ended flush with Wingwall Toewall. Adjust reinforcing from that shown as necessary.

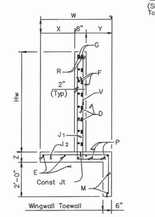
⑦ 0" min to 5'-0" max. Estimated curb heights are shown elsewhere in the plans. For structures with pedestrian rail, bicycle rail or curbs taller than 1'-0", refer to ECD standard. For structures with T6 bridge rail, refer to T6-CM standard. For structures with traffic rail, other than T6, refer to RAC standard.

⑧ For vehicle safety, curb heights and wall heights shall be reduced, if necessary, to provide a maximum 3" projection above finished grade. No changes will be made in quantities and no additional compensation will be allowed for this work.

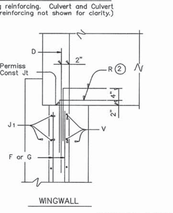


INSIDE ELEVATION

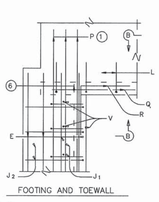
(Showing reinforcing. Culvert and Culvert Toewall reinforcing not shown for clarity.)

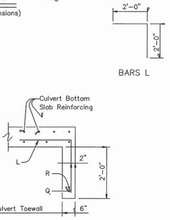


SECTION A–A



CORNER DETAILS

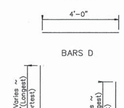


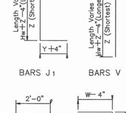


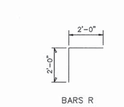
SECTION B–B ⑤

PLAN

(Showing Dimensions)






2'-0"
2'-0"
BARS R
4'-0"
BARS D

CONTRACTOR TO PROTECT & PRESERVE EX. OVERHEAD ELECTRIC WIRES, POLES, & GUY WIRES

STABILIZED CONSTRUCTION ENTRANCE (50'L x 20'W)

J-HOOK (TYP. 1 OF 4)

STAGING & SPOILS STORAGE APPROX. 1.5 ACRES FOR 18,000 CY (VEHICULAR)

STAGING & SPOILS STORAGE APPROX. 2.8 ACRES FOR 34,000 CY (VEHICULAR)

STAGING & SPOILS STORAGE APPROX. 2.7 ACRES FOR 33,750 CY (VEHICULAR)

STATE HWY 304 - ROW VARIES

4' ELECTRIC FACILITIES EASEMENT VOLUME 1790, PAGE 606, OPRBCT

16' ELECTRIC FACILITIES EASEMENT VOLUME 1790, PAGE 612

25' TEMPORARY CONSTRUCTION AND PERMANENT PUBLIC UTILITY EASEMENT VOLUME 1961, PAGE 649

Remaining 93.013 Acres Bastrop Grove Partners, LTD. Vol. 1698, Pg. 246, OPRBCT

Collective of 100 Wide Electric Easement, Vol. C Pg. 417, Court Minutes Bastrop County

AGNES ROAD (BY OTHERS)

52.684 ACRES
Portion 145.691 Acres
71 Retail Partners, LP.
Vol. 2245, Pg. 878
OPRBCT

BOUNDARY LINE

INSTALL NORTH AMERICAN GREEN SHOREMAX OVER SC250 TRM (OR EQUIVALENT) EXTENDING 80' FROM END OF HEADWALL. SHOREMAX TO BE USED ON CHANNEL BOTTOM AND SLOPES TO ELEVATION 342.20. FROM ELEVATION 342.20 – 349.80 INSTALL NORTH AMERICAN GREEN P550 TRM (OR EQUIVALENT).

PROPOSED LOW WATER CROSSING TO MATCH CURRENT DRIVE ALIGNMENT & SURFACED WITH 10' WIDE x 212' LONG FLEXAMAT FLEXIBLE CONCRETE BLOCKS MAT WITH SC250 TRM UNDERLAYMENT

COLORADO RIVER

PROPOSED 14' WIDE CONCRETE DRIVEWAY TO REPLACE EX. DIRT ROAD

ROCK BERM (TYP. 1 OF 10) SEE DETAIL ON SHEET 2

EX. BOX CULVERT & FLOOD CONTROL STRUCTURE TO BE REMOVED AND REPLACED

11.563 ACRE DRAINAGE EASEMENT VOLUME 1819, PAGE 840

CHANNEL SIDE SLOPES & BOTTOM TO BE SURFACED WITH NORTH AMERICAN GREEN SC250 TRM (OR EQUIVALENT) UNTIL 100-YR WSE (SEE SHEET 7 FOR 100-YR WSE ALONG CHANNEL CENTERLINE). FROM 100-YR WSE TO EXTENTS OF PROPOSED GRADING INSTALL NORTH AMERICAN GREEN SC150 RECM (OR EQUIVALENT). MATTING INSTALLED PER MANUFACTURERS DIRECTIONS (TYP.)

CONTRACTOR TO PROTECT AND PRESERVE EX. OVERHEAD ELECTRIC WIRES & POLES

3.653 ACRE 80' DRAINAGE EASEMENT DEDICATED BY PROPERTY OWNER

INSTALL NORTH AMERICAN GREEN SC250 TRM (OR EQUIVALENT) ON CHANNEL BOTTOM AND ALONG SLOPES TO ELEVATION 356.10. DISTURBED AREAS ABOVE 356.10 TO BE SURFACED WITH NORTH AMERICAN GREEN SC150 RECM (OR EQUIVALENT).

STABILIZED CONSTRUCTION ENTRANCE (50'L x 20'W)

2-6'x5' BOX CULVERTS, HEADWALL, & PARALLEL WINGWALLS TO BE INSTALLED BY OTHERS

0 200' 400'

SCALE: 1" = 200'

LEGEND

- SF — SILT FENCE
- LOC — LIMITS OF CONSTRUCTION
- IP — INLET PROTECTION
- RB — ROCK BERM
- JH — J-HOOK
- SCE — STABILIZED CONSTRUCTION ENTRANCE
- NORTH AMERICAN GREEN SHOREMAX OVER SC250 TRM (OR EQUIVALENT) (SEE DETAIL ON SHEET 3)
- NORTH AMERICAN GREEN P550 TRM (OR EQUIVALENT) (SEE DETAIL ON SHEET 3)
- NORTH AMERICAN GREEN SC250 TRM (OR EQUIVALENT) (SEE DETAIL ON SHEET 3)
- NORTH AMERICAN GREEN SC150 RECM (OR EQUIVALENT) (SEE DETAIL ON SHEET 3)

NOTES:

1. ALL SLOPES 3:1 OR GREATER SHALL BE STRUCTURALLY STABILIZED WITH TRM, SOIL, AND SEEDING PER GENERAL NOTES.
2. ALL AREAS DISTURBED BY CONSTRUCTION ACTIVITIES ARE TO BE REVEGETATED PER TPDES REQUIREMENTS. CONTRACTOR WILL BE RESPONSIBLE TO MAINTAIN BMPS UNTIL A N.O.T. IS PROCESSED FOR THE SITE.

LIMITS OF CONSTRUCTION: 958,599 SF / 22.01 AC

APPROX. NET CUT: 63,500 CY (NET SECTION)

SILT FENCE: 13,740 LF

J-HOOK: 4 EA

SC150 RECM: 11,221 SY

SC250 TRM: 41,367 SY

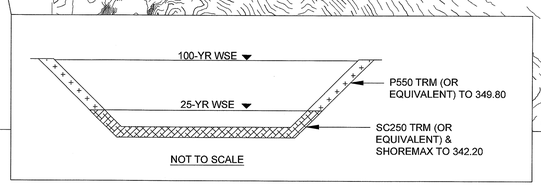
P550 TRM: 1,669 SY

SHOREMAX MAT: 738 SY

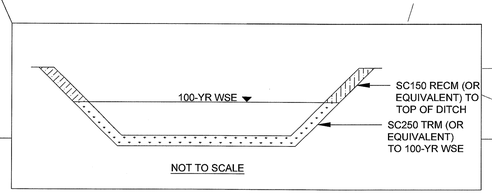
FLEXAMAT MAT: 236 SY

ROCK BERMS: 10 EA

SCE: 2 EA



NOT TO SCALE



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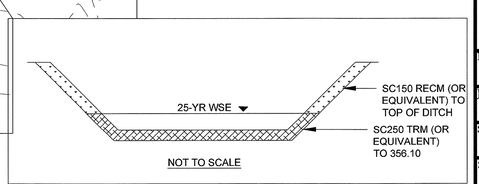


NOT TO SCALE

10/18/2018
STATE OF TEXAS
BRENDAN P. McENTEE
96200
LICENSED PROFESSIONAL ENGINEER
CARLSON, BRIGANCE & DOERING, INC.
B# F3791

DESIGNED BY:	DRAFTED BY:
BM	JW

REVISION	DATE
1 RELOCATED SPOIL PILES	10/18/18

Carlson, Brigance & Doering, Inc.
FIRM ID #F3791

Civil Engineering ◆ Surveying
5501 West William Cannon Dr. ◆ Austin, Texas 78749
Phone No. (512) 280-5160 ◆ Fax No. (512) 280-5165

SHEET NAME: EROSION CONTROL PLAN

JOB NAME: BASTROP GROVE

PROJECT: DRAINAGE IMPROVEMENTS

DATE: APRIL 2018

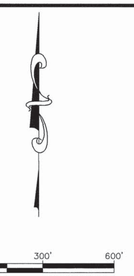
JOB NUMBER: 4697

SHEET: 5 OF 14

SHEET NO.: 5

FILE PATH: J:\AutoCad 2004 Land Projects\4697\Dwg\Channel\4697 - EROSION CONTROL



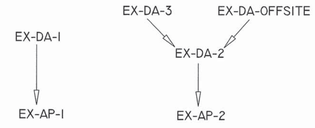


SCALE: 1" = 300'

LEGEND

- DRAINAGE EASEMENT BOUNDARY
- DRAINAGE BOUNDARY LINE
- AI — DRAINAGE AREA LABEL
- ANALYSIS POINT (AP)
- 940 — EXISTING CONTOUR MAJOR
- EXISTING CONTOUR MINOR
- FLOW ARROW
- TcFP — TIME OF CONCENTRATION FLOW PATH

HYDROLOGY FLOW CHART



TIME OF CONCENTRATION CALCULATIONS EXISTING CONDITIONS

Drainage Area #	Sheet Flow				Shallow Conc. Flow				Channel Flow						Tc (Min.)
	n	Slope	L	Tc	Paved/ Unpaved	Slope	L	Tc	n	Slope	L	Ax-sect	WP	Tc	
EX-DA-1	0.15	0.30%	100	19.73	U	0.19%	3154.97	74.77							94.5
DA-OFFSITE	0.011	0.50%	100	1.99	U	0.50%	2336	34.13	0.013	0.50%	1793	18	18	3.69	39.8
EX-DA-2	0.15	0.56%	100	15.37	U	0.34%	3712.93	65.78	0.026	1.58%	2631.64	200	60	2.72	83.9
EX-DA-3	0.15	0.36%	100	18.34	U	0.76%	1684.2	19.96							38.3

RESULTS TABLE - EXISTING CONDITIONS

SUB-BASIN	AREA (AC.)	% IC	CN	Q_{10} (CFS)	Q_{25} (CFS)	Q_{100} (CFS)
EX-DA-1 / EX-AP-1	101.79	0	57	59.56	97.12	167.35
DA-OFFSITE	69.84	28	71	127.94	181.31	273.3
EX-DA-2	193.08	0	60	140.32	219.91	366.23
EX-DA-3	50.91	0	52	36.56	64.3	117.99
EX-AP-2				257.24	395.87	648.66

NOTES:

- SCS WAS USED AS DRAINAGE CALCULATION METHOD
- RAINFALL INTENSITY DATA FOR DESIGN STORMS WERE PROVIDED BY BASTROP COUNTY'S CODE OF ORDINANCES (10.1.40 & 10.5.90)
- CN'S ARE BASED ON EXISTING TYPE A & B SOILS AND REFLECT VALUES PER THE USDA WEB SOIL SURVEY
- TOC CALCULATIONS ARE BASED ON ASSUMED EXISTING CONDITIONS & TR-55
- MANNING'S N VALUES FROM TR-55:
  - PIPE/CHANNEL FLOW
    - PIPES - REINFORCED CONCRETE = 0.013
    - NATURAL CHANNELS - EARTH, STRAIGHT, SOME GRASS = 0.026
  - OVERLAND FLOW
    - SMOOTH SURFACE (CONCRETE, ASPHALT, BARE SOIL) = 0.011
    - SHORT GRASS = 0.015
- OFFSITE IMPERVIOUS COVERS ARE APPROXIMATE BASED ON AERIAL IMAGERY

STATE OF TEXAS
BRENDAN P. McENTEE
96200
LICENSED PROFESSIONAL ENGINEER
CARLSON, BRIGANCE & DOERING, INC.
ID# F3791
05/15/2018

DESIGNED BY:	DRAFTED BY:
BM	TW

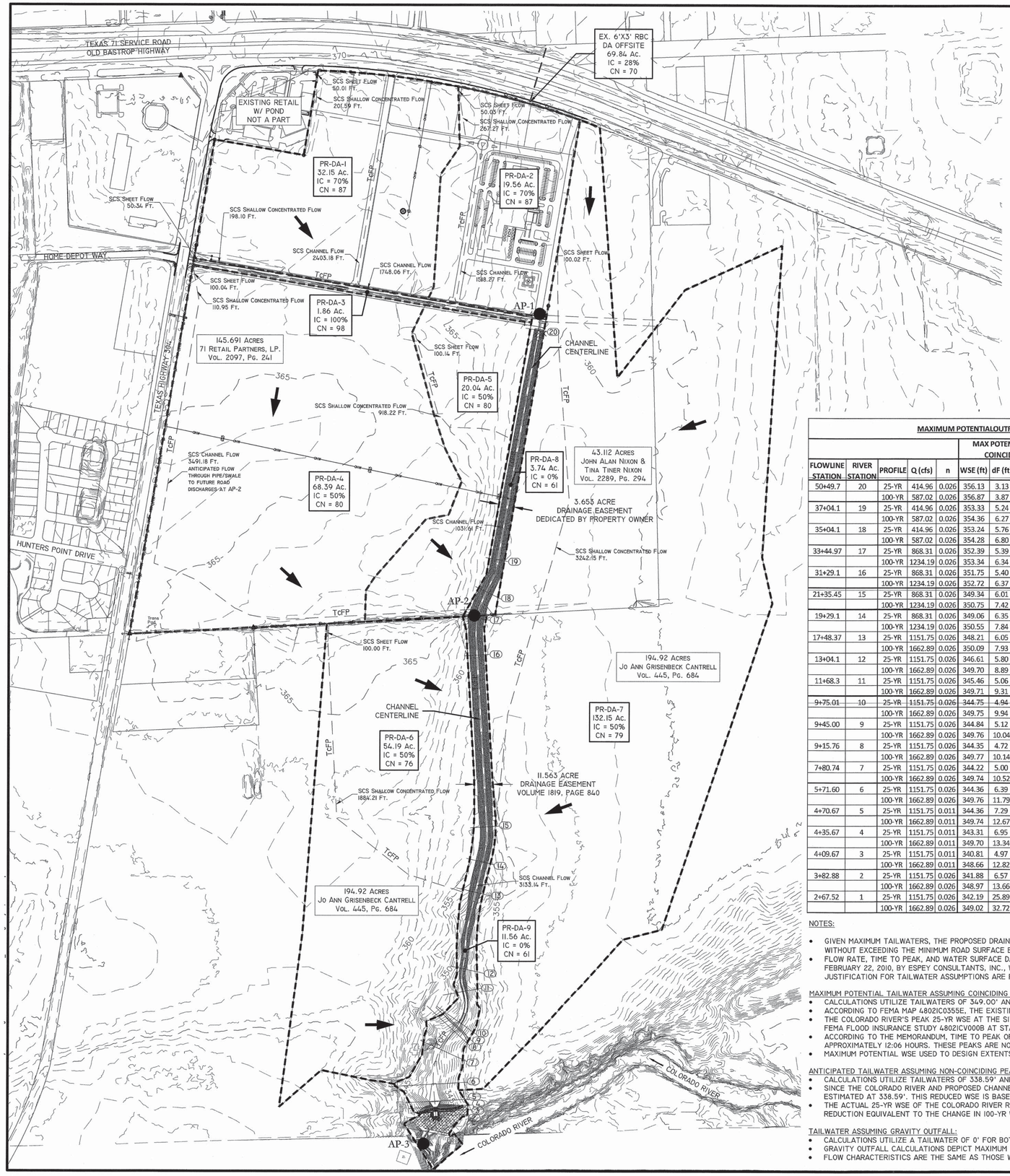
REVISION / DATE

Carlson, Brigance & Doering, Inc.
FIRM ID #F3791
Civil Engineering ◆ Surveying
5501 West William Cannon ◆ Austin, Texas 78749
Phone No. (512) 280-5160 ◆ Fax No. (512) 280-5165

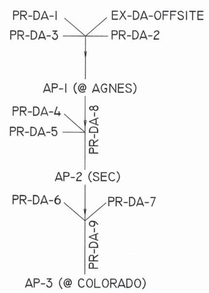
SHEET NAME: EXISTING DRAINAGE AREA MAP
JOB NAME: BASTROP GROVE
PROJECT: DRAINAGE IMPROVEMENTS

DATE: APRIL 2018
JOB NUMBER: 4697
SHEET: 6 OF 14
SHEET NO.: 6

FILE PATH: J:\AutoCad 2004 Land Projects\4697 dwg\Channel\4697 - DRAINAGE_recover.dwg - May 15, 2018 - 1:34pm



HYDROLOGY FLOW CHART





0 300' 600'

SCALE: 1" = 300'

LEGEND

- DRAINAGE EASEMENT BOUNDARY
- DRAINAGE BOUNDARY LINE
- AI — DRAINAGE AREA LABEL
- ANALYSIS POINT (AP)
- 940 — EXISTING CONTOUR MAJOR
- EXISTING CONTOUR MINOR
- FLOW ARROW
- TcFP — TIME OF CONCENTRATION FLOW PATH

TIME OF CONCENTRATION CALCULATIONS PROPOSED CONDITIONS

Area #	Sheet Flow				Shallow Conc. Flow				Channel Flow						Tc (Min.)
	n	Slope	L	Tc	Paved/ Unpaved	Slope	L	Tc	n	Slope	L	Axsect	WP	Tc	
DA-OFFSITE	0.011	0.50%	100	1.99	U	0.50%	2336	34.13	0.013	0.50%	1793	18	18	3.69	39.8
PR-DA-1	0.011	0.50%	100	1.99	U	0.50%	202	2.22	0.013	0.50%	2403	27.58	15.88	3.41	7.6
PR-DA-2	0.011	0.50%	100	1.99	U	0.50%	217.47	3.18	0.013	0.50%	1518.01	19.15	13.23	2.44	7.6
PR-DA-3	0.011	2.00%	50	0.66	P	1.00%	198	1.62	0.013	0.50%	1748.06	27.58	15.88	2.48	4.8
PR-DA-4	0.011	0.50%	100	1.99	U	0.50%	110.95	1.62	0.013	0.50%	3491.18	37.54	18.53	4.47	8.1
PR-DA-5	0.011	0.50%	100	1.99	U	0.50%	918.22	13.41	0.026	0.30%	1031.61	86.78	34.61	2.96	18.4
PR-DA-6	0.011	0.50%	100	1.99	U	0.74%	1884.2	22.63							24.6
PR-DA-7	0.011	0.50%	100	1.99	U	0.23%	3242.18	69.83							71.8
PR-DA-8									0.026	0.30%	1715.36	86.78	34.61	4.92	4.9
PR-DA-9									0.026	0.30%	3133	320	65.25	5.73	5.7

MAXIMUM POTENTIALOUTFALL CONDITIONS FOR 100-YR AND 25-YR STORM EVENTS

					MAX POTENTIAL TW WITH COINCIDING PEAKS				ANTICIPATED TW WITH NON-COINCIDING PEAKS				TW WITH GRAVITY OUTFALL			
FLOWLINE STATION	RIVER STATION	PROFILE	Q (cfs)	n	WSE (ft)	dF (ft)	V (fps)	Sf	WSE (ft)	dF (ft)	V (fps)	Sf	WSE (ft)	dF (ft)	V (fps)	Sf
50+49.7	20	25-YR	414.96	0.026	356.13	3.13	3.31	0.000888	356.13	3.13	3.31	0.000888	356.13	3.13	3.31	0.000888
		100-YR	587.02	0.026	356.87	3.87	3.79	0.000918	356.87	3.87	3.79	0.000918	356.87	3.87	3.79	0.000918
37+04.1	19	25-YR	414.96	0.026	353.33	5.24	3.34	0.000782	353.33	5.24	3.34	0.000782	353.33	5.24	3.34	0.000782
		100-YR	587.02	0.026	354.36	6.27	3.49	0.000694	354.35	6.26	3.5	0.000698	354.35	6.26	3.5	0.000698
35+04.1	18	25-YR	414.96	0.026	353.24	5.76	2.85	0.000513	353.24	5.76	2.85	0.000513	353.24	5.76	2.85	0.000513
		100-YR	587.02	0.026	354.28	6.80	3.04	0.00048	354.27	6.79	3.05	0.000483	354.27	6.79	3.05	0.000483
33+44.97	17	25-YR	868.31	0.026	352.39	5.39	6.66	0.003008	352.39	5.39	6.66	0.003008	352.39	5.39	6.66	0.003008
		100-YR	1234.19	0.026	353.34	6.34	7.2	0.002937	353.32	6.32	7.24	0.002981	353.32	6.32	7.24	0.002981
31+29.1	16	25-YR	868.31	0.026	351.75	5.40	6.65	0.002991	351.75	5.40	6.65	0.002991	351.75	5.40	6.65	0.002991
		100-YR	1234.19	0.026	352.72	6.37	7.14	0.00285	352.68	6.33	7.22	0.002935	352.68	6.33	7.22	0.002935
21+35.45	15	25-YR	868.31	0.026	349.34	6.01	5.56	0.001849	349.34	6.01	5.56	0.001849	349.34	6.01	5.56	0.001849
		100-YR	1234.19	0.026	350.75	7.42	5.5	0.001418	350.43	7.10	5.93	0.001734	350.43	7.10	5.93	0.001734
19+29.1	14	25-YR	868.31	0.026	349.06	6.35	5.05	0.001429	349.06	6.35	5.05	0.001429	349.06	6.35	5.05	0.001429
		100-YR	1234.19	0.026	350.55	7.84	4.99	0.001095	350.18	7.47	5.43	0.001371	350.18	7.47	5.43	0.001371
17+48.37	13	25-YR	1151.75	0.026	348.21	6.05	7.26	0.003155	348.21	6.05	7.26	0.003155	348.21	6.05	7.26	0.003155
		100-YR	1662.89	0.026	350.09	7.93	6.28	0.001586	349.23	7.07	7.96	0.003064	349.23	7.07	7.96	0.003064
13+04.1	12	25-YR	1151.75	0.026	346.61	5.80	7.44	0.004251	346.61	5.80	7.44	0.004251	346.61	5.80	7.44	0.004251
		100-YR	1662.89	0.026	349.70	8.89	4.78	0.000681	347.22	6.41	8.83	0.004786	347.22	6.41	8.83	0.004786
11+68.3	11	25-YR	1151.75	0.026	345.46	5.06	9.46	0.005489	345.46	5.06	9.46	0.005489	345.46	5.06	9.46	0.005489
		100-YR	1662.89	0.026	349.71	9.31	4.44	0.000416	346.47	6.07	9.83	0.004214	346.47	6.07	9.83	0.004214
9+75.01	10	25-YR	1151.75	0.026	344.75	4.94	9.18	0.004232	344.75	4.94	9.18	0.004232	344.75	4.94	9.18	0.004232
		100-YR	1662.89	0.026	349.75	9.94	3.11	0.000166	346.54	6.73	6.94	0.001482	346.54	6.73	6.94	0.001482
9+45.00	9	25-YR	1151.75	0.026	344.84	5.12	4.55	0.00111	344.84	5.12	4.55	0.00111	344.84	5.12	4.55	0.00111
		100-YR	1662.89	0.026	349.76	10.04	2.16	0.000081	346.70	6.98	3.99	0.000497	346.70	6.98	3.99	0.000497
9+15.76	8	25-YR	1151.75	0.026	344.35	4.72	7.99	0.002899	344.35	4.72	7.99	0.002899	344.35	4.72	7.99	0.002899
		100-YR	1662.89	0.026	349.77	10.14	2.63	0.000106	346.63	7.00	5.43	0.000759	346.63	7.00	5.43	0.000759
7+80.74	7	25-YR	1151.75	0.026	344.22	5.00	7.39	0.002116	344.22	5.00	7.39	0.002116	344.22	5.00	7.39	0.002116
		100-YR	1662.89	0.026	349.74	10.52	2.89	0.000117	346.55	7.33	5.45	0.00068	346.55	7.33	5.45	0.00068
5+71.60	6	25-YR	1151.75	0.026	344.36	6.39	2.86	0.000215	344.36	6.39	2.86	0.000215	344.36	6.39	2.86	0.000215
		100-YR	1662.89	0.026	349.76	11.79	1.36	0.000021	346.62	8.65	2.47	0.000107	346.62	8.65	2.47	0.000107
4+70.67	5	25-YR	1151.75	0.011	344.36	7.29	2.11	0.000017	344.36	7.29	2.11	0.000017	344.36	7.29	2.11	0.000017
		100-YR	1662.89	0.011	349.74	12.67	1.55	0.000004	346.59	9.52	2.22	0.000013	346.59	9.52	2.22	0.000013
4+35.67	4	25-YR	1151.75	0.011	343.31	6.95	8.09	0.00053	343.31	6.95	8.09	0.00053	343.31	6.95	8.09	0.00053
		100-YR	1662.89	0.011	349.70	13.34	2.6	0.000032	345.33	8.97	8.89	0.000525	345.33	8.97	8.89	0.000525
4+09.67	3	25-YR	1151.75	0.011	340.81	4.97	11.41	0.001431	340.48	4.64	12.22	0.001747	340.48	4.64	12.22	0.001747
		100-YR	1662.89	0.011	348.66	12.82	5.86	0.000198	341.76	5.92	13.81	0.0018	341.76	5.92	13.81	0.0018
3+82.88	2	25-YR	1151.75	0.026	341.88	6.57	5.71	0.000868	339.04	3.73	10.76	0.006582	339.04	3.73	10.76	0.006582
		100-YR	1662.89	0.026	348.97	13.66	2.81	0.000079	340.02	4.71	12	0.00599	340.02	4.71	12	0.00599
2+67.52	1	25-YR	1151.75	0.026	342.19	25.89	0.67	0.000006	332.04	15.74	1.97	0.000084	325.16	8.86	6.07	0.001823
		100-YR	1662.89	0.026	349.02	32.72	0.54	0.000003	338.64	22.34	1.38	0.000031	326.69	10.39	6.36	0.001551

NOTES:

- GIVEN MAXIMUM TAILWATERS, THE PROPOSED DRAINAGE CHANNEL PROVIDES AT LEAST ONE FOOT OF FREEBOARD AT DESIGN FLOWS AND THE PROPOSED CULVERT HAS CAPACITY TO CONVEY 100-YR STORM RUNOFF WITHOUT EXCEEDING THE MINIMUM ROAD SURFACE ELEVATION OF AGNES ROAD AT 359.50', AS PER DESIGN REQUIREMENTS BY BASTROP COUNTY'S CODE OF ORDINANCES (10.1.40 & 10.5.90).
- FLOW RATE, TIME TO PEAK, AND WATER SURFACE DATA FOR THE COLORADO RIVER ARE BASED ON FEMA MAP 48021C0355E AND THE DRAINAGE TECHNICAL MEMORANDUM FOR THE PECAN PARK DEVELOPMENT DATED FEBRUARY 22, 2010, BY ESPEY CONSULTANTS, INC., WHICH UTILIZED THE USGS GAGE 08159200 LOCATED AT STATE HIGHWAY 71 APPROXIMATELY 2 MILES UPSTREAM OF THE PROPOSED CHANNEL'S OUTFALL. JUSTIFICATION FOR TAILWATER ASSUMPTIONS ARE PROVIDED BELOW:

MAXIMUM POTENTIAL TAILWATER ASSUMING COINCIDING PEAKS:

- CALCULATIONS UTILIZE TAILWATERS OF 349.00' AND 342.17' FOR THE 100-YR AND 25-YR STORM EVENTS, RESPECTIVELY.
- ACCORDING TO FEMA MAP 48021C0355E, THE EXISTING 100-YR BFE AT THE SITE IS 349' MSL.
- THE COLORADO RIVER'S PEAK 25-YR WSE AT THE SITE IS ESTIMATED AT 342.17'. THIS WSE WAS EXTRAPOLATED FROM A LOGARITHMIC TREND OF BFE'S FOR VARIOUS ANNUAL CHANCE FLOODS USING DATA FROM THE FEMA FLOOD INSURANCE STUDY 48021CV000B AT STATION 'AW'.
- ACCORDING TO THE MEMORANDUM, TIME TO PEAK OF THE COLORADO RIVER IS APPROXIMATED AT 31:45 HOURS FOR THE 100-YR EVENT, WHEREAS THE PROPOSED CHANNEL'S TIME TO PEAK IS MODELED AT APPROXIMATELY 12:06 HOURS. THESE PEAKS ARE NON-COINCIDING AND THEREFORE THESE WSE'S OVERESTIMATE EXPECTED FLOODING FOR THE 100-YR AND 25-YR EVENTS.
- MAXIMUM POTENTIAL WSE USED TO DESIGN EXTENTS OF EROSION CONTROL MEASURES.

ANTICIPATED TAILWATER ASSUMING NON-COINCIDING PEAKS:

- CALCULATIONS UTILIZE TAILWATERS OF 338.59' AND 331.96' FOR THE 100-YR AND 25-YR STORM EVENTS, RESPECTIVELY.
- SINCE THE COLORADO RIVER AND PROPOSED CHANNEL PEAKS ARE NON-COINCIDING, AN ESTIMATED REDUCTION OF 10.41' IS EXPECTED TO BE REALIZED IN ACTUAL WSE AT 12:06 HOURS. THE 100-YR WSE IS ESTIMATED AT 338.59'. THIS REDUCED WSE IS BASED ON GRAPHICAL INTERPOLATIONS OF THE MEMORANDUM'S COLORADO RIVER 1% ANNUAL CHANCE HYDROGRAPH AND HYDRAULIC RATING CURVE.
- THE ACTUAL 25-YR WSE OF THE COLORADO RIVER REALIZED AT 12:06 HOURS AT THE PROPOSED CHANNEL'S OUTFALL IS ESTIMATED AT 331.96'. THIS REDUCED WSE WAS CALCULATED USING A PROPORTIONAL REDUCTION EQUIVALENT TO THE CHANGE IN 100-YR WSE'S REALIZED AT A TIME TO PEAK OF 31:45 HOURS AS COMPARED TO 12:06 HOURS.

TAILWATER ASSUMING GRAVITY OUTFALL:

- CALCULATIONS UTILIZE A TAILWATER OF 0' FOR BOTH THE 100-YR AND 25-YR STORM EVENTS.
- GRAVITY OUTFALL CALCULATIONS DEPICT MAXIMUM VELOCITIES WHICH ARE USED FOR DESIGN OF OUTFALL PROTECTION.
- FLOW CHARACTERISTICS ARE THE SAME AS THOSE WITH THE ANTICIPATED TAILWATER ASSUMING NON-COINCIDING PEAKS AT EVERY STATION EXCEPT STATION 1.

RESULTS TABLE - PROPOSED CONDITIONS

SUB-BASIN	AREA (AC.)	%IC	CN	Q_{10} (CFS)	Q_{25} (CFS)	Q_{100} (CFS)
DA-OFFSITE	69.84	28	71	127.94	181.31	273.3
PR-DA-1	32.15	70	87	149.45	192.56	263.76
PR-DA-2	19.56	70	87	90.92	117.15	160.47
PR-DA-3	1.86	100	98	9.76	12.14	16.10
PR-DA-4	68.39	50	80	275.24	367.46	521.27
PR-DA-5	20.05	50	80	66.42	88.96	126.64
PR-DA-6	54.19	50	76	142.77	195.94	285.88
PR-DA-7	132.15	50	79	213.43	288.18	413.80
PR-DA-8	3.74	0	61	7.88	12.16	19.88
PR-DA-9	11.56	0	61	24.36	37.58	61.45
AP-1 (CHANNEL SOUTH OF AGNES)				312.95	414.96	587.02
AP-2 (CHANNEL AT SOUTHEAST PROPERTY CORNER)				650.57	868.31	1234.19
AP-3 (CHANNEL AT COLORADO RIVER)				850.01	1151.75	1662.89

NOTES:

- SCS WAS USED AS DRAINAGE CALCULATION METHOD
- RAINFALL INTENSITY DATA FOR DESIGN STORMS WERE PROVIDED BY BASTROP COUNTY'S CODE OF ORDINANCES (10.1.40 & 10.5.90)
- CN'S ARE BASED ON EXISTING TYPE A & B SOILS AND REFLECT VALUES PER THE USDA WEB SOIL SURVEY
- TOC CALCULATIONS ARE BASED ON ASSUMED FUTURE DEVELOPMENT & TR-55
- MANNING'S N VALUES FROM TR-55:
  - PIPE/CHANNEL FLOW
    - PIPES - REINFORCED CONCRETE = 0.013
    - NATURAL CHANNELS - EARTH, STRAIGHT, SOME GRASS = 0.026
  - OVERLAND FLOW
    - SMOOTH SURFACE (CONCRETE, ASPHALT, BARE SOIL) = 0.011
    - SHORT GRASS = 0.015
- OFFSITE IMPERVIOUS COVERS ARE APPROXIMATE BASED ON AERIAL IMAGERY
- ONSITE IMPERVIOUS COVERS REFLECT ASSUMED FUTURE DEVELOPMENT AS FOLLOWS:
  - SINGLE-USE RESIDENTIAL = 50%
  - COMMERCIAL = 70%
  - ROADWAY = 100%

STATE OF TEXAS
BRENDAN P. McENTEE
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CARLSON, BRIGANCE & DOERING, INC.
ID# F3791
05/15/2018

DESIGNED BY:	DRAFTED BY:
BM	IW

DATE

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SHEET NAME: PROPOSED DRAINAGE AREA MAP

JOB NAME: BASTROP GROVE

PROJECT: DRAINAGE IMPROVEMENTS

DATE: APRIL 2018

JOB NUMBER: 4697

SHEET: 7 OF 14

SHEET NO.: 7

MATCH LINE FL STA. 6+00 SEE NEXT SHEET FOR CONTINUATION

EX. BLDG

14' CONCRETE DRIVEWAY TO CONNECT TO EX. DIRT DRIVEWAY. SEE DETAIL ON SHEET 2

EX. BLDG

PROPOSED BOX CULVERTS
1-8'X10' RBC
2-6'X10' RBC
FL IN 336.36
FL OUT 335.84
SEE DETAILS ON SHEET 4

HEADWALL AND STRAIGHT WINGWALLS WITH ENERGY DISSIPATORS FL 335.84 SEE DETAILS ON SHEETS 2 & 4

EX. BLDG

EX. POOL

INSTALL NORTH AMERICAN GREEN SHOREMAX OVER SC250 TRM EXTENDING 80' FROM END OF HEADWALL STA. 2+82.86 TO 3+62.86
SHOREMAX TO BE USED ON CHANNEL BOTTOM AND SLOPES TO ELEVATION 342.20. FROM ELEVATION 342.20 - 349.80 INSTALL NORTH AMERICAN GREEN P550 (OR EQUIVALENT).

HEADWALL AND 30° FLARED WINGWALLS FL 336.36 SEE DETAIL ON SHEET 4

EX. BOX CULVERT AND CONC. FLOOD STRUCTURE TO BE REMOVED

BEGIN CHANNEL STA. 3+60.46 FL 324.89

11.563 ACRE DRAINAGE EASEMENT VOLUME 1819, PAGE 860

COLORADO RIVER

WATER'S EDGE

0 30' 60'

SCALE: 1" = 30'

PROFILE SCALE
HORIZ. 1" = 50'
VERT. 1" = 5'

LEGEND

- DRAINAGE EASEMENT BOUNDARY
- ANALYSIS POINT (AP)
- 350 EXISTING CONTOUR MAJOR
- EXISTING CONTOUR MINOR
- 350 PROPOSED CONTOUR MAJOR
- PROPOSED CONTOUR MINOR
- 25-YEAR WATER SURFACE
- 100-YEAR WATER SURFACE

FLOWLINE STATION	RIVER STATION	PROFILE	Q (cfs)	n	MAX POTENTIAL TW WITH COINCIDING PEAKS WSE (ft)	dF (ft)	V (fps)	Sf	ANTICIPATED TW WITH NON-COINCIDING PEAKS WSE (ft)	dF (ft)	V (fps)	Sf
5+71.60	6	25-YR	1151.75	0.026	344.36	6.39	2.86	0.000215	344.36	6.39	2.86	0.000215
		100-YR	1662.89	0.026	349.76	11.79	1.36	0.000021	346.62	8.65	2.47	0.000107
4+70.67	5	25-YR	1151.75	0.011	344.36	7.29	2.11	0.000017	344.36	7.29	2.11	0.000017
		100-YR	1662.89	0.011	349.74	12.67	1.55	0.000004	346.59	9.52	2.22	0.000013
4+35.67	4	25-YR	1151.75	0.011	343.31	6.95	8.09	0.00053	343.31	6.95	8.09	0.00053
		100-YR	1662.89	0.011	349.70	13.34	2.6	0.000032	345.33	8.97	8.89	0.000525
4+09.67	3	25-YR	1151.75	0.011	340.81	4.97	11.41	0.001431	340.48	4.64	12.22	0.001747
		100-YR	1662.89	0.011	348.66	12.82	5.86	0.000198	341.76	5.92	13.81	0.0018
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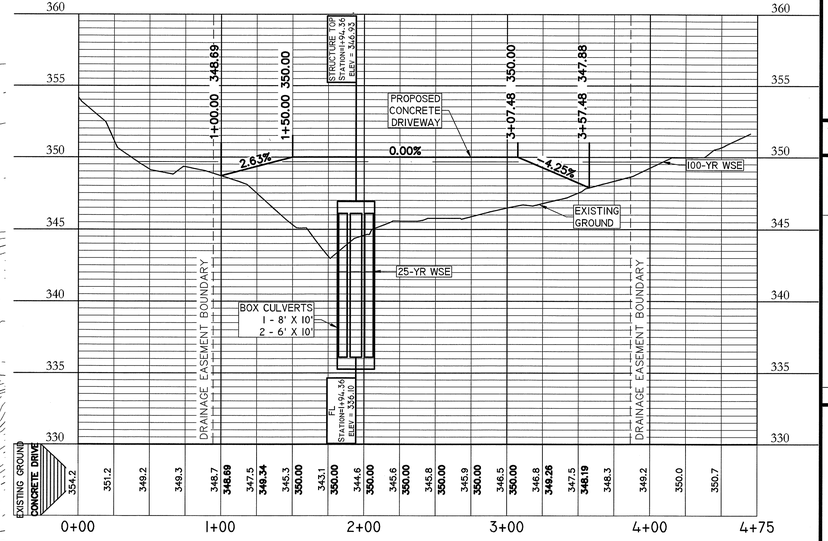
		100-YR	1662.89	0.026	348.97	13.66	2.81	0.000079	340.02	4.71	12	0.00599
2+67.52	1	25-YR	1151.75	0.026	342.19	25.89	0.67	0.000006	332.04	15.74	1.97	0.000084
		100-YR	1662.89	0.026	349.02	32.72	0.54	0.000003	338.64	22.34	1.38	0.000031

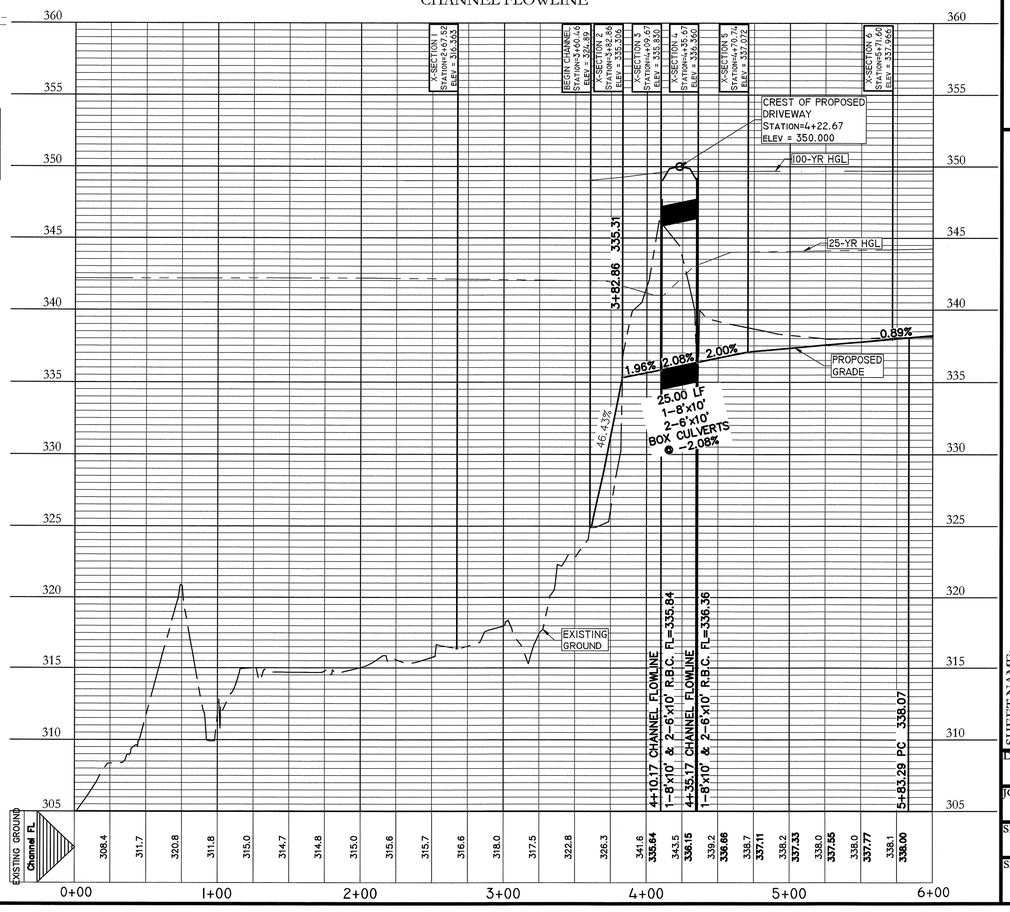
NOTES:

- HGL CALCULATIONS IN PROFILE VIEWS AND WATER SURFACE BOUNDARIES IN PLAN VIEW DEPICT MAXIMUM POTENTIAL TAILWATER ELEVATION ASSUMING COINCIDING PEAKS, WHICH ARE USED TO DETERMINE EXTENTS OF PROPOSED EROSION CONTROL MEASURES.
- ANTICIPATED TW FLOW VELOCITIES ARE USED TO EVALUATE PROPOSED EROSION CONTROL MEASURES.

CONCRETE DRIVE



CHANNEL FLOWLINE



STATE OF TEXAS
BRENDAN P. McENTEE
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09/28/2018

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DESIGNED BY:	DRAFTED BY:
BM	IW

DATE

REVISION

SHEET NAME: CHANNEL - STA. 0+00 TO 6+00

JOB NAME: BASTROP GROVE

PROJECT: DRAINAGE IMPROVEMENTS

DATE: APRIL 2018

JOB NUMBER: 4697

SHEET: 8 OF 14

SHEET NO.: 8

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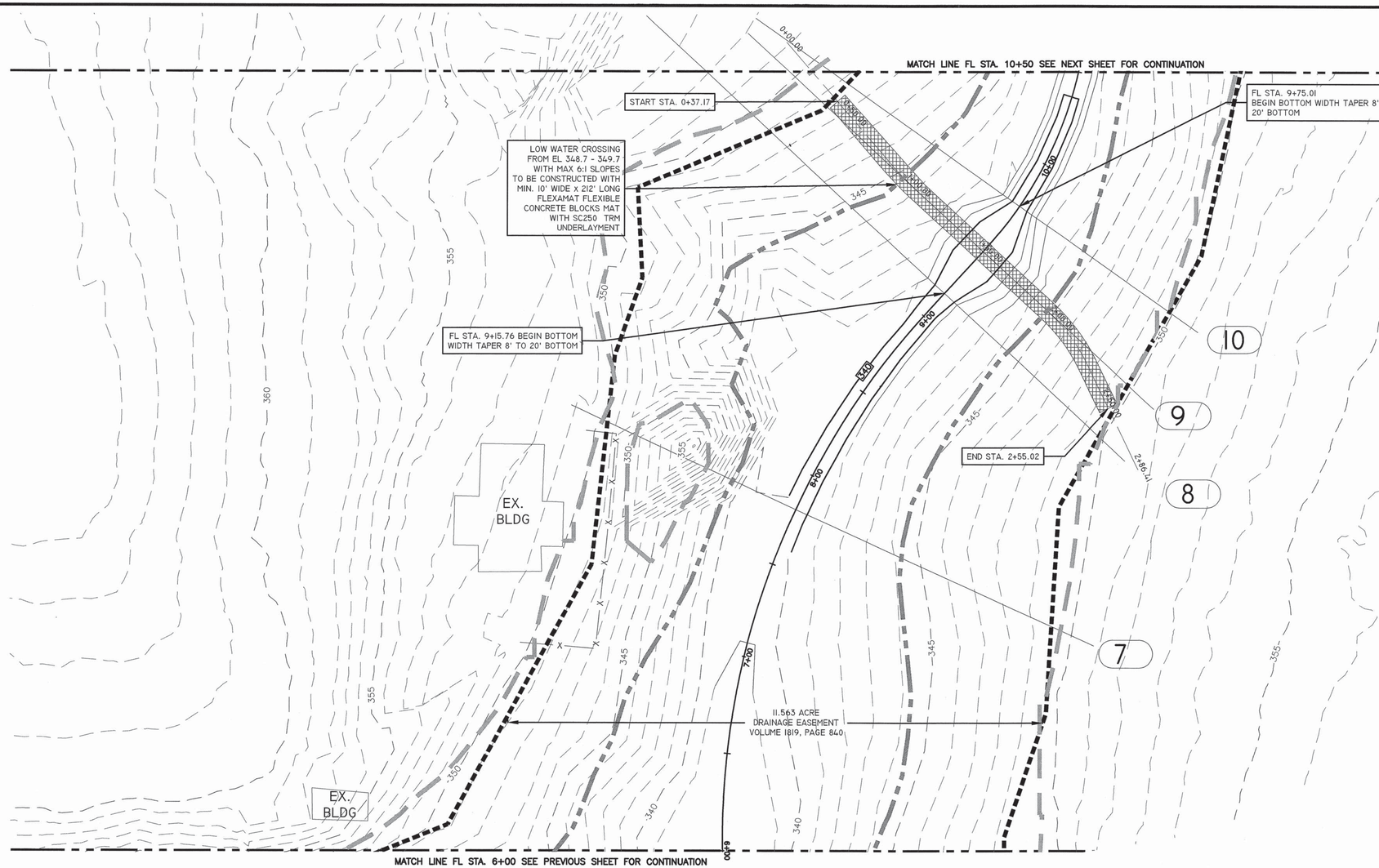


LEGEND

- DRAINAGE EASEMENT BOUNDARY
- ANALYSIS POINT (AP)
- 350 EXISTING CONTOUR MAJOR
- EXISTING CONTOUR MINOR
- 350 PROPOSED CONTOUR MAJOR
- PROPOSED CONTOUR MINOR
- 25-YEAR WATER SURFACE
- 100-YEAR WATER SURFACE

0 30' 60'

SCALE: 1" = 30'

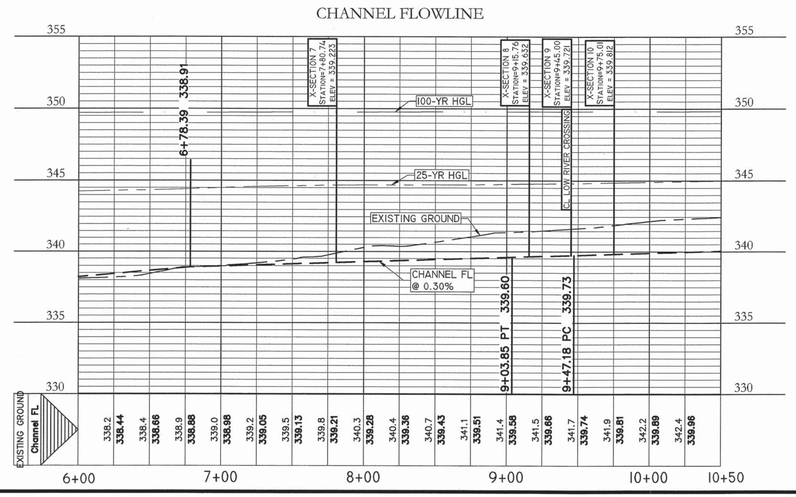
FLOWLINE STATION	RIVER STATION	PROFILE	Q (cfs)	n	MAX POTENTIAL TW WITH COINCIDING PEAKS WSE (ft)	dF (ft)	V (fps)	Sf	ANTICIPATED TW WITH NON-COINCIDING PEAKS WSE (ft)	dF (ft)	V (fps)	Sf
9+75.01	10	25-YR	1151.75	0.026	344.75	4.94	9.18	0.004232	344.75	4.94	9.18	0.004232
		100-YR	1662.89	0.026	349.75	9.94	3.11	0.000166	346.54	6.73	6.94	0.001482
9+45.00	9	25-YR	1151.75	0.026	344.84	5.12	4.55	0.00111	344.84	5.12	4.55	0.00111
		100-YR	1662.89	0.026	349.76	10.04	2.16	0.000081	346.70	6.98	3.99	0.000497
9+15.76	8	25-YR	1151.75	0.026	344.35	4.72	7.99	0.002899	344.35	4.72	7.99	0.002899
		100-YR	1662.89	0.026	349.77	10.14	2.63	0.000106	346.63	7.00	5.43	0.000759
7+80.74	7	25-YR	1151.75	0.026	344.22	5.00	7.39	0.002116	344.22	5.00	7.39	0.002116
		100-YR	1662.89	0.026	349.74	10.52	2.89	0.000117	346.55	7.33	5.45	0.00068

NOTES:

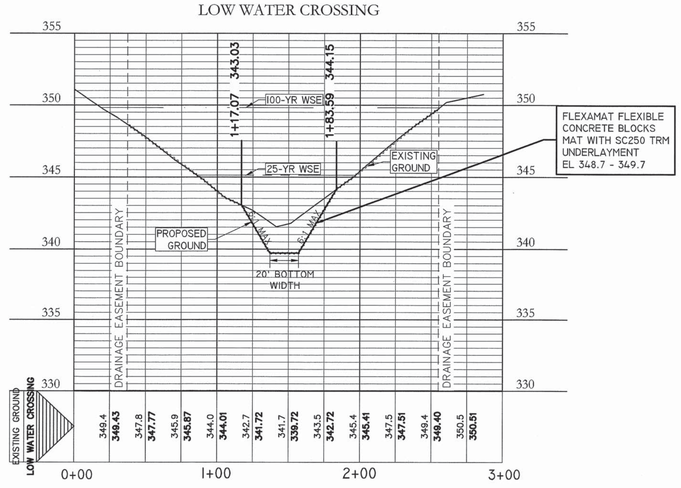
- HGL CALCULATIONS IN PROFILE VIEWS AND WATER SURFACE BOUNDARIES IN PLAN VIEW DEPICT MAXIMUM POTENTIAL TAILWATER ELEVATION ASSUMING COINCIDING PEAKS, WHICH ARE USED TO DETERMINE EXTENTS OF PROPOSED EROSION CONTROL MEASURES.
- ANTICIPATED TW FLOW VELOCITIES ARE USED TO EVALUATE PROPOSED EROSION CONTROL MEASURES.

PROFILE SCALE
HORIZ. 1" = 50'
VERT. 1" = 5'

CHANNEL FLOWLINE



LOW WATER CROSSING



STATE OF TEXAS
BRENDAN P. McENTEE
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ID# F3791
05/15/2018

DESIGNED BY:	DRAFTED BY:
BM	JW

DATE

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SHEET NAME: CHANNEL - STA. 6+00 TO 10+50

JOB NAME: BASTROP GROVE

PROJECT: DRAINAGE IMPROVEMENTS

DATE: APRIL 2018

JOB NUMBER: 4697

SHEET: 9 OF 14

SHEET NO.: 9

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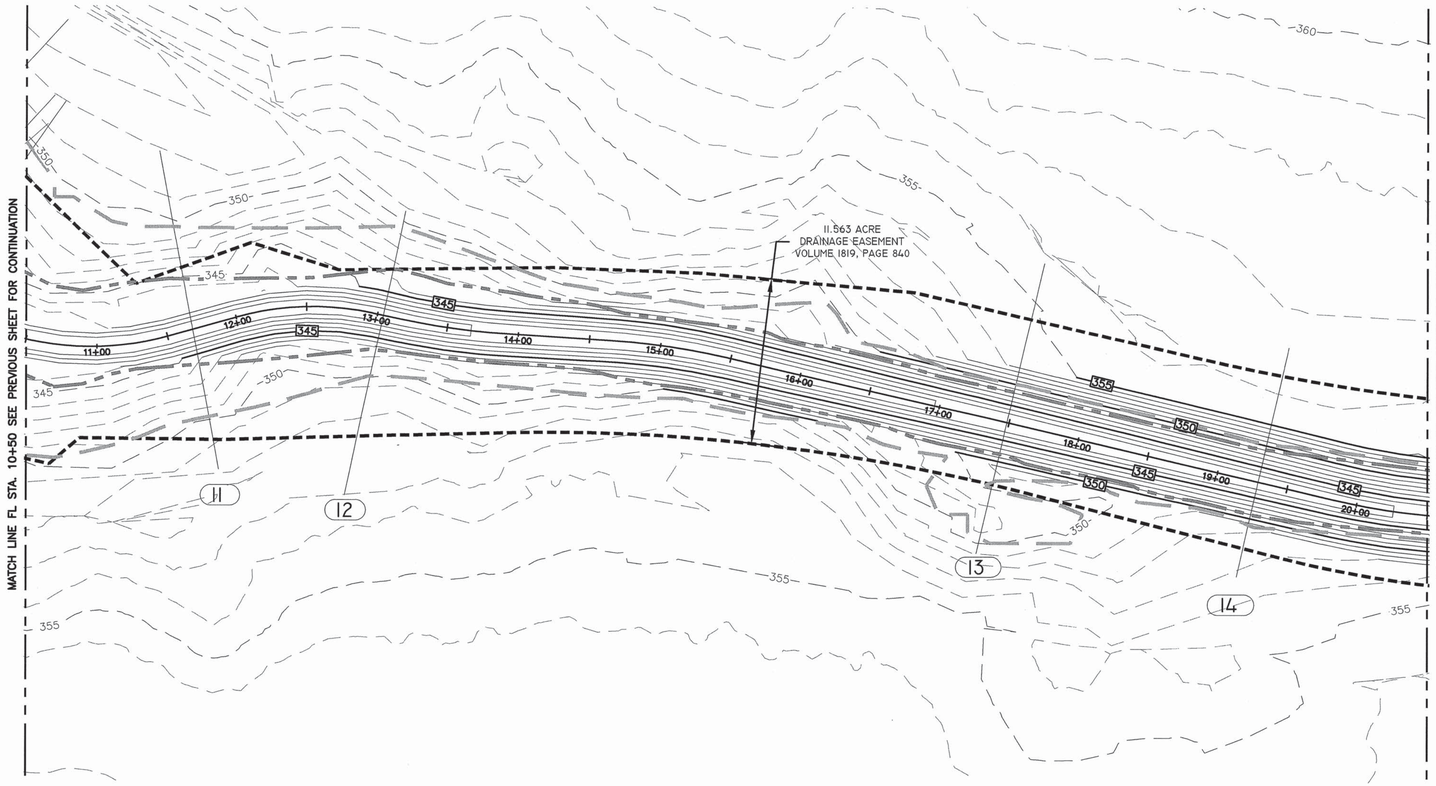


LEGEND

- DRAINAGE EASEMENT BOUNDARY
- ANALYSIS POINT (AP)
- 350 EXISTING CONTOUR MAJOR
- EXISTING CONTOUR MINOR
- 350 PROPOSED CONTOUR MAJOR
- PROPOSED CONTOUR MINOR
- 25-YEAR WATER SURFACE
- 100-YEAR WATER SURFACE

0 50' 100'

SCALE: 1" = 50'

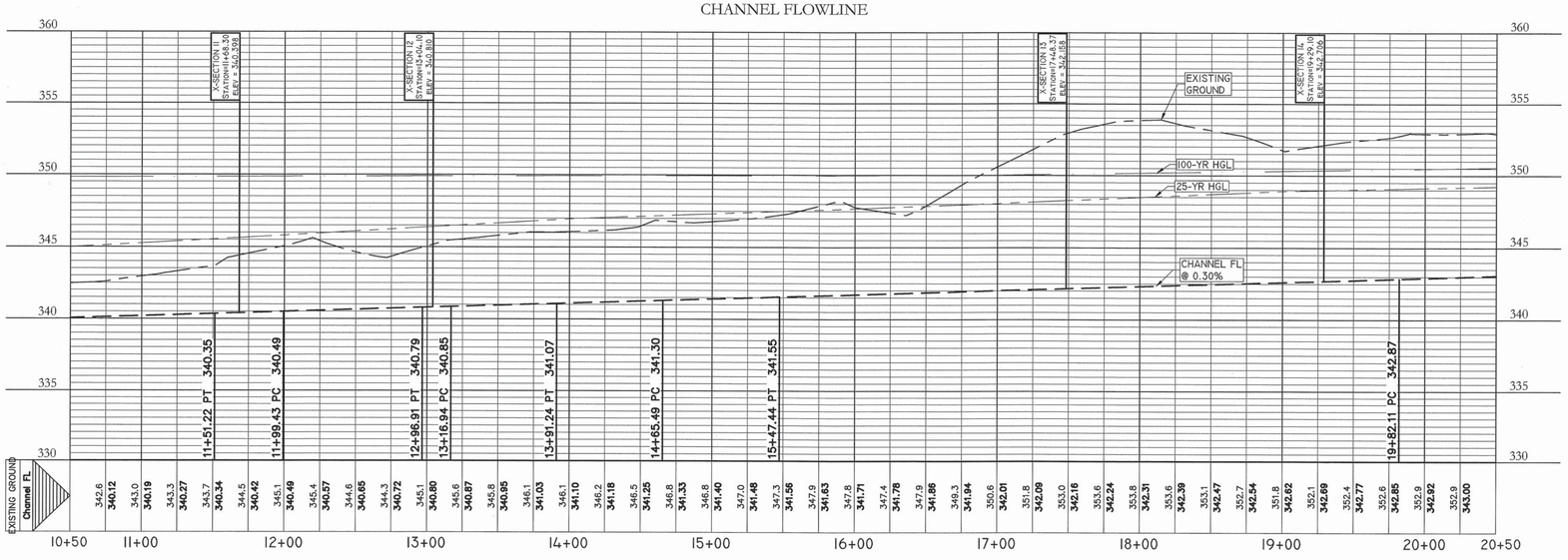
FLOWLINE STATION	RIVER STATION	PROFILE	Q (cfs)	n	MAX POTENTIAL TW WITH COINCIDING PEAKS WSE (ft)	dF (ft)	V (fps)	Sf	ANTICIPATED TW WITH NON-COINCIDING PEAKS WSE (ft)	dF (ft)	V (fps)	Sf
19+29.1	14	25-YR	868.31	0.026	349.06	6.35	5.05	0.001429	349.06	6.35	5.05	0.001429
		100-YR	1234.19	0.026	350.55	7.84	4.99	0.001095	350.18	7.47	5.43	0.001371
17+48.37	13	25-YR	1151.75	0.026	348.21	6.05	7.26	0.003155	348.21	6.05	7.26	0.003155
		100-YR	1662.89	0.026	350.09	7.93	6.28	0.001586	349.23	7.07	7.96	0.003064
13+04.1	12	25-YR	1151.75	0.026	346.61	5.80	7.44	0.004251	346.61	5.80	7.44	0.004251
		100-YR	1662.89	0.026	349.70	8.89	4.78	0.000681	347.22	6.41	8.83	0.004786
11+68.3	11	25-YR	1151.75	0.026	345.46	5.06	9.46	0.005489	345.46	5.06	9.46	0.005489
		100-YR	1662.89	0.026	349.71	9.31	4.44	0.000416	346.47	6.07	9.83	0.004214

NOTES:

- HGL CALCULATIONS IN PROFILE VIEWS AND WATER SURFACE BOUNDARIES IN PLAN VIEW DEPICT MAXIMUM POTENTIAL TAILWATER ELEVATION ASSUMING COINCIDING PEAKS, WHICH ARE USED TO DETERMINE EXTENTS OF PROPOSED EROSION CONTROL MEASURES.
- ANTICIPATED TW FLOW VELOCITIES ARE USED TO EVALUATE PROPOSED EROSION CONTROL MEASURES.

PROFILE SCALE
HORIZ. 1" = 50'
VERT. 1" = 5'

CHANNEL FLOWLINE



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05/15/2018

DESIGNED BY: BM | DRAFTED BY: JW

REVISION | DATE

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SHEET NAME: CHANNEL - STA.10+50 TO 20+50

JOB NAME: BASTROP GROVE

PROJECT: DRAINAGE IMPROVEMENTS

DATE: APRIL 2018

JOB NUMBER: 4697

SHEET: 10 OF 14

SHEET NO.: 10

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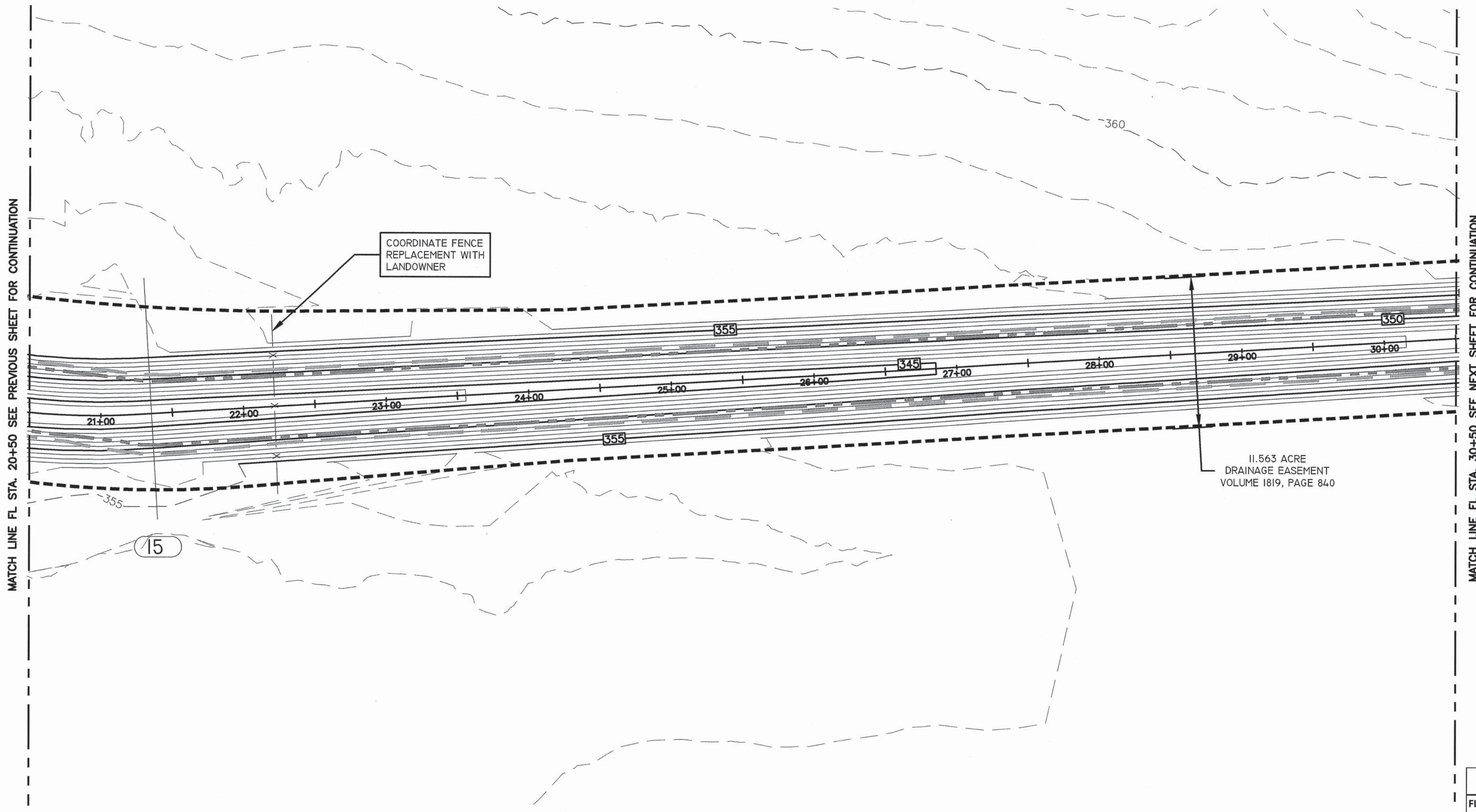


LEGEND

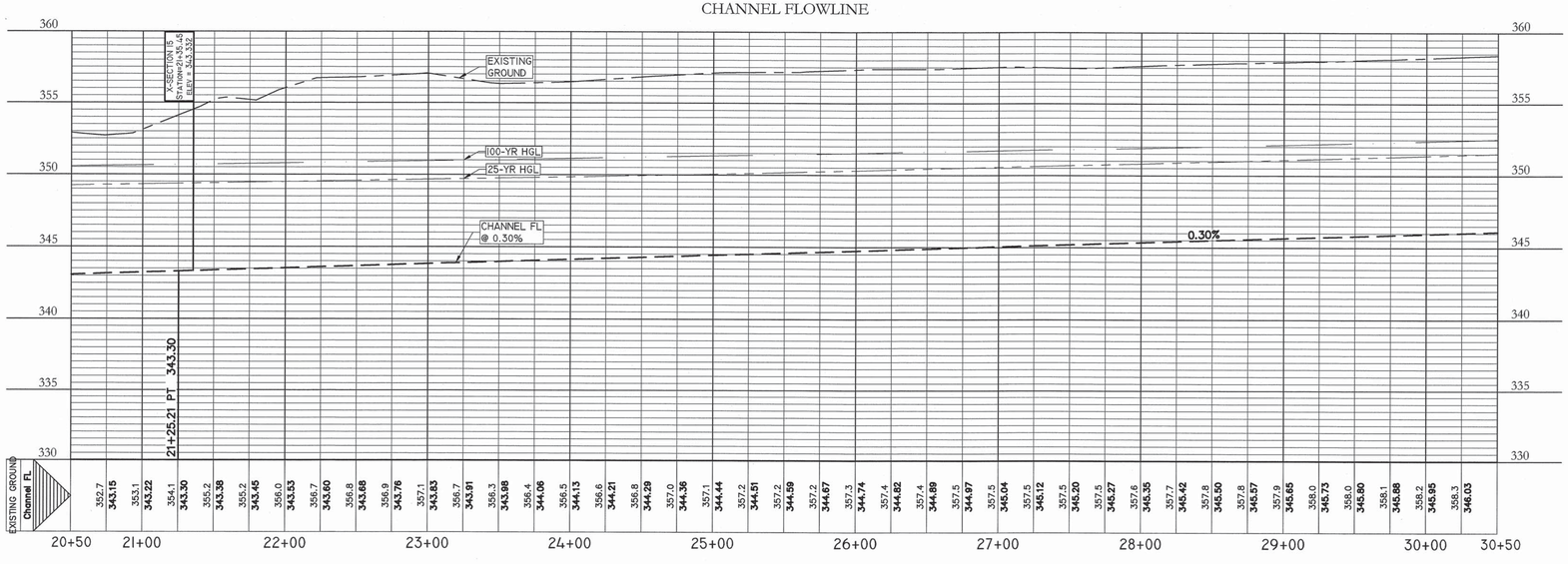
- DRAINAGE EASEMENT BOUNDARY
- ANALYSIS POINT (AP)
- 350 EXISTING CONTOUR MAJOR
- EXISTING CONTOUR MINOR
- 350 PROPOSED CONTOUR MAJOR
- PROPOSED CONTOUR MINOR
- 25-YEAR WATER SURFACE
- 100-YEAR WATER SURFACE

0 50' 100'

SCALE: 1" = 50'

PROFILE SCALE
HORIZ. 1" = 50'
VERT. 1" = 5'

CHANNEL FLOWLINE



					MAX POTENTIAL TW WITH COINCIDING PEAKS				ANTICIPATED TW WITH NON-COINCIDING PEAKS			
FLOWLINE STATION	RIVER STATION	PROFILE	Q (cfs)	n	WSE (ft)	dF (ft)	V (fps)	Sf	WSE (ft)	dF (ft)	V (fps)	Sf
21+35.45	15	25-YR	868.31	0.026	349.34	6.01	5.56	0.001849	349.34	6.01	5.56	0.001849
		100-YR	1234.19	0.026	350.75	7.42	5.5	0.001418	350.43	7.10	5.93	0.001734

NOTES:

- HGL CALCULATIONS IN PROFILE VIEWS AND WATER SURFACE BOUNDARIES IN PLAN VIEW DEPICT MAXIMUM POTENTIAL TAILWATER ELEVATION ASSUMING COINCIDING PEAKS, WHICH ARE USED TO DETERMINE EXTENTS OF PROPOSED EROSION CONTROL MEASURES.
- ANTICIPATED TW FLOW VELOCITIES ARE USED TO EVALUATE PROPOSED EROSION CONTROL MEASURES.

STATE OF TEXAS
BRENDAN P. McENTEE
96200
LICENSED PROFESSIONAL ENGINEER

CARLSON, BRIGANCE & DOERING, INC.
ID# F3791
05/15/2018

DESIGNED BY:	DRAFTED BY:
BM	JW

DATE

REVISION

Carlson, Brigance & Doering, Inc.
FIRM ID #F3791
Civil Engineering ◆ Surveying
5501 West William Cannon Dr. ◆ Austin, Texas 78749
Phone No. (512) 280-5160 ◆ Fax No. (512) 280-5165

SHEET NAME: CHANNEL - STA. 20+50 TO 30+50

JOB NAME: BASTROP GROVE

PROJECT: DRAINAGE IMPROVEMENTS

DATE APRIL 2018

JOB NUMBER 4697

SHEET 11 OF 14

SHEET NO. 11

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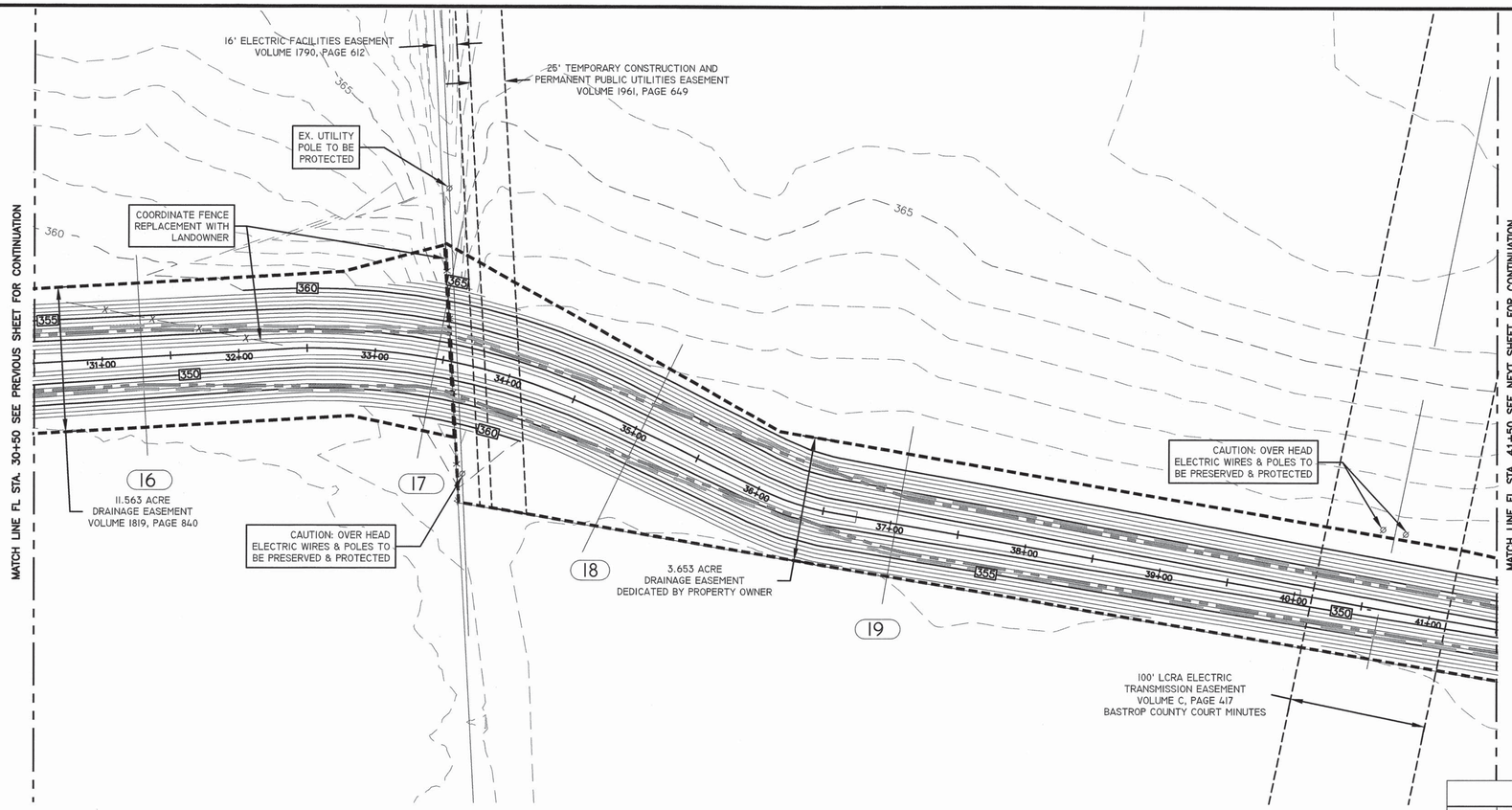


LEGEND

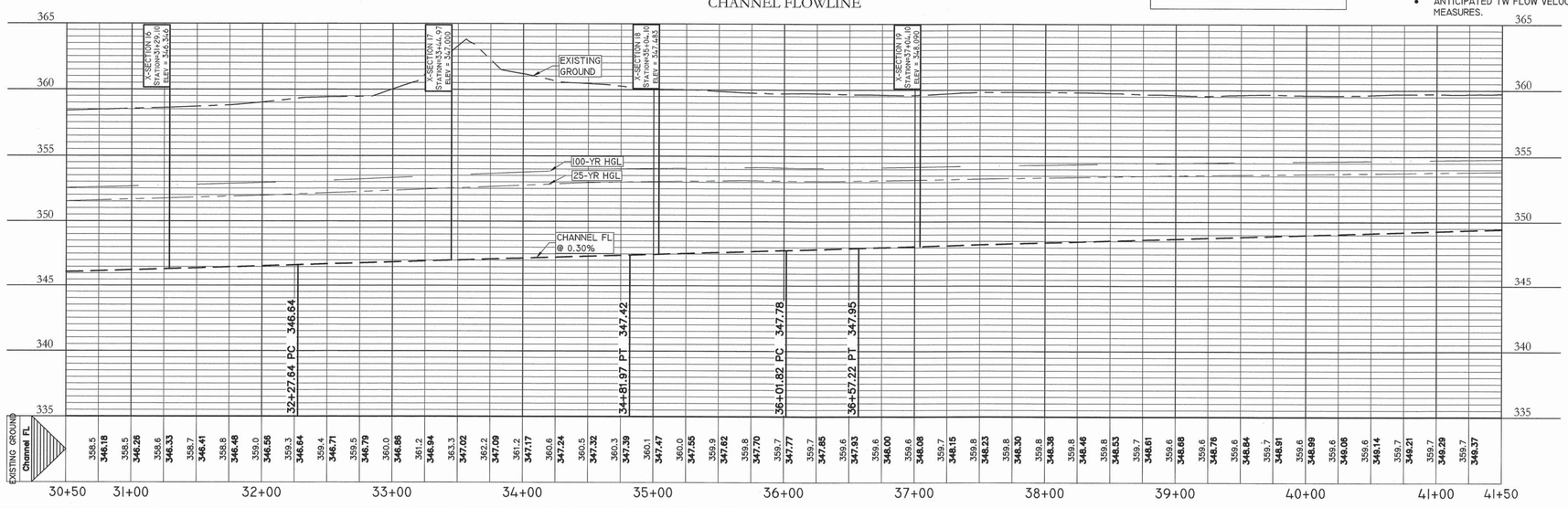
- DRAINAGE EASEMENT BOUNDARY
- ANALYSIS POINT (AP)
- 350 EXISTING CONTOUR MAJOR
- EXISTING CONTOUR MINOR
- 350 PROPOSED CONTOUR MAJOR
- PROPOSED CONTOUR MINOR
- 25-YEAR WATER SURFACE
- 100-YEAR WATER SURFACE

0 50' 100'

SCALE: 1" = 50'

PROFILE SCALE
HORIZ. 1" = 50'
VERT. 1" = 5'

CHANNEL FLOWLINE



					MAX POTENTIAL TW WITH COINCIDING PEAKS				ANTICIPATED TW WITH NON-COINCIDING PEAKS			
FLOWLINE STATION	RIVER STATION	PROFILE	Q (cfs)	n	WSE (ft)	dF (ft)	V (fps)	Sf	WSE (ft)	dF (ft)	V (fps)	Sf
37+04.1	19	25-YR	414.96	0.026	353.33	5.24	3.34	0.000782	353.33	5.24	3.34	0.000782
		100-YR	587.02	0.026	354.36	6.27	3.49	0.000694	354.35	6.26	3.5	0.000698
35+04.1	18	25-YR	414.96	0.026	353.24	5.76	2.85	0.000513	353.24	5.76	2.85	0.000513
		100-YR	587.02	0.026	354.28	6.80	3.04	0.00048	354.27	6.79	3.05	0.000483
33+44.97	17	25-YR	868.31	0.026	352.39	5.39	6.66	0.003008	352.39	5.39	6.66	0.003008
		100-YR	1234.19	0.026	353.34	6.34	7.2	0.002937	353.32	6.32	7.24	0.002981
31+29.1	16	25-YR	868.31	0.026	351.75	5.40	6.65	0.002991	351.75	5.40	6.65	0.002991
		100-YR	1234.19	0.026	352.72	6.37	7.14	0.00285	352.68	6.33	7.22	0.002935

NOTES:

- HGL CALCULATIONS IN PROFILE VIEWS AND WATER SURFACE BOUNDARIES IN PLAN VIEW DEPICT MAXIMUM POTENTIAL TAILWATER ELEVATION ASSUMING COINCIDING PEAKS, WHICH ARE USED TO DETERMINE EXTENTS OF PROPOSED EROSION CONTROL MEASURES.
- ANTICIPATED TW FLOW VELOCITIES ARE USED TO EVALUATE PROPOSED EROSION CONTROL MEASURES.

STATE OF TEXAS
BRENDAN P. McENTEE
96200
LICENSED
PROFESSIONAL ENGINEER

CARLSON, BRIGANCE & DOERING, INC.
ID# F3791
05/15/2018

DESIGNED BY:	DRAFTED BY:
BM	JW

REVISION / DATE

Carlson, Brigance & Doering, Inc.
FIRM ID #F3791
Civil Engineering ❖ Surveying
5501 West William Cannon Dr. ❖ Austin, Texas 78749
Phone No. (512) 280-5160 ❖ Fax No. (512) 280-5165

SHEET NAME: CHANNEL - STA. 30+50 TO 41+50
JOB NAME: BASTROP GROVE
PROJECT: DRAINAGE IMPROVEMENTS

DATE: APRIL 2018
JOB NUMBER: 4697
SHEET: 12 OF 14
SHEET NO.: 12

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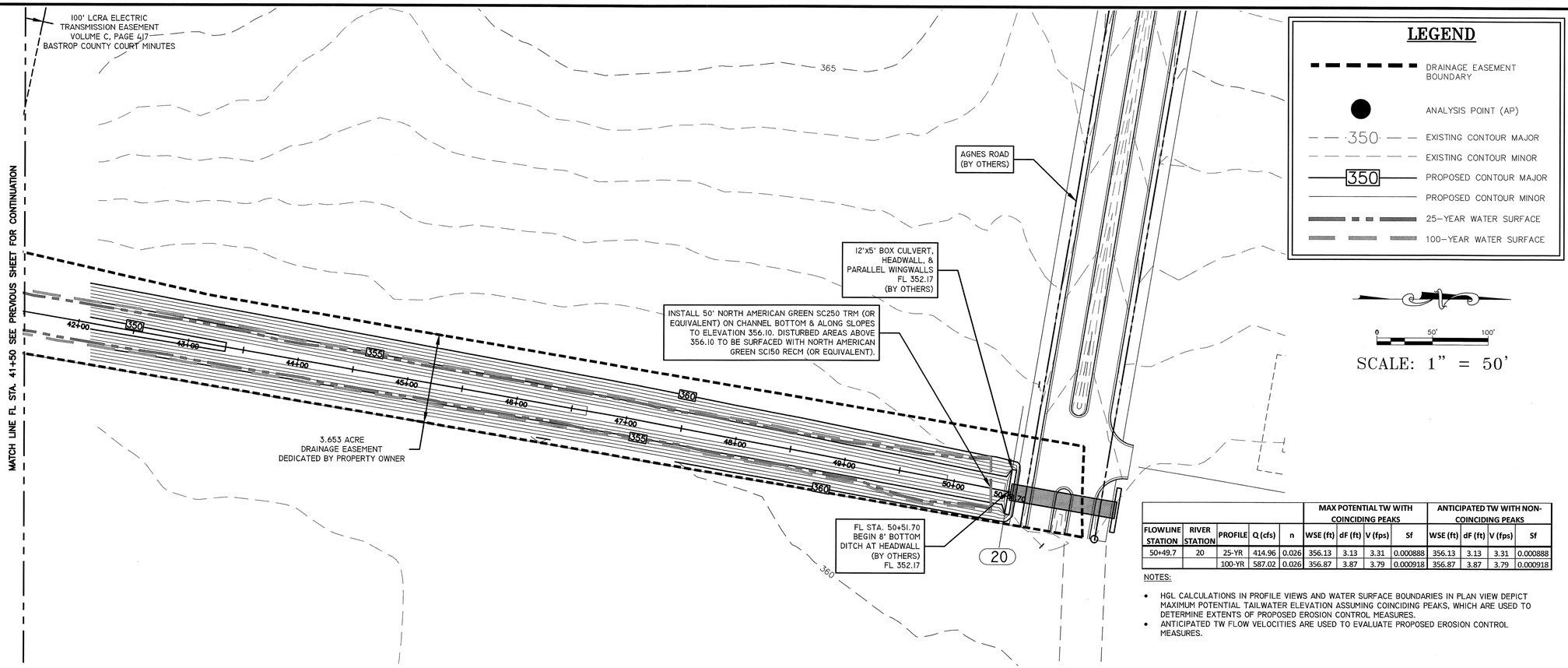


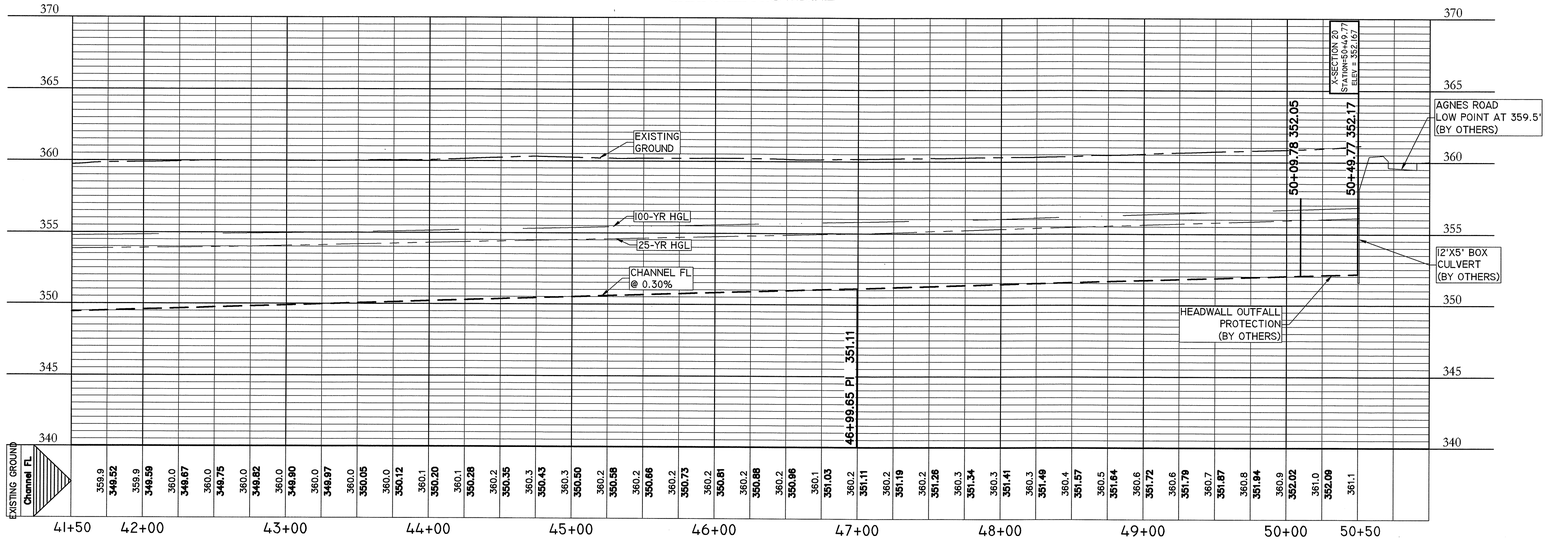
					MAX POTENTIAL TW WITH COINCIDING PEAKS				ANTICIPATED TW WITH NON-COINCIDING PEAKS			
FLOWLINE STATION	RIVER STATION	PROFILE	Q (cfs)	n	WSE (ft)	dF (ft)	V (fps)	Sf	WSE (ft)	dF (ft)	V (fps)	Sf
50+49.7	20	25-YR	414.96	0.026	356.13	3.13	3.31	0.000888	356.13	3.13	3.31	0.000888
		100-YR	587.02	0.026	356.87	3.87	3.79	0.000918	356.87	3.87	3.79	0.000918

NOTES:

- HGL CALCULATIONS IN PROFILE VIEWS AND WATER SURFACE BOUNDARIES IN PLAN VIEW DEPICT MAXIMUM POTENTIAL TAILWATER ELEVATION ASSUMING COINCIDING PEAKS, WHICH ARE USED TO DETERMINE EXTENTS OF PROPOSED EROSION CONTROL MEASURES.
- ANTICIPATED TW FLOW VELOCITIES ARE USED TO EVALUATE PROPOSED EROSION CONTROL MEASURES.

PROFILE SCALE
HORIZ. 1" = 50'
VERT. 1" = 5'

CHANNEL FLOWLINE



STATE OF TEXAS
BRENDAN P. McENTEE
96200
LICENSED PROFESSIONAL ENGINEER
CARLSON, BRIGANCE & DOERING, INC.
ID# F3791
09/28/2018

DESIGNED BY:	DRAFTED BY:
BM	JW

REVISION / DATE

Carlson, Brigance & Doering, Inc.
FIRM ID #F3791
Civil Engineering ◆ Surveying
5501 West William Cannon Dr. ◆ Austin, Texas 78749
Phone No. (512) 280-5160 ◆ Fax No. (512) 280-5165

SHEET NAME: CHANNEL - STA. 41+50 TO END

JOB NAME: BASTROP GROVE

PROJECT: DRAINAGE IMPROVEMENTS

DATE: APRIL 2018

JOB NUMBER: 4697

SHEET: 13 OF 14

SHEET NO.: 13

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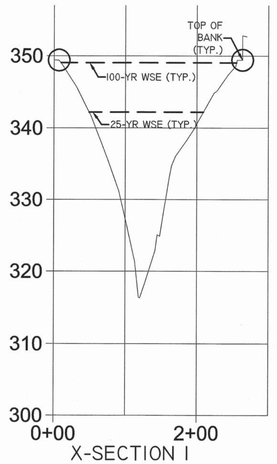

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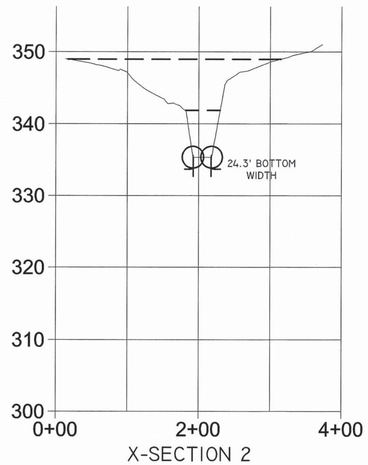

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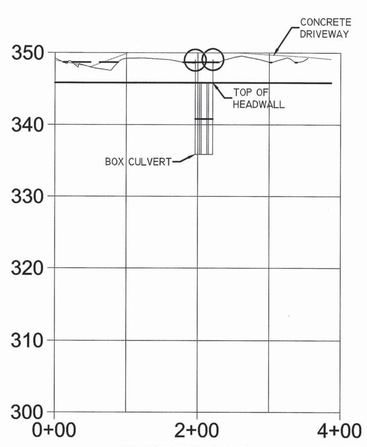

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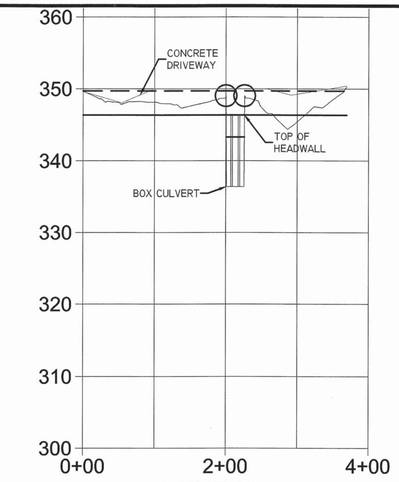

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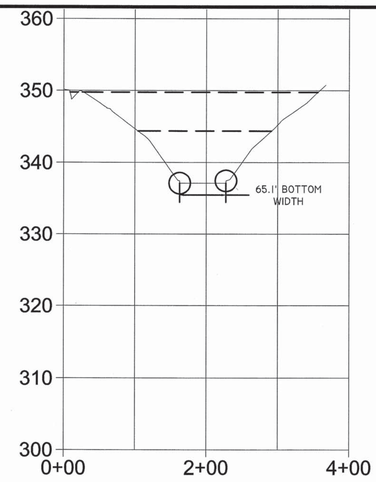

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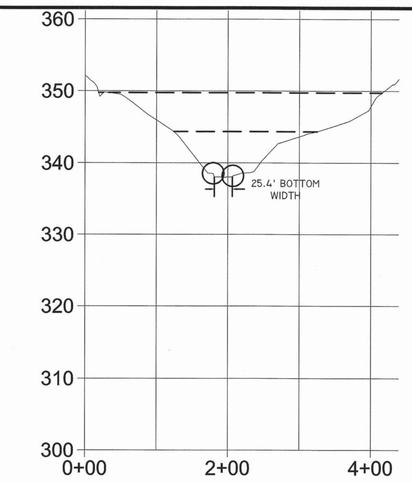

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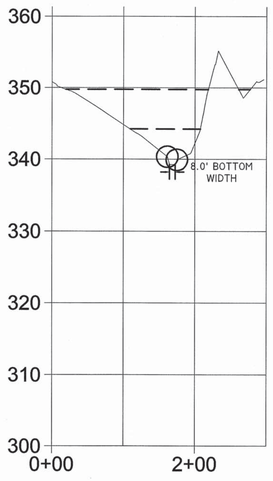

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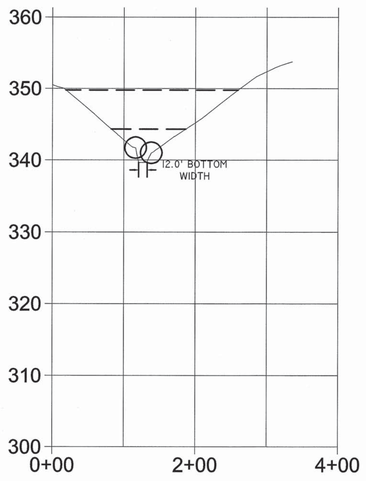

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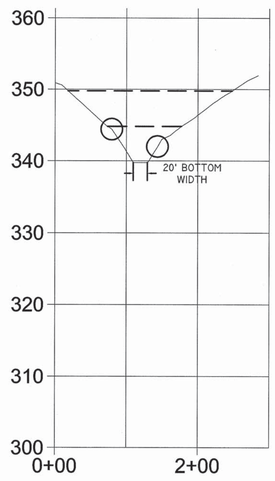

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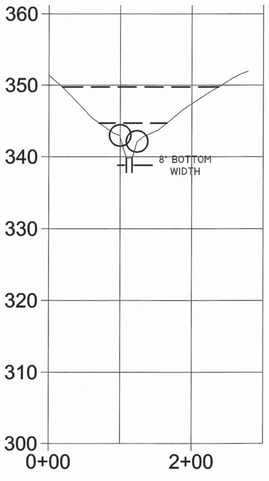

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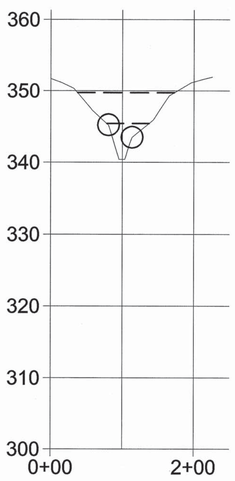

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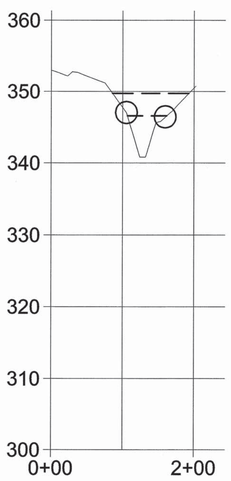

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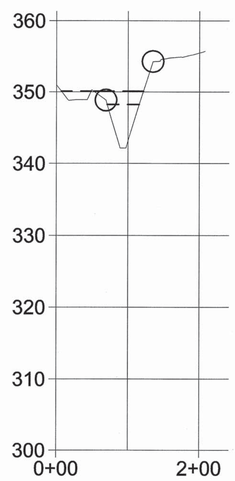

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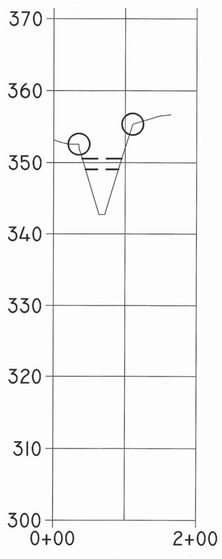

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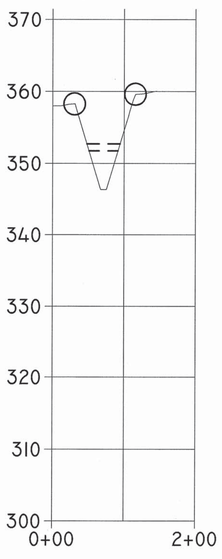

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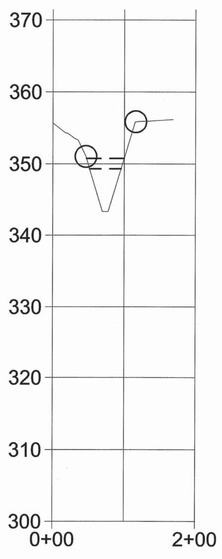

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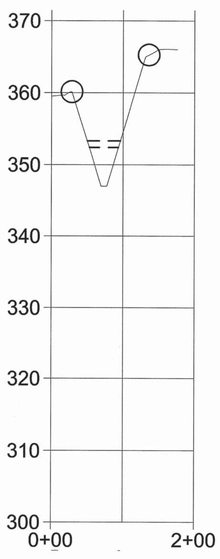

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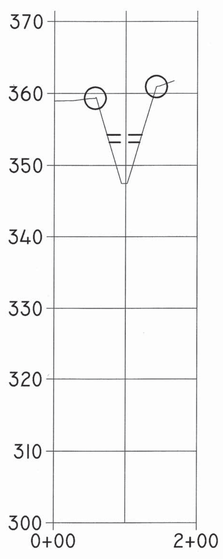

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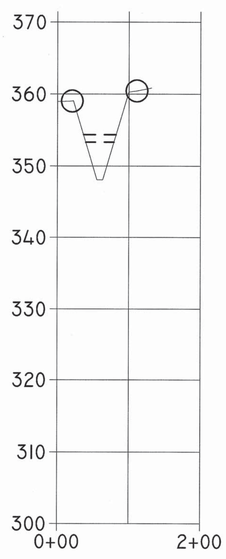

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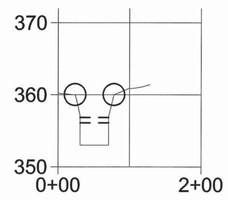


X-SECTION 20

PROFILE SCALE
HORIZ. 1" = 100'
VERT. 1" = 10'

LEGEND

- MAX POTENTIAL WSE ASSUMING COINCIDING PEAKS
- OVERBANK STATION
- PROPOSED DRIVEWAY

NOTES:

- OVERBANK STATIONS DESIGNATE THE BOUNDARY BETWEEN CHANNEL AND OVERBANK MANNING'S N VALUES ACCORDING TO THE FOLLOWING DESCRIPTIONS:
  MAIN CHANNEL - CLEAN, STRAIGHT, FULL, NO RIFTS OR DEEP POOLS = 0.026
  FLOOD PLAIN - PASTURE, NO BRUSH, SHORT GRASS = 0.035
  CONCRETE CHANNEL - TROWEL FINISH = 0.011
  (MANNING'S N VALUES ACCORDING TO HEC-RAS)
- CROSS-SECTIONS CREATED USING THE AUTODESK RIVER AND FLOOD ANALYSIS MODULE

STATE OF TEXAS
BRENDAN P. McENTEE
96200
LICENSED PROFESSIONAL ENGINEER
CARLSON, BRIGANCE & DOERING, INC.
ID# F3791
05/15/2018

DESIGNED BY:	DRAFTED BY:
BM	JW

DATE
REVISION

Carlson, Brigance & Doering, Inc.
FIRM ID #F3791
Civil Engineering ◆ Surveying
5501 West William Cannon Dr. ◆ Austin, Texas 78749
Phone No. (512) 280-5160 ◆ Fax No. (512) 280-5165

SHEET NAME: CHANNEL X-SECTIONS
JOB NAME: BASTROP GROVE
PROJECT: DRAINAGE IMPROVEMENTS

DATE APRIL 2018
JOB NUMBER 4697
SHEET 14 OF 14
SHEET NO. 14

FILE PATH: J:\AutoCad 2004 Land Projects\4697\dwg\Channel\4697 - DRAINAGE.dwg - May 14, 2018 - 5:35pm

Notice of Pending Subdivision Approval
City of Bastrop
City Council

Dear Property Owner:

The **City Council** will conduct a meeting on **March 27, 2018 at 6:30 p.m.** in the **City Hall Council Chambers located at 1311 Chestnut Street, Bastrop, Texas** on the request for Final Plat for **Bastrop Grove, Section 1,** being 30.970 acres out of the Nancy Blakey Survey, Abstract 98.

Owner/Applicant:	Ascension Texas/Scott Fuller
Address:	South of the State Highway 71 and north of the extension of Agnes Street, located in the city limit of Bastrop, Texas
Legal Description:	30.970 acres out of the Nancy Blakey Survey, Abstract 98.

The site location map and Final Plat is attached for reference.

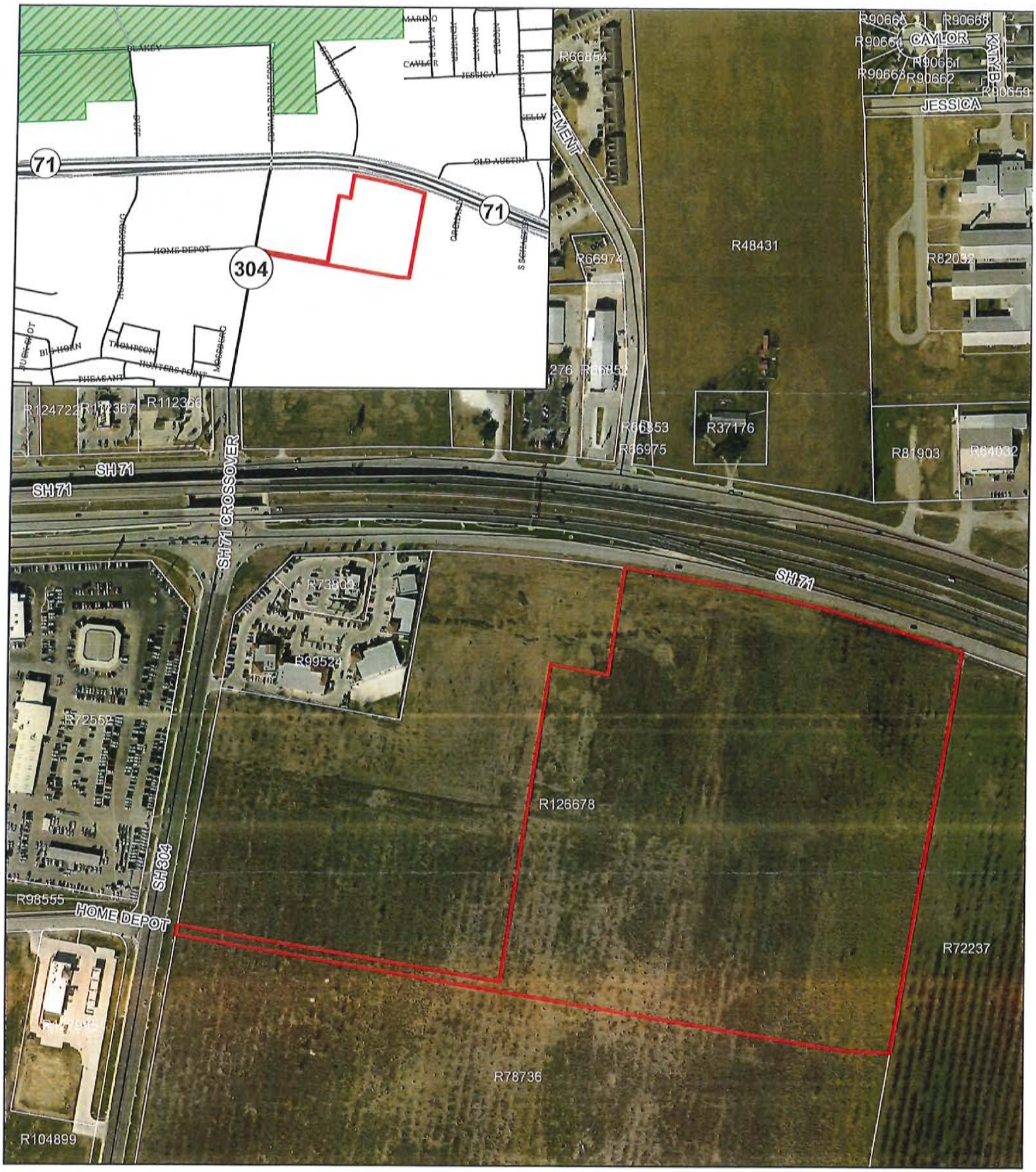
As a property owner within 200 feet of the above referenced property, you are being notified of the upcoming meetings per the Bastrop Code of Ordinances Subdivision Regulations.

Property owners wishing to subdivide land must follow the rules within the City Subdivision Regulations, which can be found online at:

https://library.municode.com/tx/bastrop/codes/code_of_ordinances.

The city must approve plats in accordance with the process outlined in the Texas Local Government Code, Section 212.

For more information on this project, you can contact the Planning & Development offices at (512) 332-8840, plan@cityofbastrop.org, or visit the office at 1311 Chestnut Street, Bastrop, Texas.



BASTROPTX
Heart of the Lost Pines
Est. 1832

1 inch = 360.35 feet

Location Map
Final Plat
Bastrop Grove Section 1

N

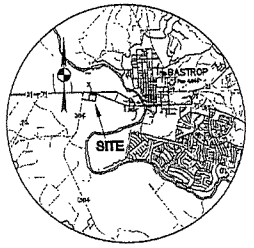
Date: 3/13/2018

The accuracy and precision of this cartographic data is limited and should be used for information /planning purposes only. This data does not replace surveys conducted by registered Texas land surveyors nor does it constitute an "official" verification of zoning, land use classification, or other classification set forth in local, state, or federal regulatory processes. The City of Bastrop, nor any of its employees, do not make any warranty of merchantability and fitness for particular purpose, or assumes any legal liability or responsibility for the accuracy, completeness or usefulness of any such information, nor does it represent that its use would not infringe upon privately owned rights.

BASTROP GROVE SECTION 1 - FINAL PLAT

CITY OF BASTROP, BASTROP COUNTY, TEXAS

JUNE 2017



VICINITY MAP
NOT TO SCALE

LEGEND

- ○ 1/2" IRON ROD WITH "STANTEC" CAP SET
- ● 1/2" IRON ROD FOUND (UNLESS NOTED)
- ●CAP 1/2" IRON ROD WITH "STAUDT" CAP FOUND
- ▲MAG 60D NAIL FOUND
- ■ TxDOT CONCRETE MONUMENT FOUND
- Ø BENCHMARK
- BL BUILDING LINE
- SE SIDEWALK EASEMENT
- PUE PUBLIC UTILITY EASEMENT
- P.O.B. POINT OF BEGINNING

OWNER: SETON HEALTHCARE FAMILY
1300 WEST 34TH STREET
AUSTIN, TX 78705

SURVEYOR: STANTEC CONSULTING SERVICES, INC
1905 ALDRICH STREET, SUITE 300
AUSTIN, TX 78723

ENGINEER: STANTEC CONSULTING SERVICES, INC
1905 ALDRICH STREET, SUITE 300
AUSTIN, TX 78723

STATE HIGHWAY 71
(R.O.W. VARIES)

25' WASTEWATER AND UTILITY EASEMENT VOL. 684, PG. 718

25' WASTEWATER AND UTILITY EASEMENT VOL. 684, PG. 716

38' DRAINAGE EASEMENT

LOT 5
1.290
ACRES

LOT 4
1.247
ACRES

LOT 3
1.249
ACRES

LOT 2
1.543
ACRES

P.O.B.
TXDOT
STA 939+91.46
RIGHT 150'

LOT 2A
HSF BASTROP
INVESTORS LLC
VOLUME 1719, PAGE 47

BLOCK "A"

50.00' ACCESS EASEMENT
DOC. NO. 201716343
VOL. 2245 PG. 880

RESUBDIVISION OF
LOT 1 BLOCK A
CENTERS OF
WOODLAND VILLAGE BASTROP
CABINET 4, PAGE 160-A

LOT 1A
CENTERS OF WOODLAND
VILLAGE #2, LTD.
VOLUME 1393, PAGE 624

S80°19'18"E 190.71'
S80°19'18"E 455.11'
S80°19'18"E 814.73'
S80°19'18"E 483.03'

ACCESS/DRAINAGE EASEMENT

34' PUE/ACCESS EASEMENT

50' DRAINAGE EASEMENT

ZONE "X" (SHADED)

ZONE TRANSITION LINE PER FEMA

TBM 101

LOT 1
COVERT
AUTOMOBILE
DEALERSHIP
SUBDIVISION
CABINET 2,
PAGE 365-A

MATTHEWS-BARNES
BROTHERS
INVESTMENTS, LP
VOLUME 1928, PAGE 416

STATE HIGHWAY 304
(120' R.O.W.)

REMAINDER OF 52.684 ACRES
71 RETAIL PARTNERS, LP
VOLUME 2245, PAGE 878

LOT 1
24.162 ACRES

NANCY BLAKEY SURVEY
ABSTRACT NO. 98

43.112 ACRES
JOHN ALAN NIXON
AND
TINA TINER NIXON
VOLUME 2289,
PAGE 294

30' ELECTRIC TRANSMISSION AND/OR DISTRIBUTION LINE EASEMENT VOLUME 153, PAGE 209

ZONE "X" (UNSHADED)

10.00' SE/PUE

15' WASTEWATER EASEMENT

10' SE/PUE

63' DRAINAGE EASEMENT

98'x73' WASTEWATER/LIFT STATION EASEMENT

58'x60.5' TURNAROUND EASEMENT

HOME DEPOT WAY
(50' R.O.W.)

1.479 ACRES HEREBY DEDICATED FOR RIGHT-OF-WAY

15' WASTEWATER EASEMENT

S80°19'41"E 870.43'

AGNES STREET (R.O.W. VARIES)

N80°19'42"W 1883.74'

N80°19'41"W 1105.61'

± S79°38'E 7,831' TO THE SOUTHEASTERLY CORNER OF THE NANCY BLAKEY SURVEY, ABSTRACT NO. 98

LOT 1, BLOCK "A"
HUNTERS CROSSING
SECTION NINE C
CAB. 5, PG. 142-B

MITRIAHAD, LLC
VOLUME 2300, PAGE 89

TBM 102

REMAINDER OF 145.691 ACRES
MC BASTROP 71, LP
VOLUME 2097, PAGE 241

DRAINAGE EASEMENT
DOC. NO.

BEARING BASIS NOTE:
THE BASIS OF BEARING OF THE SURVEY SHOWN HEREON IS TEXAS STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE, NAD 83(93), UTILIZING WESTERN DATA SYSTEMS CONTINUALLY OPERATING REFERENCE STATION (CORS) NETWORK.
DISTANCES SHOWN HEREON ARE GRID DISTANCES. TO CONVERT TO GROUND, MULTIPLY BY A SCALE FACTOR OF 1.000014.

LINE TABLE

NO.	BEARING	DISTANCE
L1	N9°40'20"E	30.65'
L2	S80°19'41"E	100.00'
L3	S9°40'19"W	20.00'
L4	N87°43'05"E	2.31'
L5	N9°40'20"E	35.89'
L6	S80°19'40"E	130.01'
L7	S9°40'07"W	12.00'
L8	N80°19'22"W	15.55'
L9	S9°40'46"W	28.00'
L10	S80°19'14"E	15.56'

CURVE TABLE

NO.	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C1	193.51'	1000.00'	11°05'14"	N85°31'55"W	193.21'
C2	635.52'	5058.31'	7°11'25"	S84°41'48"E	635.10'
C3	918.88'	5058.31'	10°24'22"	S75°53'40"E	917.43'
C4	204.20'	5058.31'	2°18'47"	N79°36'27"W	204.19'
C5	201.55'	5058.31'	2°16'59"	N77°38'35"W	201.53'
C6	213.44'	5058.31'	2°25'03"	N75°17'34"W	213.42'
C7	248.84'	5058.31'	2°49'07"	N72°40'28"W	248.81'
C8	50.67'	5058.31'	0°34'26"	N70°58'42"W	50.67'

AREA SUMMARY

LOT #	AREA (ACRES)
1	24.162
2	1.543
3	1.249
4	1.247
5	1.290
R.O.W.	1.479
TOTAL	30.970

BENCHMARK INFORMATION:
ELEVATIONS HEREON ARE REFERENCED TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88) UTILIZING WESTERN DATA SYSTEMS CONTINUALLY OPERATING REFERENCE STATION (CORS) NETWORK.

TBM 101: PK NAIL SET WITH "STANTEC" WASHER AT BACK OF CURB AT DRIVEWAY, EAST SIDE OF STATE HIGHWAY 304, ±210 FEET SOUTH OF THE SOUTHEAST OUTBACK LINE AT THE INTERSECTION OF STATE HIGHWAY 71 WITH THE EASTERLY LINE OF STATE HIGHWAY 304. ELEVATION=390.78' (AS SHOWN)

TBM 102: PK NAIL SET WITH "STANTEC" WASHER AT EDGE OF CONCRETE SIDEWALK, SOUTHWEST CORNER OF THE INTERSECTION OF STATE HIGHWAY 304 AND HOME DEPOT WAY. ELEVATION=397.77' (AS SHOWN)

AGREEMENTS ASSOCIATED WITH THIS PLAT:
1. ECONOMIC DEVELOPMENT PERFORMANCE AGREEMENT.
2. AGREEMENT WITH DEVELOPER AND HOSPITAL FOR CONSTRUCTION OF STORMWATER DRAINAGE IMPROVEMENT.
3. ESCROW AGREEMENT.
4. WASTEWATER/LIFT STATION IMPACT FEE AGREEMENT.

NOTES:
1. ALL EASEMENTS SHOWN ON THIS PLAT ARE PUBLIC EASEMENTS.

Stantec
1905 Aldrich Street, Suite 300
Austin, TX 78723
TBPE # F-9324 TBPLS # 10194330
www.stantec.com

Drawn by: MJR Approved by: MJJ Project No. 222010772 File: W:\2220\active\222010772\survey\222010772PL3.dwg

SHEET 1 OF 2

Exhibit A Page 58

W:\2220\active\222010772\survey\222010772PL3.dwg\ Mar 13, 2018 - 1:20pm\ by: mroebe

BASTROP GROVE SECTION 1 - FINAL PLAT

CITY OF BASTROP, BASTROP COUNTY, TEXAS

JUNE 2017

STATE OF TEXAS §
COUNTY OF BASTROP §

THAT SETON FAMILY OF HOSPITALS, A TEXAS NONPROFIT CORPORATION, ACTING BY AND THROUGH SCOTT L. FULLER, ITS SENIOR VICE PRESIDENT, BEING THE OWNER OF THAT CERTAIN 30.970 ACRE TRACT OF LAND OUT OF THE NANCY BLAKEY SURVEY, ABSTRACT NO. 98, SITUATED IN THE CITY OF BASTROP, BASTROP COUNTY, TEXAS CONVEYED BY DEED OF RECORD IN DOCUMENT NO. 201710541 OF THE OFFICIAL PUBLIC RECORDS OF BASTROP COUNTY, TEXAS, DO HEREBY SUBDIVIDE SAID 30.970 ACRES OF LAND IN ACCORDANCE WITH THE PLAT SHOWN HEREON, SUBJECT TO ANY EASEMENTS OR RESTRICTIONS HERETOFORE GRANTED, TO BE KNOWN AS "BASTROP GROVE SECTION 1 - FINAL PLAT", AND DO HEREBY DEDICATE TO THE PUBLIC THE USE OF EASEMENTS AND STREETS SHOWN HEREON.

WITNESS MY HAND THIS THE ______ DAY OF ______________ 20___ A.D.

BY: ______________________ DATE

SCOTT L. FULLER, SENIOR VICE PRESIDENT
SETON FAMILY OF HOSPITALS,
A TEXAS NONPROFIT CORPORATION
1345 PHILOMENA, SUITE 402
AUSTIN, TEXAS 78723

STATE OF TEXAS §
§ KNOW ALL MEN BY THESE PRESENTS
COUNTY OF ________ §

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED SCOTT L. FULLER, KNOW TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF THE OFFICE THIS THE ______ DAY OF ______________ 20___ A.D.

____
NOTARY PUBLIC IN AND FOR
THE STATE OF TEXAS

____
PRINTED NAME OF NOTARY / EXPIRES

STATE OF TEXAS §
COUNTY OF TRAVIS §

I, JOSE M. FARIAS, P.E., DO HEREBY CERTIFY THAT THE STREET AND DRAINAGE DESIGN, AS SHOWN HEREON, COMPLIES WITH THE SUBDIVISION REGULATIONS OF THE CITY OF BASTROP, AND THAT A PORTION OF THIS TRACT IS WITHIN A FLOOD HAZARD AREA AS SHOWN ON THE FLOOD INSURANCE RATE MAP NO. 48021C0355C DATED JANUARY 19, 2006, FOR BASTROP COUNTY, TEXAS AND INCORPORATED AREAS.

[signature] 2-8-18
JOSE M. FARIAS, P.E. DATE
PROFESSIONAL ENGINEER NO. 111389
STANTEC CONSULTING SERVICES, INC.
1905 ALDRICH STREET, SUITE 300
AUSTIN, TEXAS 78723

STATE OF TEXAS §
COUNTY OF TRAVIS §

THAT I, MATTHEW J. RAABE, DO HEREBY CERTIFY THAT I PREPARED THIS PLAT FROM AN ACTUAL ON-THE-GROUND SURVEY OF THE LAND AND THAT THE CORNER MONUMENTS SHOWN WERE PROPERLY PLACED, UNDER MY PERSONAL SUPERVISION, IN ACCORDANCE WITH THE SUBDIVISION REGULATIONS OF BASTROP COUNTY, TEXAS.

[signature] 2-8-18
MATTHEW J. RAABE, R.P.L.S. DATE
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 6402
STANTEC CONSULTING SERVICES INC.
1905 ALDRICH STREET, SUITE 300
AUSTIN, TEXAS 78723

GENERAL NOTES:

1. THE BENCHMARKS USED ARE PK NAILS WITH "STANTEC" WASHERS SET AND REFERENCED TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88) UTILIZING WESTERN DATA SYSTEMS CONTINUALLY OPERATING REFERENCE STATION (CORS) NETWORK.
2. ALL EASEMENTS OF RECORD AS INDICATED ON THE MOST RECENT TITLE RUN (DATED: DECEMBER 8, 2016, CONDUCTED BY FIDELITY NATIONAL TITLE INSURANCE COMPANY) FOR THIS PROPERTY ARE SHOWN ON THIS PLAT.
3. THIS PLAT CONFORMS TO THE PRELIMINARY PLAT APPROVED BY THE CITY COUNCIL ON AUGUST 8, 2017.
4. ALL SUBDIVISION PERMITS SHALL CONFORM TO THE CITY OF BASTROP CODE OF ORDINANCES, CONSTRUCTION STANDARDS, AND GENERALLY ACCEPTED ENGINEERING PRACTICES.
5. CONSTRUCTION PLANS AND SPECIFICATIONS FOR ALL SUBDIVISION IMPROVEMENTS SHALL BE REVIEWED AND ACCEPTED BY THE CITY OF BASTROP PRIOR TO ANY CONSTRUCTION WITHIN THE SUBDIVISION.
6. PRIOR TO CONSTRUCTION OF ANY IMPROVEMENTS ON LOTS IN THIS SUBDIVISION, BUILDING PERMITS WILL BE OBTAINED FROM THE CITY OF BASTROP
7. SITE DEVELOPMENT CONSTRUCTION PLANS SHALL BE REVIEWED AND ACCEPTED BY THE CITY OF BASTROP PRIOR TO ANY MULTI-FAMILY OR NON-RESIDENTIAL CONSTRUCTION. (CITY LIMITS ONLY)
8. FISCAL SURETY FOR SUBDIVISION CONSTRUCTION, IN A FORM ACCEPTABLE TO THE CITY OF BASTROP, SHALL BE PROVIDED PRIOR TO PLAT APPROVAL BY THE CITY.
9. THE OWNER OF THIS SUBDIVISION, AND HIS OR HER SUCCESSORS AND ASSIGNS, ASSUMES SOLE RESPONSIBILITY FOR PLANS FOR CONSTRUCTION OF SUBDIVISION IMPROVEMENTS WHICH COMPLY WITH APPLICABLE CODES AND REQUIREMENTS OF THE CITY OF BASTROP. THE OWNER UNDERSTANDS AND ACKNOWLEDGES THAT PLAT VACATION OR RE-PLATTING MAY BE REQUIRED, AT THE OWNER'S SOLE EXPENSE, IF PLANS TO CONSTRUCT THIS SUBDIVISION DO NOT COMPLY WITH SUCH CODES AND REQUIREMENTS.
10. WATER SERVICE IS PROVIDED BY THE CITY OF BASTROP.
11. WASTEWATER SERVICE IS PROVIDED BY THE CITY OF BASTROP
12. ELECTRIC SERVICE IS PROVIDED BY BLUEBONNET ELECTRIC.
13. ALL UTILITIES WILL BE UNDERGROUND.
14. NO LOT IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTED TO THE APPROVED WATER DISTRIBUTION AND WASTEWATER COLLECTION FACILITIES.
15. WASTEWATER AND WATER SYSTEMS SHALL CONFORM TO TCEQ (TEXAS COMMISSION ON ENVIRONMENTAL QUALITY).
16. APPROVED UNDER ORDINANCE 2017-13 REGARDING IMPACT FEE ASSESSMENT TO BE COLLECTED PRIOR TO BUILDING PERMIT ISSUANCE.
17. DEVELOPER SHALL BE SOLELY RESPONSIBLE FOR ALL RELOCATION AND MODIFICATIONS TO EXISTING UTILITIES.
18. A PORTION OF THIS TRACT IS WITHIN A FLOOD HAZARD AREA AS SHOWN ON THE FLOOD INSURANCE RATE MAP PANEL # 0355C FOR BASTROP COUNTY, TEXAS, EFFECTIVE JANUARY 19, 2006. COMMUNITY # 480022 AND IS ON ZONE "X" (SHADED).
19. OFF-SITE STORM WATER DETENTION FACILITIES WILL BE PROVIDED TO REDUCE POST-DEVELOPMENT PEAK RATES OF DISCHARGE OF THE 5, 10, 25, 50 AND 100-YEAR STORM EVENTS.
20. TEMPORARY AND PERMANENT EASEMENTS TO BE PROVIDED, AS REQUIRED AT THE CITY'S SOLE DISCRETION FOR OFF-SITE WATER, WASTEWATER AND DRAINAGE IMPROVEMENTS.
21. AS SHOWN HEREON, A TEN (10) FOOT WIDE PUBLIC UTILITY EASEMENT (P.U.E.) IS HEREBY DEDICATED ADJACENT TO STREET ROW ON ALL LOTS. A FIVE (5) FOOT WIDE P.U.E. IS HEREBY DEDICATED ALONG EACH SIDE LOT LINE.
22. PROPERTY OWNER SHALL PROVIDE FOR ACCESS TO ALL EASEMENTS AS MAY BE NECESSARY AND SHALL NOT PROHIBIT ACCESS BY GOVERNMENTAL AUTHORITIES.
23. NO BUILDINGS, FENCES, LANDSCAPING OR OTHER STRUCTURES ARE PERMITTED WITHIN DRAINAGE EASEMENTS SHOWN, EXCEPT AS APPROVED BY THE CITY OF BASTROP AND/OR BASTROP COUNTY.
24. ALL EASEMENTS ON PRIVATE PROPERTY SHALL BE MAINTAINED BY THE PROPERTY OWNER OR HIS OR HER ASSIGNS
25. THE ELECTRIC UTILITY HAS THE RIGHT TO PRUNE AND/OR REMOVE TREES, SHRUBBERY, VEGETATION AND OTHER OBSTRUCTIONS TO THE EXTENT NECESSARY TO KEEP THE EASEMENTS CLEAR. THE OWNER/DEVELOPER OF THIS SUBDIVISION/LOT SHALL PROVIDE THE CITY OF BASTROP ELECTRIC UTILITY DEPARTMENT WITH ANY EASEMENT AND/OR ACCESS REQUIRED, IN ADDITION TO THOSE INDICATED, FOR THE INSTALLATION AND ONGOING MAINTENANCE OF OVERHEAD AND UNDERGROUND ELECTRIC FACILITIES.
26. THE OWNER SHALL BE RESPONSIBLE FOR INSTALLATION OF TEMPORARY EROSION CONTROL, REVEGETATION AND TREE PROTECTION FOR ELECTRIC UTILITY WORK REQUIRED TO PROVIDE ELECTRIC SERVICE TO THIS PROJECT.
27. BUILDING SETBACKS NOT SHOWN SHALL BE IN ACCORDANCE WITH CITY OF BASTROP ZONING ORDINANCE. (CITY LIMITS ONLY)
28. SIDEWALKS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE SUBDIVISION ORDINANCE OF THE CITY OF BASTROP.
29. EROSION AND SEDIMENTATION CONTROLS CONSTRUCTED IN ACCORDANCE WITH THE SUBDIVISION ORDINANCE OF THE CITY OF BASTROP ARE REQUIRED FOR ALL CONSTRUCTION ON EACH LOT, INCLUDING SINGLE FAMILY AND DUPLEX CONSTRUCTION.
30. ALL SIGNS SHALL COMPLY WITH THE BASTROP SIGN ORDINANCE.
31. NO LOT OR STRUCTURE SHALL BE OCCUPIED PRIOR TO THE APPLICANT SUBMITTING TO THE CITY OF BASTROP DOCUMENTATION OF SUBDIVISION/SITE REGISTRATION WITH THE TEXAS DEPARTMENT OF LICENSING AND REGULATIONS (TDLR) AND PROVIDE DOCUMENTATION OF REVIEW AND COMPLIANCE OF THE SUBDIVISION CONSTRUCTION PLANS WITH TEXAS ARCHITECTURAL BARRIERS ACT (TABA).
32. BY APPROVING THIS PLAT, THE CITY OF BASTROP ASSUMES NO OBLIGATION TO CONSTRUCT ANY INFRASTRUCTURE IN CONNECTION WITH THIS SUBDIVISION. ANY SUBDIVISION INFRASTRUCTURE REQUIRED FOR THE DEVELOPMENT OF THE LOTS IN THIS SUBDIVISION IS THE SOLE RESPONSIBILITY OF THE DEVELOPER AND/OR THE OWNERS OF THE LOTS. FAILURE TO CONSTRUCT ANY REQUIRED INFRASTRUCTURE TO CITY STANDARDS MAY BE JUST CAUSE FOR THE CITY TO DENY APPLICATIONS FOR CERTAIN DEVELOPMENT PERMITS INCLUDING BUILDING PERMITS, SITE PLAN APPROVALS AND/OR CERTIFICATES OF OCCUPANCY.
33. UPON COMPLETION OF CONSTRUCTION AND INSTALLATION OF THE ELECTRIC FACILITIES ON THE PROPERTY THE DEVELOPER/OWNER SHALL HAVE THE PERMANENT UTILITY EASEMENT AREA (20 FOOT EASEMENT, TO INCLUDE A 10 FOOT BUFFER AROUND ALL NON OPENING SIDES AND A 20 FOOT BUFFER AROUND OPENING SIDES OF EQUIPMENT) SURVEYED BY METES AND BOUNDS, AT ITS SOLE COST AND EXPENSE, AND A COPY OF THAT PERMANENT EASEMENT SURVEY PROVIDED TO BPAL FOR THE DRAFTING AND RECORDING OF A PERMANENT PUBLIC UTILITY EASEMENT. THE BLANKET TEMPORARY ACCESS AND CONSTRUCTION EASEMENT SHALL BE VACATED AT SUCH TIME AS BPAL ACCEPTS AND RECORDS THE PERMANENT PUBLIC UTILITY EASEMENT.
34. IT IS THE RESPONSIBILITY OF EACH BUILDER TO DESIGN AND CONSTRUCT A SUITABLE GRADING AND DRAINAGE SCHEME WHICH WILL CONVEY SURFACE WATER, WITHOUT PONDING IN THE LOT OR UNDER THE STRUCTURE, FROM HIS STRUCTURE TO THE DRAINAGE SYSTEM CONSTRUCTED BY THE SUBDIVISION DEVELOPER.
35. PUBLIC UTILITY AND DRAINAGE EASEMENTS WHERE SHOWN AND/OR DESCRIBED HEREON ARE INTENDED TO INDICATE AN EASEMENT FOR CONSTRUCTION, OPERATION, AND MAINTENANCE OF PUBLIC UTILITIES AND DRAINAGE WAYS; INCLUDING, BUT NOT LIMITED TO, SANITARY SEWERS, FORCE MAINS, WATER LINES, TELEPHONE SIGNAL CONDUITS, ELECTRIC CONDUCTORS, DRAINAGE PIPES, AND NATURAL GAS LINES.
36. ACCESS EASEMENTS SHOWN HEREON ARE INTENDED TO INDICATE AN EASEMENT ALLOWING UNRESTRICTED ACCESS TO THE TRAVELLING PUBLIC.
37. NO DIRECT VEHICULAR ACCESS TO STATE HIGHWAY 71 FROM LOTS 2, 3, 4, AND 5 SHALL BE PERMITTED.

APPROVED ON THE ______ DAY OF ______________, 2018, A.D., BY THE CITY COUNCIL OF THE CITY OF BASTROP

APPROVED:

____
CONNIE B. SCHROEDER, MAYOR OF THE CITY OF BASTROP, TEXAS

ATTEST:

____
CITY SECRETARY, CITY OF BASTROP, TEXAS

STATE OF TEXAS §
COUNTY OF BASTROP §

I, ROSE PIETSCH, COUNTY CLERK OF BASTROP COUNTY, TEXAS, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT OF WRITING AND ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR RECORD IN MY OFFICE ON THE ______ DAY OF ______________ 20___ A.D. AT ______ O'CLOCK ___M., AND DULY RECORDED ON THE ______ DAY OF ______________ 20___ A.D. AT O'CLOCK ___M., PLAT RECORDS OF BASTROP COUNTY, TEXAS IN PLAT CABINET ______ PAGE ______

FILED FOR RECORD ON THE ______ DAY OF ______________ 20___ A.D.

______________________ BY: ______________________
ROSE PIETSCH DEPUTY
COUNTY CLERK
BASTROP COUNTY, TEXAS

FIELDNOTE DESCRIPTION:

OF 30.970 ACRES OF LAND OUT OF THE NANCY BLAKEY SURVEY, ABSTRACT NO. 98, SITUATED IN THE CITY OF BASTROP, BASTROP COUNTY, TEXAS BEING A PORTION OF THAT CERTAIN 52.684 ACRE TRACT OF LAND CONVEYED TO 71 RETAIL PARTNERS, LP BY DEED OF RECORD IN VOLUME 2249, PAGE 676 OF THE OFFICIAL RECORDS OF BASTROP COUNTY, TEXAS; SAID 30.970 ACRE CONVEYED TO SETON FAMILY OF HOSPITALS, A TEXAS NONPROFIT CORPORATION BY DEED OF RECORD IN DOCUMENT NO. 201701654 OF THE OFFICIAL PUBLIC RECORDS OF BASTROP COUNTY, TEXAS; SAID 30.970 ACRES OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING, AT A 1/2 INCH IRON ROD WITH CAP FOUND IN THE SOUTHERLY RIGHT-OF-WAY LINE OF STATE HIGHWAY 71 (R.O.W. VARIES) (STATE HIGHWAY 71 STA. 354+11.48, 150.00' RIGHT), BEING THE NORTHWESTERLY CORNER OF THAT CERTAIN 43.112 ACRE TRACT OF LAND CONVEYED TO JOHN ALAN NIXON AND TINA THEIR NIXON BY DEED OF RECORD IN VOLUME 2249, PAGE 294 OF SAID OFFICIAL RECORDS, BEING THE NORTHEASTERLY CORNER OF SAID 52.684 ACRE TRACT, FOR THE NORTHEASTERLY CORNER HEREOF;

THENCE, S09°40'07"W, LEAVING THE SOUTHERLY RIGHT-OF-WAY LINE OF STATE HIGHWAY 71, ALONG A PORTION OF THE WESTERLY LINE OF SAID 43.112 ACRE TRACT, BEING THE EASTERLY LINE OF SAID 52.684 ACRE TRACT, FOR THE EASTERLY LINE HEREOF, A DISTANCE OF 1108.37 FEET TO A 3/8 INCH IRON ROD FOUND AT THE NORTHEASTERLY CORNER OF THE REMAINING PORTION OF THAT CERTAIN 146.881 ACRE TRACT OF LAND CONVEYED TO MC BASTROP 71, LP BY DEED OF RECORD IN VOLUME 2087, PAGE 241 OF SAID OFFICIAL RECORDS, BEING THE SOUTHEASTERLY CORNER OF SAID 52.684 ACRE TRACT, FOR THE SOUTHEASTERLY CORNER HEREOF;

THENCE, LEAVING THE WESTERLY LINE OF SAID 43.112 ACRE TRACT, ALONG THE SOUTHERLY LINE OF SAID 52.684 ACRE TRACT, FOR THE SOUTHERLY LINE HEREOF, THE FOLLOWING TWO (2) COURSES AND DISTANCES:

1) ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 1000.00 FEET, A CENTRAL ANGLE OF 11°05'14", AN ARC LENGTH OF 193.51 FEET AND A CHORD WHICH BEARS, N80°51'55"W, A DISTANCE OF 193.21 FEET TO A 5/8 INCH IRON ROD FOUND FOR THE END OF SAID CURVE;

2) N80°19'42"W, A DISTANCE OF 1693.74 FEET TO A 1/2 INCH IRON ROD WITH CAP FOUND IN THE EASTERLY RIGHT-OF-WAY LINE OF STATE HIGHWAY 304 (120' R.O.W.), BEING THE NORTHWESTERLY CORNER OF THE REMAINING PORTION OF SAID 146.881 ACRE TRACT, BEING THE SOUTHWESTERLY CORNER OF SAID 52.684 ACRE TRACT, FOR THE SOUTHWESTERLY CORNER HEREOF;

THENCE, N00°40'20"E, ALONG THE EASTERLY RIGHT-OF-WAY LINE OF STATE HIGHWAY 304, BEING A PORTION OF THE WESTERLY LINE OF SAID 52.684 ACRE TRACT, FOR A PORTION OF THE WESTERLY LINE HEREOF, A DISTANCE OF 50.83 FEET TO A 1/2 INCH IRON ROD WITH "STANTEC" CAP SET FOR THE MOST WESTERLY NORTHWEST CORNER HEREOF, FROM WHICH THE SOUTHWESTERLY CORNER OF LOT 1A, RESUBDIVISION OF LOT 1, BLOCK A CENTERS OF WOODLAND VILLAGE BASTROP, A SUBDIVISION OF RECORD IN CABINET 4, PAGE 100-A OF THE PLAT RECORDS OF BASTROP COUNTY, TEXAS, BEING THE MOST WESTERLY NORTHWEST CORNER OF SAID 52.684 ACRE TRACT BEARS N00°40'20"E, A DISTANCE OF 608.39 FEET;

THENCE, LEAVING THE EASTERLY RIGHT-OF-WAY LINE OF STATE HIGHWAY 304, OVER AND ACROSS SAID 52.684 ACRE TRACT, FOR THE WESTERLY LINE HEREOF, THE FOLLOWING SIX (6) COURSES AND DISTANCES:

1) S80°19'41"E, A DISTANCE OF 100.00 FEET TO A 1/2 INCH IRON ROD WITH "STANTEC" CAP SET FOR AN ANGLE POINT;

2) S09°40'19"W, A DISTANCE OF 20.00 FEET TO A 1/2 INCH IRON ROD WITH "STANTEC" CAP SET FOR AN ANGLE POINT;

3) S80°19'41"E, A DISTANCE OF 870.43 FEET TO A 1/2 INCH IRON ROD WITH "STANTEC" CAP SET FOR AN ANGLE POINT;

4) N09°40'46"E, A DISTANCE OF 952.08 FEET TO A 1/2 INCH IRON ROD WITH "STANTEC" CAP SET FOR AN ANGLE POINT;

5) S80°19'18"E, A DISTANCE OF 190.71 FEET TO A 1/2 INCH IRON ROD WITH "STANTEC" CAP SET FOR AN ANGLE POINT;

6) N09°40'47"E, A DISTANCE OF 279.25 FEET TO A 1/2 INCH IRON ROD WITH "STANTEC" CAP SET IN THE CURVING SOUTHERLY RIGHT-OF-WAY LINE OF STATE HIGHWAY 71, BEING THE NORTHERLY LINE OF SAID 52.684 ACRE TRACT, FOR THE MOST NORTHERLY NORTHWEST CORNER HEREOF;

THENCE, ALONG THE CURVING SOUTHERLY RIGHT-OF-WAY LINE OF STATE HIGHWAY 71, BEING A PORTION OF THE NORTHERLY LINE OF SAID 52.684 ACRE TRACT, FOR THE NORTHERLY LINE HEREOF, ALONG A NON-TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 5058.31 FEET, A CENTRAL ANGLE OF 10°24'22", AN ARC LENGTH OF 918.69 FEET AND A CHORD WHICH BEARS, S75°53'40"E, A DISTANCE OF 917.43 FEET TO THE POINT OF BEGINNING, CONTAINING AN AREA OF 30.970 ACRES (1,349,038 SQ. FT.) OF LAND, MORE OR LESS, WITHIN THESE METES AND BOUNDS.

Stantec
1905 Aldrich Street, Suite 300
Austin TX 78723
TBPE # F-6324 TBPLS # 10194230
www.stantec.com

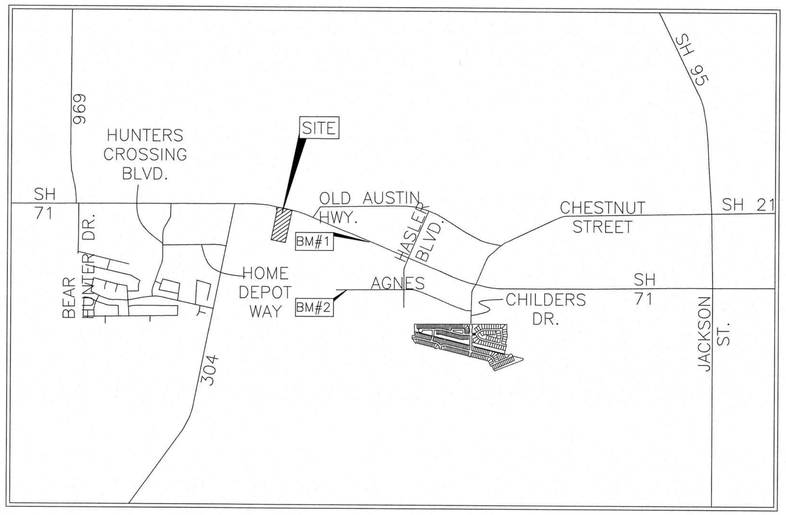
SHEET 2 OF 2

BASTROP GROVE MEDTAIL DEVELOPMENT

LOT 6 - BASTROP GROVE
CITY OF BASTROP
FINAL MASTER DRAINAGE PLAN SUBMITTAL
BASTROP COUNTY, TEXAS

SHEET INDEX

SHEET #	SHEET TITLE
01	COVER SHEET
02	HYDROLOGY SHEET
03	GRADING SHEET
04	STORM PROFILE
05	EROSION CONTROL
06	EROSION CONTROL DETAILS



LOCATION MAP
(NOT TO SCALE)

BENCHMARKS:

#1 TXDOT MON. BRASS DISC IN CONCRETE, 44' WEST OF THE NORTH-EASTERN PROPERTY CORNER.

#2 MAG NAIL IN PAVEMENT ON AGNES ST. 500' SOUTH OF THE PROPERTY BOUNDARY

GENERAL NOTES:

ALL RESPONSIBILITY FOR THE ADEQUACY OF THESE PLANS REMAINS WITH THE ENGINEER WHO PREPARED THEM. IN REVIEWING THESE PLANS, THE CITY OF BASTROP MUST RELY UPON THE ADEQUACY OF THE DESIGN ENGINEER.

THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ITS REPRESENTATIVE. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK, AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE ASSOCIATED WITH THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.

THIS PROJECT IS LOCATED IN THE COLORADO RIVER WATERSHED.

NO PORTION OF THIS TRACT IS WITHIN THE BOUNDARIES OF THE 100-YEAR FLOOD PLAIN OF ANY WATERWAY THAT IS WITHIN THE LIMITS OF STUDY OF THE FEDERAL FLOOD INSURANCE ADMINISTRATION FIRM MAP NO. 48021C0335E, DATED JANUARY 19, 2006, BASTROP COUNTY, TEXAS. BASTROP COUNTY COMMUNITY NO. 481193.

REVIEWED BY:

CITY OF BASTROP ENGINEER — DATE

APPROVED BY:

CITY OF BASTROP PLANNING — DATE

DATE

OWNER: KPG COMMERCIAL–TYLER DUTTON
3809 S. 2ND STREET, D–200
AUSTIN, TEXAS 78704
512 437–6404

ENGINEER: CARLSON, BRIGANCE & DOERING, INC.
CIVIL ENGINEERING & SURVEYING
C/O MR. BRENDAN P. MCENTEE, P.E.
12129 RANCH ROAD 620 NORTH, SUITE 600
AUSTIN, TEXAS 78750
(512) 280–5160

UTILITY PROVIDERS:

ELECTRIC:	BLUEBONNET ELECTRIC (979) 542–3151
GAS:	CENTER POINT ENERGY (830) 643–6936
PHONE:	AT&T (512) 870–1450
WATER:	CITY OF BASTROP (512) 332–8830
WASTEWATER:	CITY OF BASTROP (512) 332–8830
CABLE:	SPECTRUM (855) 243–8892

NO.	DESCRIPTION	REVISE (R) ADD (A) VOID (V)	CITY OF BASTROP APPROVAL/DATE	APPROVED BY

811 Know what's below. Call before you dig.

BASTROPTX Heart of the Lost Pines Est. 1832

Final Drainage Plan Approved

11/22/19

DESIGNED BY: | DRAFTED BY:

DATE | REVISION

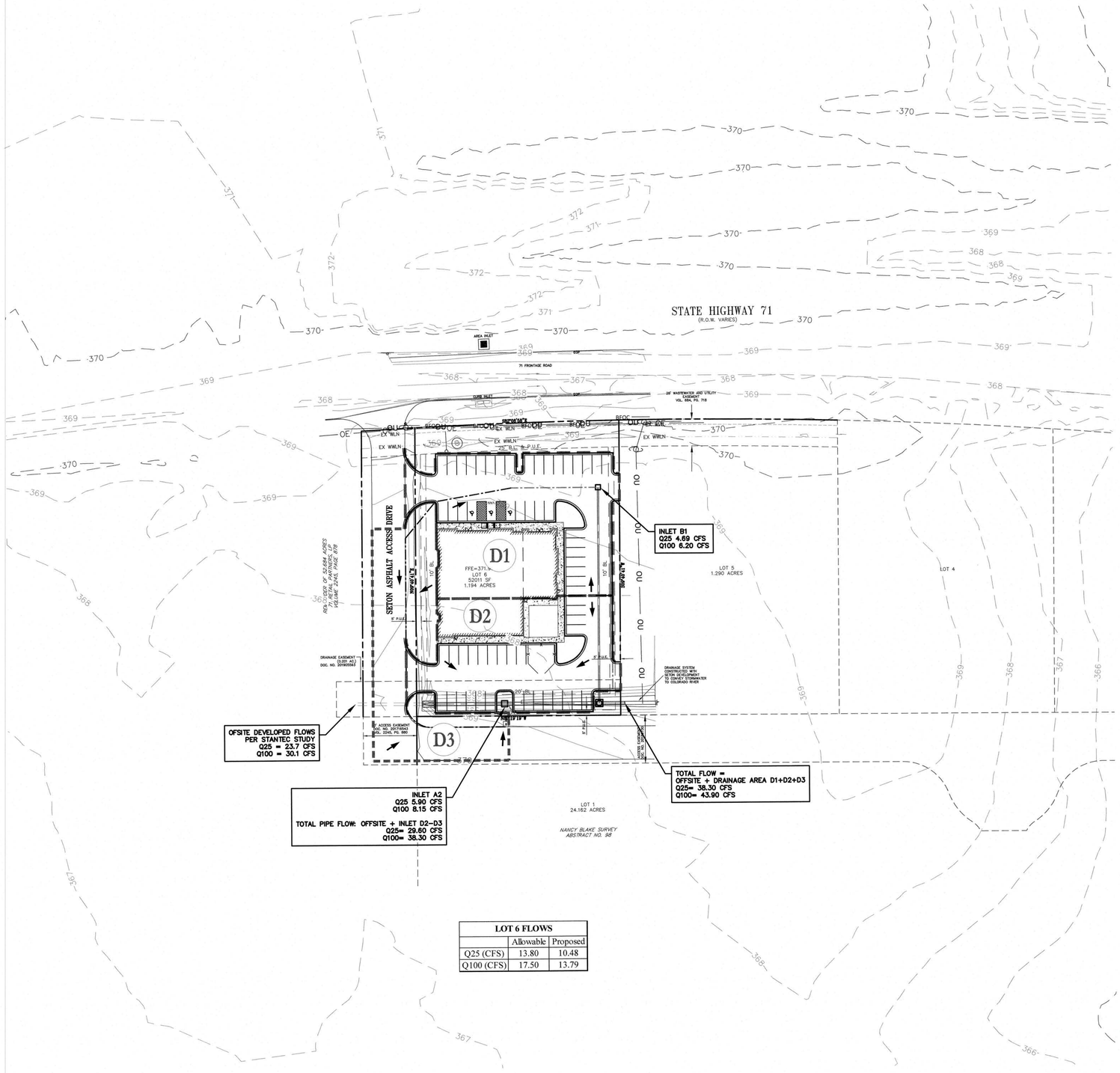
Carlson, Brigance & Doering, Inc.
Civil Engineering ◆ Surveying
FIRM ID #F3791
Main Office
5501 West William Cannon Dr.
Austin, Texas 78749
Phone No. (512) 280-5160
North Office
12129 RR 620 N., Ste. 600
Austin, Texas 78750
Fax No. (512) 280-5165

SHEET NAME: COVER
JOB NAME: BASTROP GROVE MEDTAIL DEVELOPMENT
PROJECT: FINAL MASTER DRAINAGE PLAN SUBMITTAL

STATE OF TEXAS
BRENDAN P. McENTEE
96200
LICENSED PROFESSIONAL ENGINEER
CARLSON, BRIGANCE & DOERING, INC.
ID# F3791
9/16/2019

DATE: 9/16/2019
JOB NUMBER: 5135
SHEET: 01 OF 6
SHEET NO.: 01

FILE PATH:N:\ACD-R\5135\dwg\5135-COVER-FP.dwg - Sep 14, 2019 - 8:28am


STATE HIGHWAY 71
(R.O.W. VARIES)
71 FRONTAGE ROAD
AREA INLET
CURB INLET
20' WASTEWATER AND UTILITY EASEMENT VOL. 684, PG. 718
EX WWLN
EX W.L.
EX. R.L. & P.U.E.
BFOC
EOP
SETON ASPHALT ACCESS DRIVE
D1
FFE=371.3
LOT 6
52011 SF
1.194 ACRES
D2
D3
INLET B1
Q25 4.69 CFS
Q100 6.20 CFS
OFSITE DEVELOPED FLOWS
PER STANTEC STUDY
Q25 = 23.7 CFS
Q100 = 30.1 CFS
INLET A2
Q25 5.90 CFS
Q100 8.15 CFS
TOTAL PIPE FLOW: OFFSITE + INLET D2-D3
Q25= 29.60 CFS
Q100= 38.30 CFS
TOTAL FLOW =
OFFSITE + DRAINAGE AREA D1+D2+D3
Q25= 38.30 CFS
Q100= 43.90 CFS
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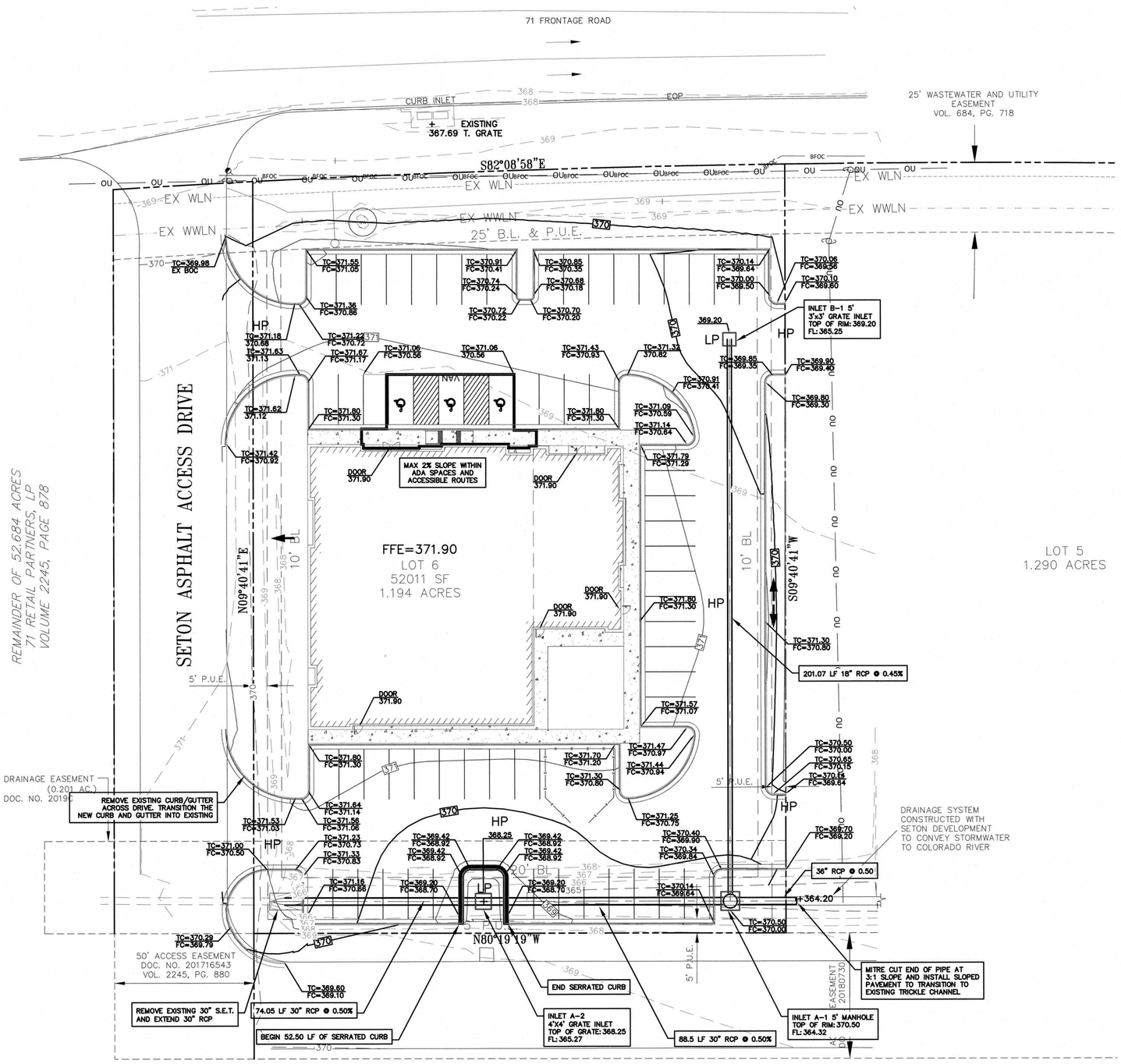

LEGEND

- 936 — EXISTING MAJOR CONTOUR
- EXISTING MINOR CONTOUR
- 936 — PROPOSED MAJOR CONTOUR
- PROPOSED MINOR CONTOUR
- FLOW ARROW
- TC=XXX.XX / FC=XXX.XX — TOP OF CURB ELEVATION / FACE OF CURB ELEVATION
- PROPOSED GRATE INLET
- PROPOSED STORM MANHOLE
- HP — HIGH POINT
- LP — LOW POINT
- PROPOSED STORM SEWER
- PROPOSED 24" CURB & GUTTER

0 20' 40'

SCALE: 1" = 20'

BASTROPTX
Heart of the Lost Pines
Est. 1832

Final Drainage Plan Approved

11/22/19

GRADING NOTES:

1.) UNLESS OTHERWISE SPECIFIED, ALL FINISHED EARTHEN SLOPES ARE TO BE FINE GRADED TO PROVIDE A RELATIVELY UNIFORM SURFACE WITH NO ROCKS GREATER THAN 1-INCH IN DIAMETER, NO CLOGS OF SOIL GREATER THAN 1-INCHES IN DIAMETER, AND DEVIATIONS FROM AN OTHERWISE SMOOTH SURFACE GREATER THAN 4 INCHES IN HEIGHT OR DEPTH WITH NO AREAS OF STANDING WATER

2.) ALL FINISHED SLOPES OF A GRADE OF 3:1 OR GREATER ARE TO BE COVERED WITH A JUTE MAT, CURLEX MATTING, OR SIMILAR PRODUCT AFTER SEEDING WITH HYDROMULCH AND THE JUTE ANCHORED IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS.

3.) ALL DRAINAGE COMPONETS ARE TO BE PRECAST CONCRETE. STORM DRAIN PIPE TO BE RCP OR RCPA, CLASS III, PER ASTM C76 AND INLETS TO BE ASTM C913 PER TxDOT STANDARDS WITH GALVANIZED GRATES. INLETS IN PAVED AREAS SHALL INCLUDE PEDESTRIAN GRATES.

4.) REFER TO LANDSCAPE PLAN FOR PLANTING, IRRIGATION, AND TOPSOIL REQUIREMENTS.

DESIGNED BY:	DRAFTED BY:

DATE

REVISION

Carlson, Brigance & Doering, Inc.
Civil Engineering ◆ Surveying
FIRM ID #F3791
Main Office
5501 West William Cannon Dr. Austin, Texas 78749
Phone No. (512) 280-5160
North Office
12129 RR 620 N., Ste. 600 Austin, Texas 78750
Fax No. (512) 280-5165

SHEET NAME: GRADING SHEET

JOB NAME: BASTROP GROVE MEDTAIL DEVELOPMENT

PROJECT: FINAL MASTER DRAINAGE PLAN SUBMITTAL

STATE OF TEXAS
BRENDAN P. McENTEE
96200
LICENSED PROFESSIONAL ENGINEER
CARLSON, BRIGANCE & DOERING, INC.
ID# F3791
09/16/2019

DATE 9/16/2019

JOB NUMBER 5135

SHEET 03 OF 6

SHEET NO. 03

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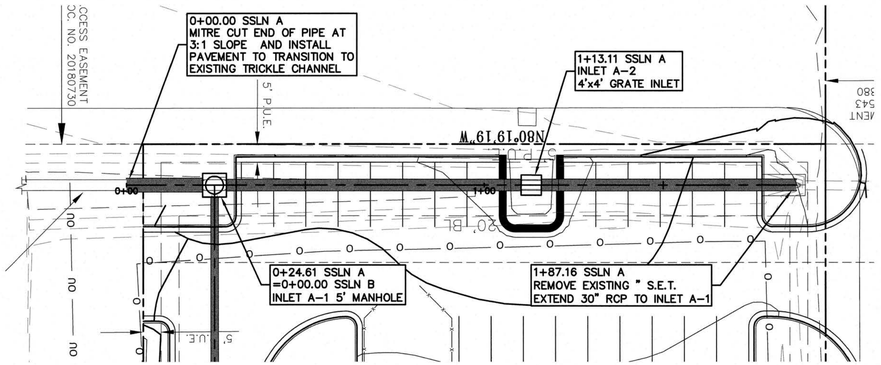
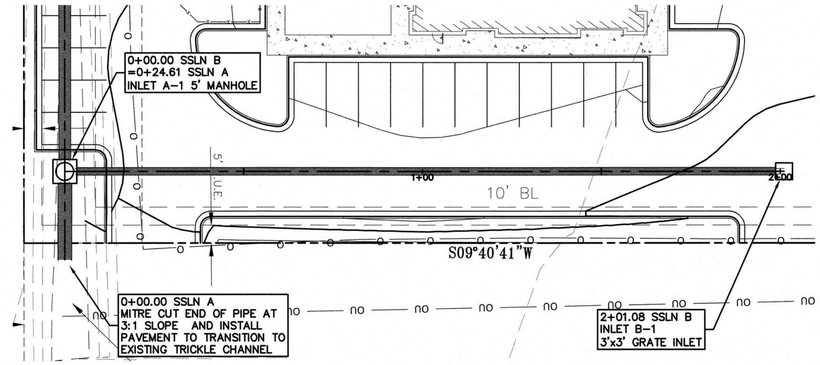


0 20' 40'

SCALE: 1" = 20'

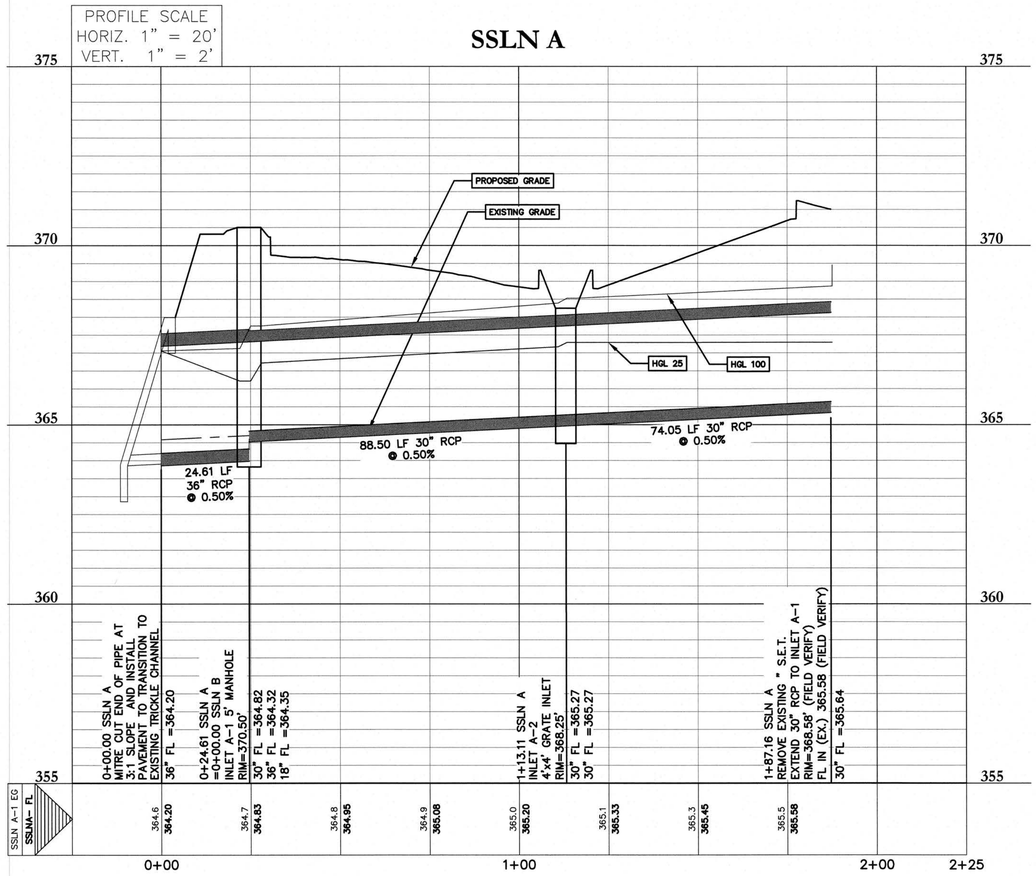


0 20' 40'

SCALE: 1" = 20'

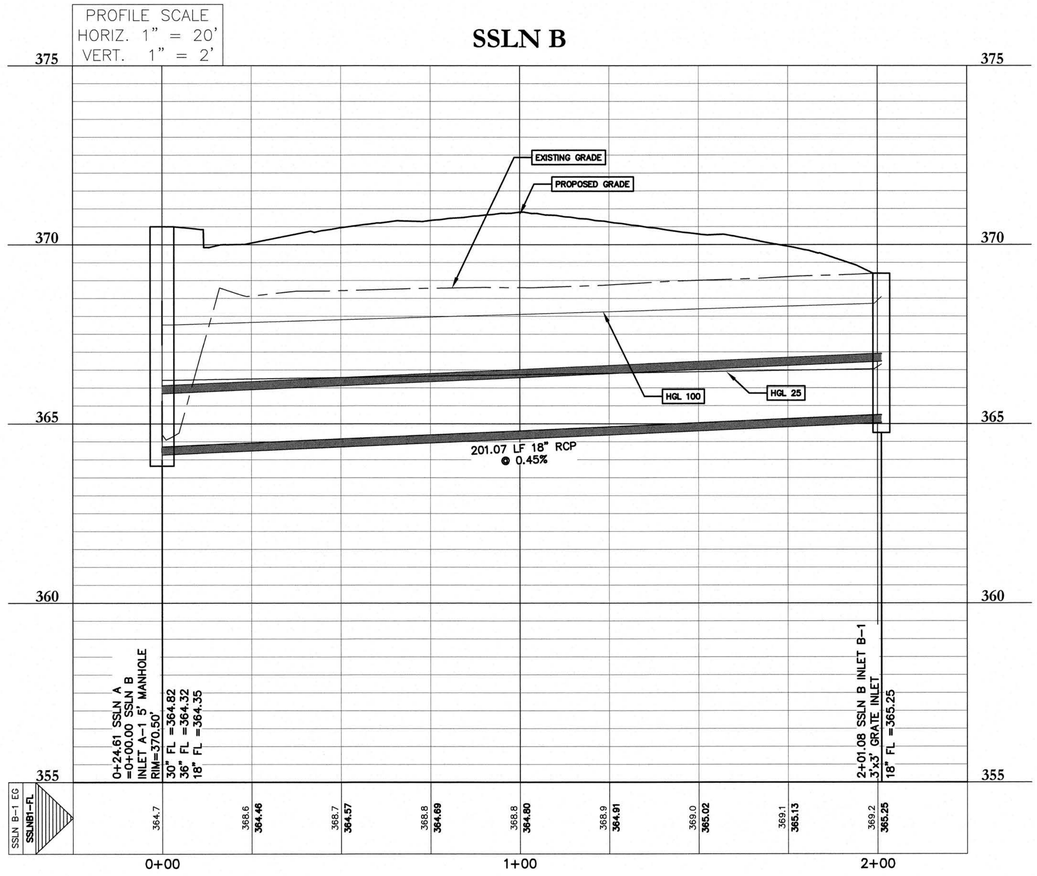
SSLN A

PROFILE SCALE
HORIZ. 1" = 20'
VERT. 1" = 2'



SSLN B

PROFILE SCALE
HORIZ. 1" = 20'
VERT. 1" = 2'



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DESIGNED BY:	DRAFTED BY:

DATE

REVISION

Carlson, Brigance & Doering, Inc.
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Austin, Texas 78749
North Office
12129 RR 620 N., Ste. 600
Austin, Texas 78750
Phone No. (512) 280-5160
Fax No. (512) 280-5165

SHEET NAME: STORM SEWER PROFILE

JOB NAME: BASTROP GROVE MED'TAIL DEVELOPMENT

PROJECT: FINAL MASTER DRAINAGE PLAN SUBMITTAL

STATE OF TEXAS
BRENDAN P. McENTEE
96200
LICENSED PROFESSIONAL ENGINEER

CARLSON, BRIGANCE & DOERING, INC.
ID F3791

09/16/2019

BASTROPTX
Heart of the Lost Pines
Est. 1832

Final Drainage Plan Approved

11/22/19

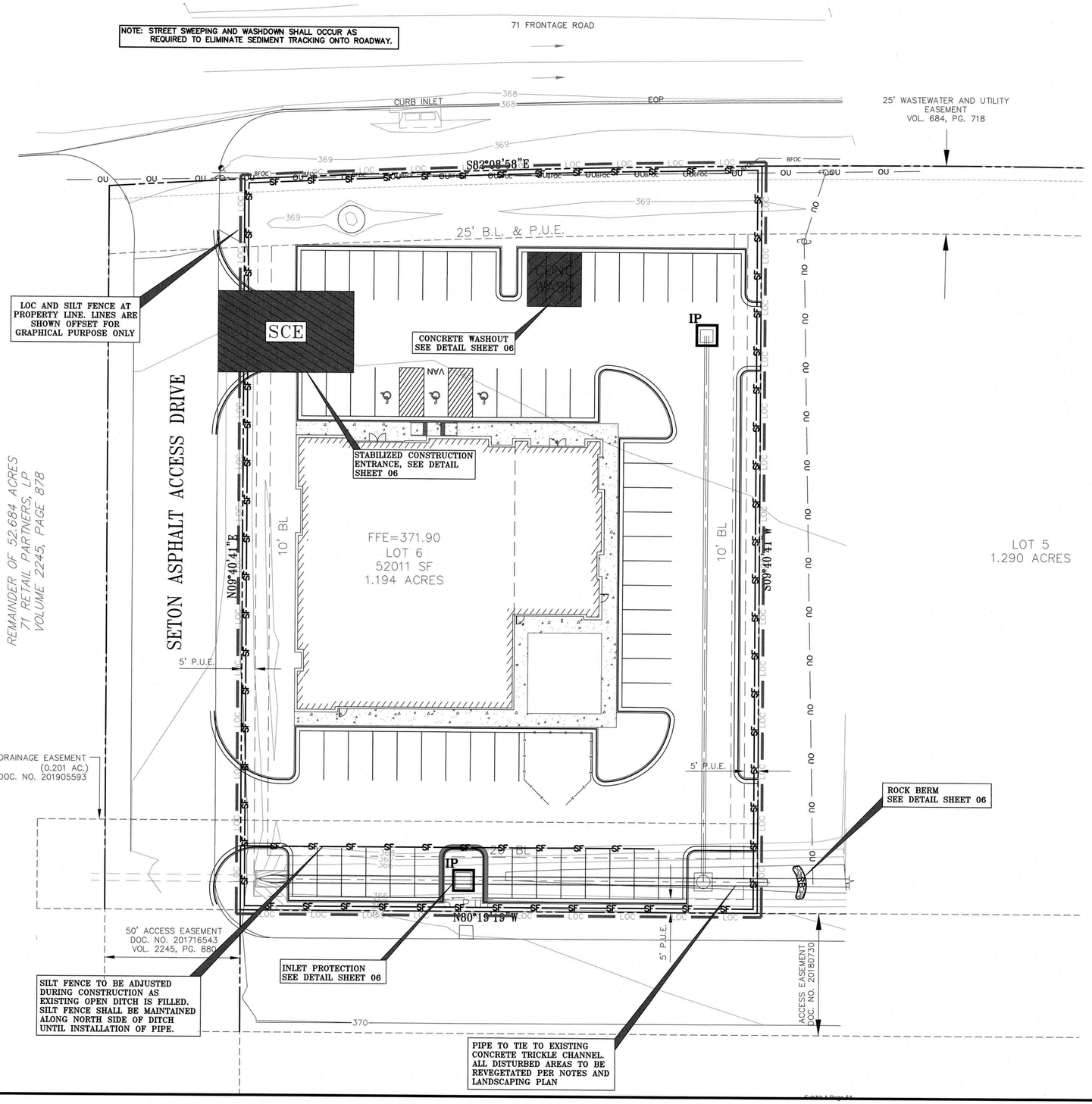
DATE 9/16/2019

JOB NUMBER 5135

SHEET 04 OF 6

SHEET NO. 04

NOTE: STREET SWEEPING AND WASHDOWN SHALL OCCUR AS REQUIRED TO ELIMINATE SEDIMENT TRACKING ONTO ROADWAY.



0 20' 40'

SCALE: 1" = 20'

LEGEND

SF	SILT FENCE
LOC	LIMITS OF CONSTRUCTION
IP	INLET PROTECTION
RB	ROCK BERM
JH	J-HOOK
SCE	STABILIZED CONSTRUCTION ENTRANCE
CONC WASH	CONCRETE WASHOUT

WARNING!!!!
REVIEW THE SEQUENCE OF CONSTRUCTION ON THE GENERAL NOTES SHEET PRIOR TO BEGINNING CONSTRUCTION

!!! WARNING !!!:
UNDERGROUND UTILITIES SHOWN ON THESE PLANS IS A BEST ESTIMATE BASED ON RECORDS THAT COULD BE OBTAINED AND PHYSICAL FEATURES VISIBLE AT THE GROUND LEVEL. THE ENGINEER MAKES NO ASSERTIONS BEYOND THAT THEY ARE A BEST ESTIMATE AND AN ATTEMPT TO HELP IDENTIFY POSSIBLE UTILITIES IN THE AREA. THE CONTRACTOR MUST CALL ONE CALL IN ACCORDANCE WITH THE NOTES TO BETTER LOCATE ANY UNDERGROUND UTILITIES.

GENERAL EROSION CONTROL NOTES:

1) CONTRACTOR TO FIELD LOCATE DIVERSION, INTERCEPTOR, AND PERIMETER DIKES/DITCHES AS REQUIRED BASED ON THE DRAIN SEQUENCE OF CONSTRUCTION.
2) IF DISTURBED AREA IS NOT WORKED FOR MORE THAN 14 DAYS THEN DISTURBED AREA NEEDS TO BE STABILIZED BY REVEGETATION, MULCH, TARP, OR MATTING.
3) THE ENVIRONMENTAL INSPECTOR HAS THE AUTHORITY TO ADD AND/OR MODIFY EROSION/SEDIMENTATION CONTROLS ON SITE TO KEEP PROJECT IN-COMPLIANCE WITH THE CITY OF BASTROP RULES AND REGULATIONS.
4) THE CONTRACTOR SHALL UTILIZE DUST CONTROL MEASURES DURING SITE CONSTRUCTION SUCH AS WATERING WITH IRRIGATION TRUCKS AND MULCHING AS PER CITY REQUIREMENTS, OR AS DIRECTED BY THE ENVIRONMENTAL INSPECTOR.
5) SILT FENCE TYPE AND INSTALLATION SHALL COMPLY WITH CITY OF BASTROP RULES AND REGULATIONS.
6) CONTRACTOR WILL CHECK AND IF NECESSARY CLEAN UP SPOILS THAT MIGRATE ONTO THE ROADS A MINIMUM OF ONCE DAILY.
7) CONTRACTOR IS SOLEY RESPONSIBLE FOR MEANS AND METHODS OF CONSTRUCTION INCLUDING COMPLIANCE WITH SWPPP INSPECTION, REPORTING, NOI, AND NOT FILING. THE PLAN SHOWN IS THE MINIMUM REQUIRED AND THE CONTRACTOR SHALL MODIFY THE PLAN AS REQUIRED TO ELIMINATE SEDIMENT FROM LEAVING THE SITE.
8) ALL AREAS DISTURBED BY CONSTRUCTION ACTIVITY ARE TO BE REVEGETATED IN ACCORDANCE WITH THIS SHEET AND THE LANDSCAPING PLAN. REFER TO SHEET 06 FOR EROSION CONTROL DETAILS AND ADDITIONAL NOTES REGARDING REVEGETATION.

BASTROPTX Heart of the Lost Pines Est. 1832

Final Drainage Plan Approved

11/22/19

DESIGNED BY: | DRAFTED BY:

DATE | REVISION

Carlson, Brigance & Doering, Inc.
Civil Engineering ◆ Surveying
FIRM ID #F3791
Main Office: 5501 West William Cannon Dr. Austin, Texas 78749 Phone No. (512) 280-5160
North Office: 12129 RR 620 N. Ste. 600 Austin, Texas 78750 Fax No. (512) 280-5165

SHEET NAME: EROSION CONTROL

JOB NAME: BASTROP GROVE MEDTAIL DEVELOPMENT

PROJECT: FINAL MASTER DRAINAGE PLAN SUBMITTAL

STATE OF TEXAS
BRENDAN P. McENTEE
96200
LICENSED PROFESSIONAL ENGINEER
CARLSON, BRIGANCE & DOERING, INC.
ID# F3791
09/16/2019

DATE: 9/16/2019
JOB NUMBER: 5135
SHEET: 05 OF 6
SHEET NO.: 05

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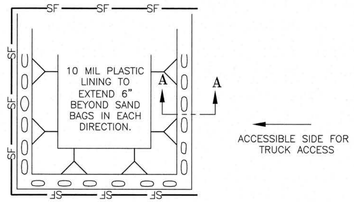
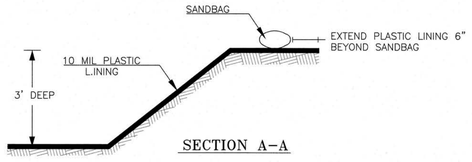


PLAN

ACCESSIBLE SIDE FOR TRUCK ACCESS

NOTE: SIZE VARIES BASED ON ANTICIPATED VOLUME OF CONCRETE TO BE PLACED. MINIMUM SIZE 8'X8' BOTTOM.

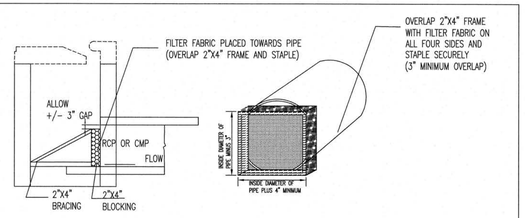


SECTION A-A

CONCRETE WASHOUT AREA NOTES:

1. WASHOUT SHALL BE INSTALLED PRIOR TO PLACING ANY CONCRETE ON-SITE.
2. INSTALL DIRECTIONAL SIGNS AS NECESSARY TO INDICATE WASHOUT LOCATION TO CONCRETE SUPPLY VEHICLES.
3. WASHOUT SHALL BE INSPECTED WEEKLY AND AFTER RAIN EVENTS IN ACCORDANCE WITH SWPPP.
4. CONTRACTOR TO MAINTAIN, REPAIR, ENLARGE OR RELOCATE WASHOUT AS NECESSARY TO MEET PROJECT REQUIREMENTS.
5. WHEN NECESSARY DURING CONSTRUCTION, OR AT THE COMPLETION OF ALL CONSTRUCTION, CONCRETE SHALL BE REMOVED AND LAWFULLY DISPOSED OF AND THE WASHOUT AREA FILLED WITH COMPACTED SELECT FILL.
6. CONCRETE WASHOUT SHALL NOT BE LOCATED WITHIN 50' OF STORM INLET, DITCH, OR SUBSURFACE DRAINAGE SYSTEM.

CONCRETE WASHOUT DETAIL
N.T.S



NOTES:
"STORM INLET SEDIMENT TRAPS" SHALL BE PLACED IN ALL PROPOSED AND EXISTING CURB INLETS AND DROP INLETS AS DIRECTED BY THE CITY OF BASTROP.

THE LATERAL BRACING SHALL BE PLACED IN A MANNER AS TO ADEQUATELY SECURE THE FILTER FRAME TO THE SIDE OF THE INLET, INSURING THE PROPER FUNCTION OF THE SEDIMENT TRAP

FILTER FABRIC MAY BE IDENTICAL TO THAT SPECIFIED A "TEMPORARY SEDIMENT CONTROL FENCE"
OTHER MATERIAL MAY BE USED UPON APPROVAL OF THE CITY OF CEDAR PARK'S PROJECT REPRESENTATIVE.

THE "STORM INLET SEDIMENT TRAP" SHALL BE INSTALLED IN EXISTING INLETS BEFORE CONSTRUCTION BEGINS AND UPON COMPLETION OF THE INLET WALLS IN PROPOSED INLETS OR AS DIRECTED BY THE CITY REPRESENTATIVE.

THE CONTRACTOR WILL BE REQUIRED TO PERFORM PERIODIC MAINTENANCE OF THE SEDIMENT TRAP AND REMOVE ACCUMULATED SILT AS DIRECTED BY THE CITY OF BASTROP.

ALL WOOD SHALL BE PRESSURE TREATED

SEDIMENT TRAPS TO BE REMOVED AFTER PAVING IS COMPLETE

STORM INLET SEDIMENT TRAP (TYPE 1) DETAILS
(TxDOT-AUSTIN DISTRICT)

EROSION AND SEDIMENTATION CONTROL:

1. THE CONTRACTOR SHALL INSTALL EROSION/SEDIMENTATION CONTROLS AND FENCING FOR AREAS OUTSIDE OF THE CONSTRUCTION AREA PRIOR TO ANY SITE PREPARATION WORK (CLEARING, GRUBBING OR EXCAVATION).
2. THE CONTRACTOR IS REQUIRED TO INSPECT THE CONTROLS AND FENCES AT WEEKLY INTERVALS, AND AFTER SIGNIFICANT RAINFALL EVENTS TO INSURE THAT THEY ARE FUNCTIONING PROPERLY. THE PERSON(S) RESPONSIBLE FOR MAINTENANCE OF CONTROLS AND FENCES SHALL IMMEDIATELY MAKE ANY NECESSARY REPAIRS TO DAMAGED AREAS. SILT ACCUMULATION AT CONTROLS MUST BE REMOVED WHEN THE DEPTH REACHES SIX (6) INCHES.
3. PRIOR TO FINAL ACCEPTANCE, HAUL ROADS AND WATERWAY CROSSINGS CONSTRUCTED FOR TEMPORARY CONTRACTOR ACCESS MUST BE REMOVED, ACCUMULATED SEDIMENT REMOVED FROM THE WATERWAY AND THE AREA RESTORED TO THE ORIGINAL GRADE AND REVEGETATED. ALL LAND CLEARING DEBRIS SHALL BE DISPOSED OF IN APPROVED SPOIL DISPOSAL SITES.
4. ANY METHODS, STREET MARKINGS AND SIGNAGE NECESSARY FOR WARNING MOTORISTS, WARNING PEDESTRIANS OR DIVERTING TRAFFIC DURING CONSTRUCTION SHALL CONFORM TO THE TEXAS MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES FOR STREETS AND HIGHWAYS, LATEST EDITION.
5. ALL PAVEMENT MARKINGS, MARKERS, PAINT, TRAFFIC BUTTONS, TRAFFIC CONTROLS AND SIGNS SHALL BE INSTALLED IN ACCORDANCE WITH THE TEXAS DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS FOR CONSTRUCTION OF HIGHWAYS, STREETS, BRIDGES, AND THE TEXAS MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES FOR STREETS AND HIGHWAYS, LATEST EDITIONS.
6. EROSION CONTROL MEASURES, SITE WORK AND RESTORATION WORK SHALL BE IN ACCORDANCE WITH THE CITY OF BASTROP CODE OF ORDINANCES.
7. ALL SLOPES SHALL BE SODDED OR SEEDED WITH APPROVED GRASS, GRASS MIXTURES OR GROUND COVER SUITABLE TO THE AREA AND SEASON IN WHICH THEY WERE APPLIED.
8. SILT FENCES, ROCK BERMS, SEDIMENTATION BASINS AND SIMILARLY RECOGNIZED TECHNIQUES AND MATERIALS SHALL BE EMPLOYED DURING CONSTRUCTION TO PREVENT POINT SOURCE SEDIMENTATION LOADING OF DOWNSTREAM FACILITIES. SUCH INSTALLATION SHALL BE REGULARLY INSPECTED BY THE CITY OF BASTROP FOR EFFECTIVENESS. ADDITIONAL MEASURES MAY BE REQUIRED IF, IN THE OPINION OF THE CITY ENGINEER, THEY ARE WARRANTED.
9. ALL TEMPORARY EROSION CONTROL MEASURES SHALL NOT BE REMOVED UNTIL FINAL INSPECTION AND APPROVAL OF THE PROJECT BY THE CITY INSPECTOR. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO MAINTAIN ALL TEMPORARY EROSION CONTROL STRUCTURES AND TO REMOVE EACH STRUCTURE AS APPROVED BY THE CITY INSPECTOR.
10. ALL MUD, DIRT, ROCKS, DEBRIS, ETC., SPILLED, TRACKED OR OTHERWISE DEPOSITED ON EXISTING PAVED STREETS. DRIVES AND AREAS USED BY THE PUBLIC SHALL BE CLEANED UP IMMEDIATELY.
11. PERMANENT EROSION CONTROL: ALL DISTURBED AREAS SHALL BE RESTORED AS NOTED BELOW:

A. A MINIMUM OF FOUR (4) INCHES OF TOPSOIL SHALL BE PLACED IN ALL DRAINAGE CHANNELS (EXCEPT ROCK), AND BETWEEN THE CURB AND RIGHT-OF-WAY.

B. THE SEEDING FOR PERMANENT EROSION CONTROL SHALL BE APPLIED OVER AREAS DISTURBED BY CONSTRUCTION AS FOLLOWS:

BROADCAST SEEDING:

(I) FROM OCTOBER TO FEBRUARY, SEEDING SHALL BE WITH ONE (1) POUND PER 1,000 SQUARE FEET OF UNHULLED BERMUDA OR THREE (3) POUNDS PER

(II) FROM MARCH TO SEPTEMBER, SEEDING SHALL BE WITH HULLED BERMUDA AT A RATE OF ONE (1) POUND PER 1,000 SQUARE FEET, WITH A PURITY OF 95% WITH 85% GERMINATION.

FERTILIZER SHALL BE SLOW RELEASE GRANULAR OR PALETTE TYPE, AND SHALL HAVE AN ANALYSIS OF 15-15-15, AND SHALL BE APPLIED AT THE RATE OF ONE (1) POUND PER 1,000 SQUARE FEET, ONCE AT THE TIME OF PLANTING, AND AGAIN ONCE DURING THE TIME OF ESTABLISHMENT.

MULCH TYPE USED SHALL BE STRAW OR HAY APPLIED AT A RATE OF 45 POUNDS PER 1,000 SQUARE FEET.

HYDRAULIC SEEDING:

(I) FROM OCTOBER TO FEBRUARY, SEEDING SHALL BE WITH ONE (1) POUND PER 1,000 SQUARE FEET OF UNHULLED BERMUDA, OR THREE (3) POUNDS PER 1,000 SQUARE FEET OF WINTER RYE, WITH A PURITY OF 95% WITH 90 % GERMINATION.

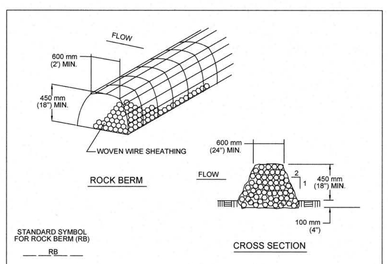
(II) FROM MARCH TO SEPTEMBER, SEEDING SHALL BE WITH HULLED BERMUDA AT A RATE OF ONE (1) POUND PER 1,000 SQUARE FEET WITH A PURITY OF 95% WITH 95% GERMINATION.

FERTILIZER SHALL BE A WATER SOLUBLE FERTILIZER WITH AN ANALYSIS OF 15-15-15 AT A RATE OF 1.5 POUNDS PER 1,000 SQUARE FEET.

MULCH TYPE SHALL BE HAY, STRAW OR MULCH APPLIED AT A RATE OF 45 POUNDS PER 1,000 SQUARE FEET, WITH A SOIL TACKIFIER AT A RATE OF 1.4 POUNDS PER 1,000 SQUARE FEET.

C. THE PLANTED AREA SHALL BE IRRIGATED OR SPRINKLED IN A MANNER THAT WILL NOT ERODE THE TOPSOIL, BUT WILL SUFFICIENTLY SOAK TO A DEPTH OF SIX (6) INCHES. THE IRRIGATION SHALL OCCUR AT 10-DAY INTERVALS DURING THE FIRST TWO (2) MONTHS. RAINFALL OCCURRENCES OF 1/2 INCH OR MORE SHALL POSTPONE THE WATERING SCHEDULE FOR TEN (10) DAYS.

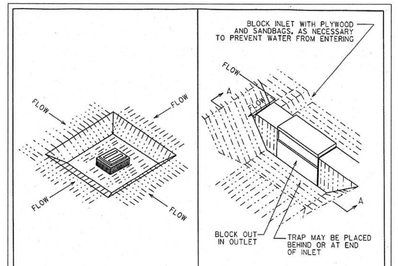
D. RESTORATION SHALL BE ACCEPTABLE WHEN THE GRASS HAS GROWN AT LEAST 1 INCH H 85% COVERAGE, PROVIDED NO BARE SPOTS LARGER THAN 20 SQUARE FEET EXIST.



STANDARD SYMBOL FOR ROCK BERM (RB)
RB

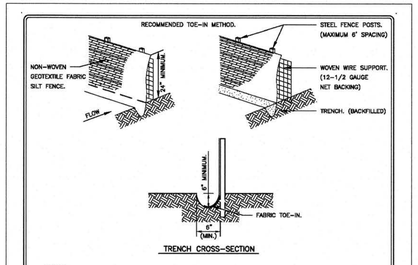
NOTES:
1. USE ONLY OPEN GRADED ROCK 75 to 125 mm (3 to 5") DIAMETER FOR ALL CONDITIONS.
2. THE ROCK BERM SHALL BE SECURED WITH A WOVEN WIRE SHEATHING HAVING MAXIMUM 25 mm (1") OPENING AND MINIMUM WIRE DIAMETER OF 12.9 mm (20 GAUGE).
3. THE ROCK BERM SHALL BE INSPECTED DAILY OR AFTER EACH RAIN, AND THE STONE AND/OR FABRIC/CORE-WOVEN SHEATHING SHALL BE REPLACED WHEN THE STRUCTURE CEASES TO FUNCTION AS INTENDED, DUE TO SEDIMENT ACCUMULATION AMONG THE ROCKS, WASHOUT, CONSTRUCTION TRAFFIC DAMAGE, ETC.
4. IF SEDIMENT REACHES A DEPTH EQUAL TO ONE-THIRD THE HEIGHT OF THE BERM OR 150 mm (6"), WHICHEVER IS LESS. THE SEDIMENT SHALL BE REMOVED AND DISPOSED OF ON AN APPROVED SITE AND IN A MANNER THAT WILL NOT CREATE A SEDIMENTION PROBLEM.
5. WHEN THE SITE IS COMPLETELY STABILIZED,THE BERM AND ACCUMULATED SEDIMENT SHALL BE REMOVED AND DISPOSED OF IN AN APPROVED MANNER.

CITY OF AUSTIN WATERSHED PROTECTION DEPARTMENT	ROCK BERM	
RECORD COPY SIGNED BY MORGAN BYARS 8/24/2010 ADOPTED	THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR APPROPRIATE USE OF THIS STANDARD.	STANDARD NO. 639S-1



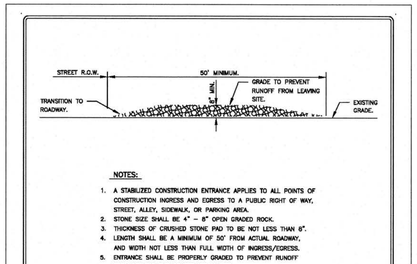
NOTE:
WHERE CURB IS IN PLACE, PROVIDE A 300 mm (1') WIDE OPENING IN THE CURB, OR USE A SANDBAG TO DAM TO FORCE WATER OVER THE CURB TO THE TRAP.

CITY OF AUSTIN WATERSHED PROTECTION DEPARTMENT	STORM INLET SEDIMENT TRAP	
3-27-08 ADOPTED	THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR APPROPRIATE USE OF THIS STANDARD.	STANDARD NO. 632S-1



NOTES:
1. SILT FENCE SHALL CONFORM TO CITY OF BASTROP SPECIFICATION 642.
2. STEEL POSTS WHICH SUPPORT THE SILT FENCE SHALL BE INSTALLED ON A SLIGHT ANGLE TOWARD THE ANTICIPATED RUNOFF SOURCE. POST MUST BE EMBEDDED A MIN. OF ONE (1') FOOT.
3. THE TOE OF THE SILT FENCE SHALL BE TRENCHED IN WITH A SPADE OR MECHANICAL TRENCHER, SO THAT THE DOWNSLOPE FACE OF THE TRENCH IS FLAT AND PERPENDICULAR TO THE LINE OF FLOW. WHERE FENCE CANNOT BE TRENCHED IN (E.G. PAVEMENT) WEIGHT FABRIC FLAP WITH WASHED GRAVEL ON UPHILL SIDE TO PREVENT FLOW UNDER FENCE.
4. THE TRENCH MUST BE A MINIMUM OF 8 INCHES DEEP AND 8 INCHES WIDE TO ALLOW FOR THE SILT FENCE FABRIC TO BE LAID IN THE GROUND AND BACKFILLED WITH COMPACTED MATERIAL.
5. SILT FENCE SHALL BE SECURELY FASTENED TO EACH STEEL SUPPORT POST OR TO WOVEN WIRE, WHICH IN TURN IS SECURELY FASTENED TO THE STEEL FENCE POSTS.
6. INSPECTION SHALL BE MADE WEEKLY OR AFTER EACH RAINFALL EVENT AND REPAIR OR REPLACEMENT SHALL BE MADE PROMPTLY AS NEEDED.
7. SILT FENCE SHALL BE REMOVED WHEN THE SITE IS COMPLETELY STABILIZED SO AS NOT TO BLOCK OR IMPEDE STORM FLOW OR DRAINAGE.
8. ACCUMULATED SILT SHALL BE REMOVED WHEN IT REACHES A DEPTH OF 6 INCHES. THE SILT SHALL BE DISPOSED OF IN AN APPROVED SITE AND IN SUCH A MANNER AS TO NOT CONTRIBUTE TO ADDITIONAL SILTATION.

RECORD SIGNED COPY ON FILE AT PUBLIC WORKS APPROVED MAY 24, 2011 DATE THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR THE APPROPRIATE USE OF THIS DETAIL.	CITY OF BASTROP SILT FENCE DETAIL	DRAWING NO: EC-02



NOTES:
1. A STABILIZED CONSTRUCTION ENTRANCE APPLIES TO ALL POINTS OF CONSTRUCTION INGRESS AND EGRESS TO A PUBLIC RIGHT OF WAY, STREET, ALLEY, SIDEWALK, OR PARKING AREA.
2. STONE SIZE SHALL BE 4" - 8" OPEN GRADED ROCK.
3. THICKNESS OF CRUSHED STONE PAD TO BE NOT LESS THAN 6".
4. LENGTH SHALL BE A MINIMUM OF 50' FROM ACTUAL ROADWAY, AND WIDTH NOT LESS THAN FULL WIDTH OF INGRESS/EGRESS.
5. ENTRANCE SHALL BE PROPERLY GRADED TO PREVENT RUNOFF FROM LEAVING THE CONSTRUCTION SITE.

THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHTS OF WAY. THIS MAY REQUIRE PERIODIC TOP DRESSING WITH ADDITIONAL STONE AS CONDITIONS DEMAND AND REPAIR AND/OR CLEANOUT OF ANY MEASURES USED TO TRAP SEDIMENT. ALL SEDIMENT SPILLED, DROPPED, WASHED OR TRACKED ONTO PUBLIC RIGHTS OF WAY MUST BE REMOVED IMMEDIATELY BY CONTRACTOR.

AS NECESSARY, WHEELS MUST BE CLEANED TO REMOVE SEDIMENT PRIOR TO ENTRANCE ONTO PUBLIC RIGHT OF WAY. WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON AN AREA STABILIZED WITH CRUSHED STONE WHICH DRAINS INTO AN APPROVED SEDIMENT TRAP OR SEDIMENT BASIN. ALL SEDIMENT SHALL BE PREVENTED FROM ENTERING ANY STORM DRAIN, DITCH OR WATERCOURSE USING APPROVED METHODS.

RECORD SIGNED COPY ON FILE AT PUBLIC WORKS APPROVED MAY 24, 2011 DATE THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR THE APPROPRIATE USE OF THIS DETAIL.	CITY OF BASTROP STABILIZED CONSTRUCTION ENTRANCE DETAIL	DRAWING NO: EC-01

DESIGNED BY:	DRAFTED BY:

REVISION	DATE

Carlson, Brigance & Doering, Inc.
Civil Engineering ◆ Surveying
FIRM ID #F3791
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5501 West William Cannon Dr. Suite 600
Austin, Texas 78749
Phone No. (512) 280-5160 Fax No. (512) 280-5165
12129 Rivera Rd.
Austin, Texas 78750

SHEET NAME: EROSION CONTROL DETAILS
JOB NAME: BASTROP GROVE MEDTAIL DEVELOPMENT
PROJECT: FINAL MASTER DRAINAGE PLAN SUBMITTAL

STATE OF TEXAS
BRENDAN P. McENTEE
96200
LICENSED PROFESSIONAL ENGINEER
CARLSON, BRIGANCE & DOERING, INC.
ID# F3791
09/16/2019

BASTROPTX
Heart of the Lost Pines
Est. 1832

Final Drainage Plan Approved
11/22/19

DATE 9/16/2019
JOB NUMBER 5135
SHEET 06 OF 6
SHEET NO. 06

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PLANT SCHEDULE

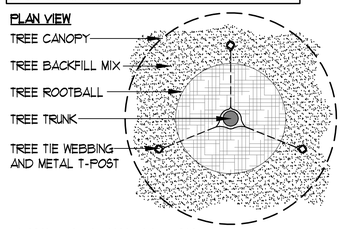
SHADE TREES	QTY	COMMON / BOTANICAL NAME	CONT	CALIPER	HEIGHT	SPREAD		
	8	CEDAR ELM ULMUS CRASSIFOLIA	65 GAL	3" CAL.	10'-12' HT.	5-6' SPR.		
	5	CHINQUAPIN OAK QUERCUS MUHLENBERGII	65 GAL	3.25-3.5" CAL.	11-13' HT.	56' SPR.		
	1	SOUTHERN LIVE OAK QUERCUS VIRGINIANA	65 GAL	3" CAL.	10' HT.	6' SPR.		

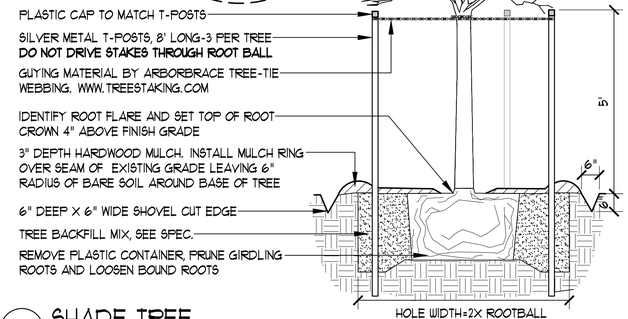
SHRUBS	QTY	COMMON / BOTANICAL NAME	CONT	SPACING
GM	12	GULF MUHLY MUHLENBERGIA CAPILLARIS 'REGAL MIST'	3 GAL	36" o.c.
RY	81	RED YUCCA HESPERALOE PARVIFLORA	5 GAL	36" o.c.
DW	98	DON'S DWARF WAXMYRTLE MYRICA CERIFERA 'DON'S DWARF'	5 GAL	36" o.c.
DY	124	DWARF YAUPON ILEX VOMITORIA 'NANA'	5 GAL	36" o.c.

GROUNDCOVER	CODE	QTY	COMMON / BOTANICAL NAME	CONT	SPACING
	NG	66	LANTANA 'NEW GOLD' LANTANA X 'NEW GOLD'	1 GAL	24" o.c.
	ZX	84	ZEXMANIA ZEXMENIA HISPIDA	1 GAL	12" o.c.
TURF	CODE	QTY	COMMON / BOTANICAL NAME	CONT	
	SBG	AS SHOWN	SAHARA BERMUDA GRASS CYNODON DACTYLON 'SAHARA'	HYDRO	

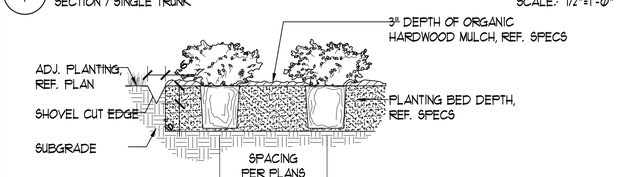
NOTES.:
1. PRUNE DEAD OR BROKEN BRANCHES ONLY
BRANCHES TO BE 80"AFF AT ACCESSIBLE AREAS.
2. ALIGN STAKING OF TREES IDENTICALLY WHEN IN LINES OR GROUPS.

PLAN VIEW





1 SHADE TREE
SECTION / SINGLE TRUNK
SCALE.: 1/2"=1'-0"



2 SHRUBS / SHOVEL CUT EDGE
SECTION
SCALE.: 1/2"=1'-0"

STREET YARD

	REQUIRED	PROVIDED
TOTAL SITE AREA		52,017 S.F.
TOTAL STREET YARD AREA		18,737 S.F.
STREETYARD LANDSCAPE (15% OF STREET YARD REQUIRED)	2,811 S.F.	2,811 S.F.

LANDSCAPE BUFFER

10' LANDSCAPE BUFFER ADJACENT TO RIGHT-OF-WAY OF ANY MAJOR THOROUGHFARE STREET IS REQUIRED, 1 LARGE TREE PER FORTY LINEAR FEET.

REQUIRED	PROVIDED
230 LF = 6 TREES	6 TREES

SHRUBS

SHRUBS MUST BE PLANTED ALONG THE SIDE PROPERTY LINE FROM THE FRONT PROPERTY LINE TO THE REAR. SHRUBS MUST BE PLANTED IN SUCH A MANNER TO CREATE A DENSE HEDGE OF AT LEAST THREE FEET AT MATURITY.

PARKING LOT LANDSCAPING

THERE SHALL BE A LANDSCAPED AREA WITH AT LEAST ONE (1) TREE WITHIN SIXTY FEET (60') OF EVERY PARKING SPACE. THERE SHALL BE A MINIMUM OF ONE (1) TREE PLANTED IN THE PARKING AREA FOR EVERY TEN (10) PARKING SPACES WITHIN PARKING LOTS WITH MORE THAN TWENTY (20) SPACES. WITHIN PARKING LOTS, LANDSCAPE AREAS SHOULD BE LOCATED TO DEFINE PARKING AREAS AND ASSIST IN CLARIFYING APPROPRIATE CIRCULATION PATTERNS. A LANDSCAPE ISLAND SHALL BE LOCATED AT THE TERMINUS OF ALL PARKING ROWS, AND SHOULD CONTAIN AT LEAST ONE (1) TREE. ALL LANDSCAPE AREAS SHALL BE PROTECTED BY A MONOLITHIC CURB OR WHEEL STOPS AND REMAIN FREE OF TRASH, LITTER, AND CAR BUMPER OVERHANGS.

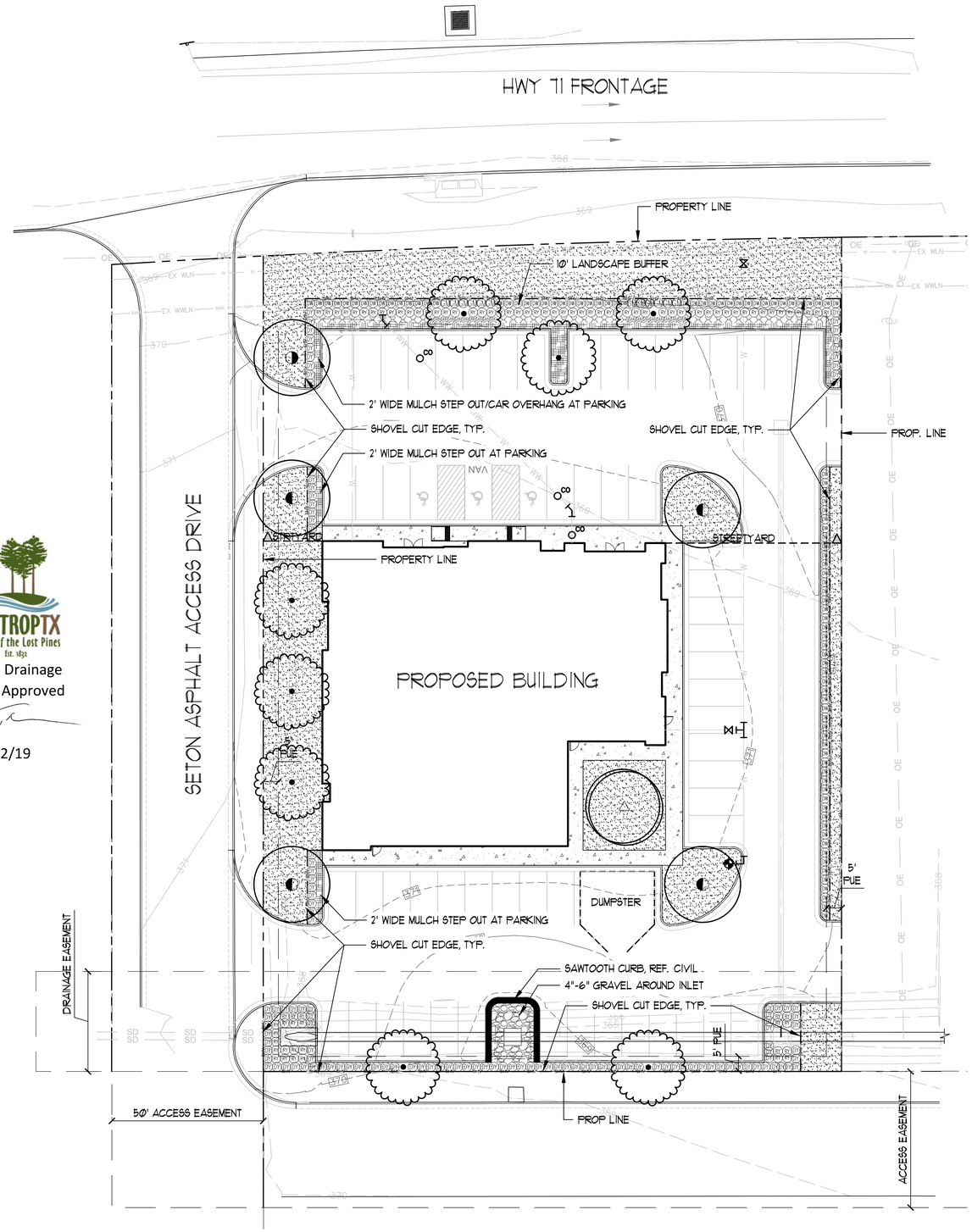
SITE DEVELOPMENT PERMIT LANDSCAPE NOTES.:

1. ALL LANDSCAPED AREAS TO BE PROTECTED BY 6 INCH CURBS, WHEEL-STOPS OR OTHER APPROVED BARRIERS AS PER ECM 2.4.7(A).
2. THE OWNER WILL CONTINUOUSLY MAINTAIN THE REQUIRED LANDSCAPING IN ACCORDANCE WITH LDC 25-2-984.
3. EXISTING TREES TO BE SAVED SHALL BE PROTECTED BY FENCING BEFORE CONSTRUCTION BEGINS. NO EQUIPMENT OR MATERIALS SHALL BE STORED OR OPERATED WITHIN THE FENCED-IN AREAS. FENCES SHALL BE AT THE DRIP LINE AND COMPLETELY SURROUND THE TREE OR CLUSTERS OF TREES. NO BURNING OF DEBRIS, CLEANING FLUIDS, CONCRETE SPILLS, ETC. WILL BE ALLOWED WITHIN THESE AREAS.
4. BUFFERING OF THE STREET YARD WILL BE ACCOMPLISHED THROUGH THE COMBINATION OF TREES, SHRUBS, GRADE CHANGES, AND FENCES.
5. GRADE CHANGES THAT DO NOT APPEAR ON THE SITE PLANS SHALL BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT BY THE GENERAL CONTRACTOR PRIOR TO CONSTRUCTION.
6. TRENCHING SHALL NOT OCCUR WITHIN THE FENCED DRIP LINE AREAS OF EXISTING TREES.
7. SHRUB MATERIAL NOT TO EXCEED 36" O.C. UNLESS OTHERWISE SPECIFIED. GROUNDCOVERS NOT TO EXCEED 18" O.C. DURING THE TIME OF MARCH 15-OCTOBER 15 INSTALLATION OF HYDROMULCH SHALL BE COMMON BERMUDA OR SAHARA BERMUDA FOR OCTOBER 16 -MARCH 14 INSTALLATION OF HYDROMULCH SHALL BE ANNUAL OR PERENNIAL RYE WITH A SPRING APPLICATION OF COMMON BERMUDA OR SAHARA BERMUDA.
8. ALL LAWN AREAS WITHIN THE LIMITS OF CONSTRUCTION SHALL BE RE-VEGETATED WITH BERMUDA SOD OR RYE UNLESS NATIVE RESTORATION MIX IS SPECIFIED.
9. NOT MORE THAN 50% OF THE TREES AND 50% OF SHRUBS PROPOSED WILL BE OF THE SAME SPECIES.
10. AN AUTOMATIC IRRIGATION SYSTEM SHALL BE INSTALLED. SEE IRRIGATION NOTES IN THESE DRAWINGS FOR REQUIREMENT.
11. IF ESTABLISHING VEGETATION DURING ANY STAGE OF DROUGHT, SECTION 6-4-30 MAY REQUIRE A VARIANCE. CONTACT BASTROP WATER CONSERVATION STAFF.

BASTROPTX
Heart of the Lost Pines
Est. 1832

Final Drainage Plan Approved

11/22/19



LANDSCAPE CERTIFICATION

I, AAN G. COLEMAN, DO HEREBY CERTIFY THAT THE PLANS FOR THE DEVELOPMENT PROJECT LOCATED AT HWY 71 EAST OF 304, SATISFY THE REQUIREMENTS OF THE BASTROP CODE OF ORDIANCES, SECTION 33 AND ALL AMENDEMENTS

MARISSA MCKINNEY — 10/14/19
COLEMAN & ASSOCIATES — DATE

ALL RESPONSIBILITY FOR THE ADEQUACY OF THESE PLANS REMAINS WITH THE LANDSCAPE ARCHITECT WHO PREPARED THEM. IN REVIEWING THESE PLANS, THE CITY OF BASTROP MUST RELY ON THE ADEQUACY OF THE WORK OF THE LANDSCAPE ARCHITECT.

NORTH — SCALE IN FEET (1"=20')
0 5 10 20 50

COLEMAN & ASSOCIATES
Landscape Architecture
Environmental Design

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San Antonio, Texas 78258
Ph: 210-492-4550
F: 210-492-9930

9511 Modesto Ave. NE
Albuquerque, New Mexico 87122
Ph: 505-433-3426

REGISTERED LANDSCAPE ARCHITECT
MARISSA MCKINNEY
5223
STATE OF TEXAS

10/14/2019

LANDSCAPE PLAN AND DETAILS
CITY SUBMITTAL

BASTROP GROVE MEDTAIL DEV.
CITY OF BASTROP
BASTROP COUNTY, TEXAS

REVISIONS

SCALE:	AS SHOWN
DRAWN BY:	MAM
CHECKED BY:	MAM
APP. BY:	MAM
PROJECT NO.	
DATE:	10/14/2019

SHEET:
14
OF

LEGEND

- HUNTER PROS-06-PRS30 SERIES POP UP SPRAY HEADS WITH HUNTER MSBN-50H STREAM BUBBLER NOZZLES. (TWO PER TREE)
  SEE INSTALLATION NOTE #13 REGARDING TREE BUBBLER LATERAL PIPE
- HUNTER PROS-04-PRS30 SERIES POP UP SPRAY HEAD WITH SS / ES SERIES STRIP NOZZLE UNLESS NOTED OTHERWISE.
- HUNTER PROS-04-PRS30 SERIES POP UP SPRAY HEAD WITH PRO SPRAY SERIES NOZZLE AS NOTED BELOW
- NETAFIM TECHLINE TLHCVXR5-12 SERIES DRIP TUBE IN NARROW TURF AREAS INSTALLED AT 4" DEPTH
  SEE INSTALLATION NOTE #17 REGARDING DRIP TUBE LAYOUT IN TURF.
- HUNTER ICV SERIES ELECTRIC REMOTE CONTROL VALVE WITH ICD-100 SERIES DECODER
- HUNTER ICV SERIES ELECTRIC REMOTE CONTROL, "TREE BUBBLER ZONE" VALVE WITH ICD-100 SERIES DECODER
  SEE INSTALLATION NOTE #12 REGARDING TREE BUBBLER LATERAL PIPE
- NETAFIM LVCZ SERIES DRIP VALVE ASSEMBLY WITH PRESSURE REGULATOR AND 140 MESH FILTER
  USE MODEL LVCZS8010075-LF FOR DRIP ZONES WITH .25 TO 4.4 GPM FLOW RATE WITH
  PRESSURE REGULATOR MODEL #PRV075LF42V2K
  USE MODEL LVCZ10075-HFHP FOR DRIP ZONES WITH 4.5 TO 17.6 GPM FLOW RATE
  PRESSURE REGULATOR MODEL #PRV075HF45V2K
- WILKINS 375 SERIES REDUCED PRESSURE TYPE BACKFLOW PREVENTOR INSTALLED PER CITY CODE
  WITH SAME SIZE BRONZE BALL VALVE AND HEATED / INSULATED ENCLOSURE INSTALLED ON THE UP-STREAM SIDE.
- IRRIGATION WATER METER AND TAP, SIZE AS NOTED ON THE PLAN
- CONTROLLER "A"
  HUNTER ACC2 DECODER SERIES TWO-WIRE CONTROLLER MODEL A2C-75D-M WITH TWO A2C-D75 MODULES AND WIRELESS SOLAR SYNC SENSOR
  LOCATE SENSOR AS FIELD DIRECTED BY THE LANDSCAPE ARCHITECT
  SURGE PROTECTION DEVICE WITH GROUNDING DEVICE TO BE SPACED NO MORE THAN 500 FEET APART ALONG PATH
- BERMAD 310 RAM SERIES "MASTER" VALVE, ICD-100 DECODER, HFS SERIES FLOW METER WITH FCT AND ICD-SEN SENSOR DECODER
- MAINLINE PIPE
  3" DIAMETER AND SMALLER SHALL BE SCHEDULE 40 PVC SOLVENT-WELD TYPE
  4" DIAMETER AND LARGER SHALL BE CLASS 200 PVC O-RING GASKET TYPE WITH DUCTILE IRON GASKET FITTINGS
  4" EQUALIZER LINE BETWEEN TANKS SHALL BE SCHEDULE 40.
- CLASS 200 (EXCEPT 1/2 INCH #315) PVC LATERAL PIPE
- ONE 4" CLASS 200 SLEEVE PIPES
- TWO 4" CLASS 200 SLEEVE PIPES AT PAVEMENT CROSSINGS WITH 2 1/2" MAINLINE OR SMALLER UNLESS NOTED OTHERWISE
  ONE 8" AND ONE 4" CLASS 200 SLEEVE PIPE AT PAVEMENT CROSSINGS WITH 4" MAINLINE UNLESS NOTED OTHERWISE

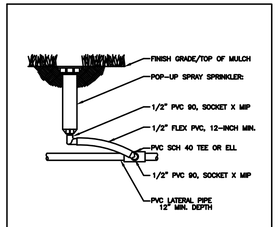
L.I.C. SHALL SELECT SPRAY NOZZLES FOR "HEAD-TO-HEAD" COVERAGE, ADJUSTED FOR NO OVERSPRAY ONTO WALLS AND WALKS. NO OVERSPRAY INTO STREETS IS PERMITTED.

ALL PIPES SHALL BE SIZED TO ALLOW A MAXIMUM FLOW VELOCITY OF 5 FEET PER SECOND

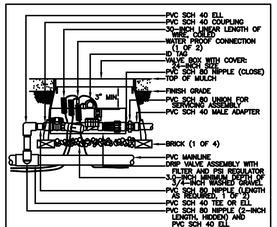
BASTROPTX
Heart of the Lost Pines
Est. 1832

Final Drainage Plan Approved

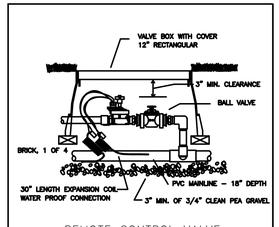
11/22/19



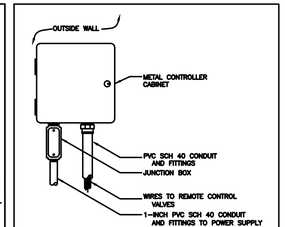
POP-UP SPRAY HEAD



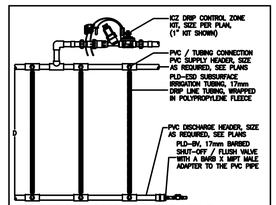
CONTROL ZONE KIT



REMOTE CONTROL VALVE

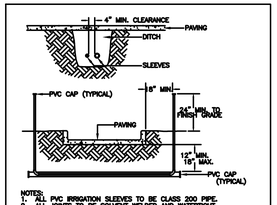


WALL MOUNT CONTROLLER



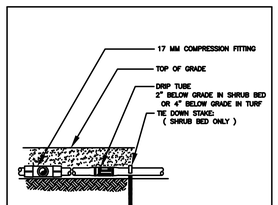
NOTE: SEE CATALOG FOR ALLOWABLE LENGTH OF TUBING RUN (D).

PLD-ESD - PLAN
PVC SUPPLY HEADER AND PVC DISCHARGE HEADER.

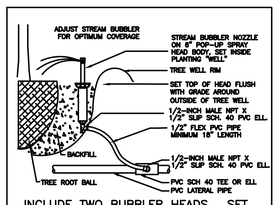


NOTES:
1. ALL PVC IRRIGATION SLEEVES TO BE CLASS 200 PIPE.
2. ALL JOINTS TO BE SOLVENT WELDED AND WATERTIGHT.
3. WHERE THERE IS MORE THAN ONE SLEEVE, EXTEND THE SMALLER SLEEVE TO 24-INCHES MINIMUM ABOVE FINISH GRADE.
4. MECHANICALLY TAMP TO 95% PROCTOR.

SLEEVING

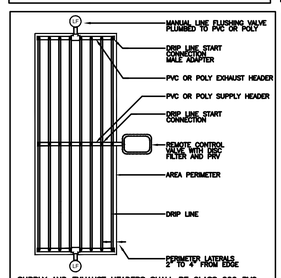


DRIP TUBE



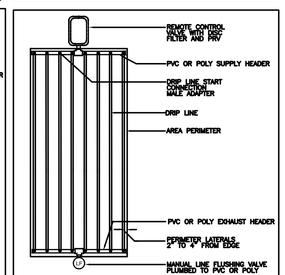
INCLUDE TWO BUBBLER HEADS, SET ON OPPOSITE SIDES OF ROOT BALL

TREE BUBBLER



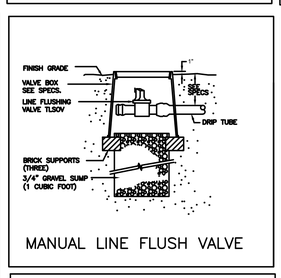
SUPPLY AND EXHAUST HEADERS SHALL BE CLASS 200 PVC PIPE, OF THE SAME DIAMETER AS THE ZONE VALVE SIZE.
USE DRIP TUBE FOR SUPPLY AND EXHAUST HEADERS ON GRIDS WITH FLOW SMALLER THAN 5 GPM ONLY.

DRIP CENTER FEED LAYOUT

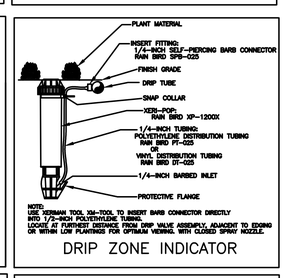


SUPPLY AND EXHAUST HEADERS SHALL BE CLASS 200 PVC PIPE, OF THE SAME DIAMETER AS THE ZONE VALVE SIZE.
USE DRIP TUBE FOR SUPPLY AND EXHAUST HEADERS ON GRIDS WITH FLOW SMALLER THAN 5 GPM ONLY.

DRIP END FEED LAYOUT

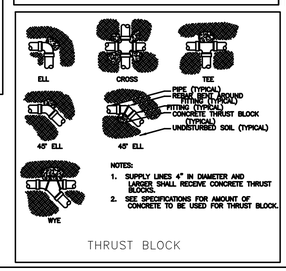


MANUAL LINE FLUSH VALVE



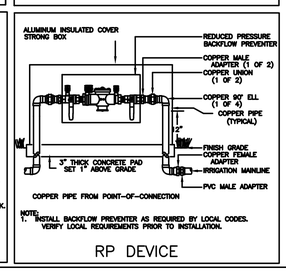
NOTE:
USE XERMAN TOOL XM-TOOL TO INSERT BARB CONNECTOR DIRECTLY INTO 1/2-INCH POLYETHYLENE TUBING.
LOCATE AT FURTHEST DISTANCE FROM DRIP VALVE ASSEMBLY, ADJACENT TO EDGING OR WITHIN LOW PLANTINGS FOR OPTIMUM VIEWING. WITH CLOSED SPRAY NOZZLE.

DRIP ZONE INDICATOR



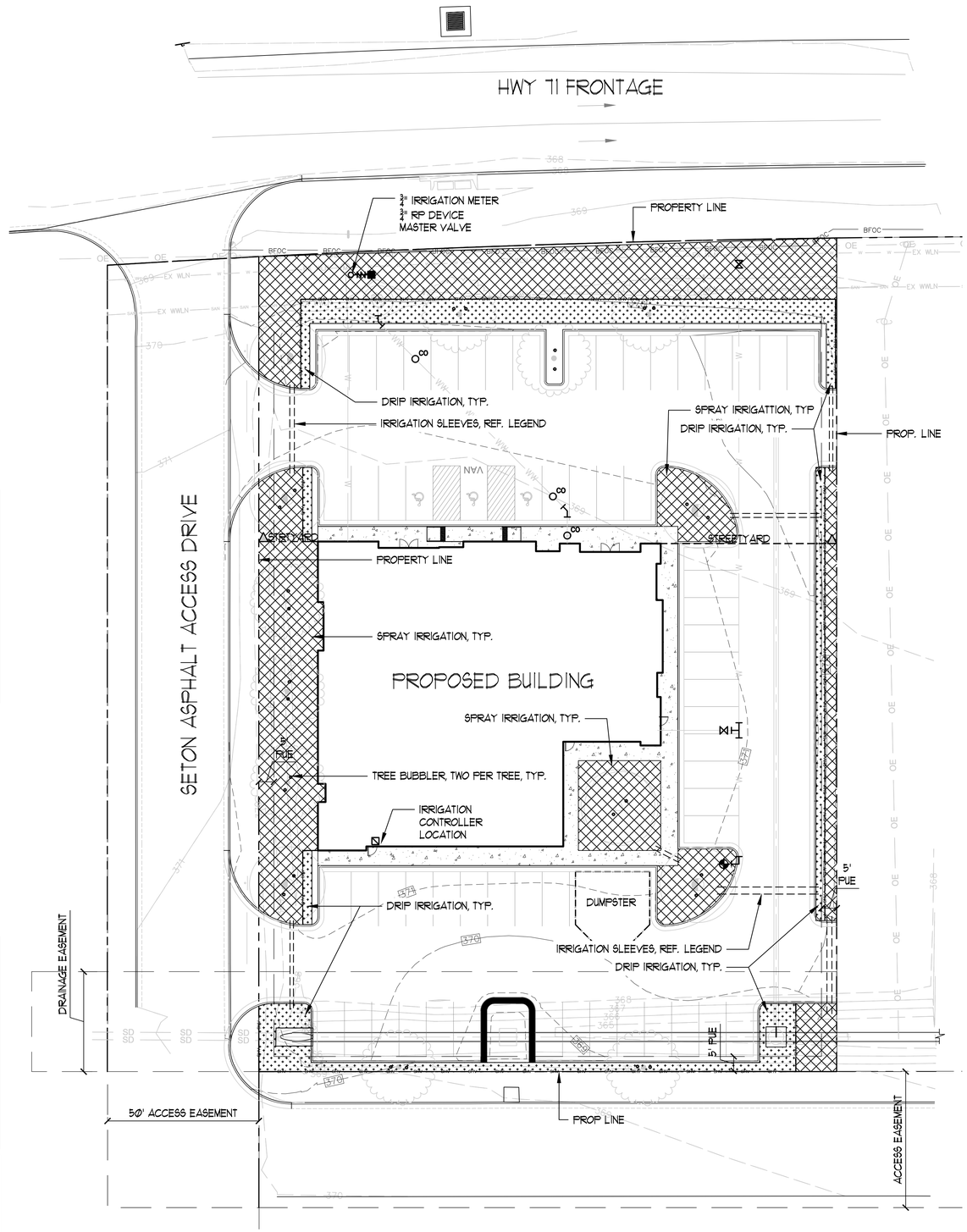
NOTES:
1. SUPPLY LINES 4" IN DIAMETER AND LARGER SHALL RECEIVE CONCRETE THRUST BLOCKS.
2. SEE SPECIFICATIONS FOR AMOUNT OF CONCRETE TO BE USED FOR THRUST BLOCK.

THRUST BLOCK



NOTE:
1. INSTALL BACKFLOW PREVENTER AS REQUIRED BY LOCAL CODES. VERIFY LOCAL REQUIREMENTS PRIOR TO INSTALLATION.

RP DEVICE



COLEMAN & ASSOCIATES
Landscape Architecture
Environmental Design

9890 Silver Mountain Drive
Austin, Texas 78737
Ph: 512-476-2090
F: 512-476-2099

1926 Cambria
San Antonio, Texas 78258
Ph: 210-492-4550
F: 210-492-9930

9511 Modesto Ave. NE
Albuquerque, New Mexico 87122
Ph: 505-433-3426

REGISTERED LANDSCAPE ARCHITECT
MARISSA McKINNEY
STATE OF TEXAS

10/14/2019

IRRIGATION PLAN AND DETAILS
CITY SUBMITTAL

BASTROP GROVE MEDTAIL DEV.
CITY OF BASTROP
BASTROP COUNTY, TEXAS

REVISIONS

SCALE:	AS SHOWN
DRAWN BY:	MAM
CHECKED BY:	MAM
APP. BY:	MAM
PROJECT NO.	
DATE:	10/14/2019

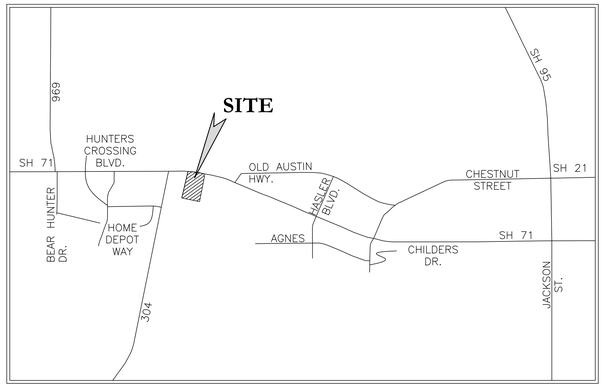
SHEET:
15
OF

BASTROP GROVE DEVELOPMENT

LOT 7- BASTROP GROVE
CITY OF BASTROP
FINAL DRAINAGE PLAN
BASTROP COUNTY, TEXAS

Sheet List Table

Sheet Number	Sheet Title
1	COVER SHEET
2	EROSION CONTROL PLAN
3	HYDROLOGY
4	GRADING PLAN



LOCATION MAP
N.T.S.

ALL RESPONSIBILITY FOR THE ADEQUACY OF THESE PLANS REMAINS WITH THE ENGINEER WHO PREPARED THEM. IN ACCEPTING THESE PLANS , THE CITY OF BASTROP MUST RELY UPON THE ADEQUACY OF THE WORK OF THE DESIGN ENGINEER.

ACCEPTED FOR CONSTRUCTION:

DIRECTOR OF PLANNING AND DEVELOPMENT — DATE

CITY OF BASTROP ENGINEER

THE CITY OF BASTROP FIRE DEPARTMENT — DATE

AS OWNER OF THIS PROPERTY, I PROMISE TO DEVELOP AND MAINTAIN THIS PROPERTY AS DESCRIBED BY THIS PLAN.

Doug MacMahon, MC Bastrop 71, LP — DATE

SIGNED AND SEALED CERTIFICATION OF THE LICENSED ENGINEER WHO PREPARED THE SITE DEVELOPMENT PLAN:

I BRENDAN McENTEE, DO HEREBY CERTIFY THAT THE INFORMATION CONTAINED IN THESE ENGINEERING DOCUMENTS ARE COMPLETE, ACCURATE, AND ADEQUATE FOR THE INTENDED PURPOSES, INCLUDING CONSTRUCTION, BUT ARE NOT AUTHORIZED FOR CONSTRUCTION PRIOR TO FORMAL CITY APPROVAL.

Brendan P McEntee 03/15/2021

BRENDAN McENTEE, P.E. — DATE

BENCHMARK:

1) LCRA MOUMENT # A688 – 3" LCRA ALUMINUM DISK FOUND IN THE EAST RIGHT–OF–WAY LINE OF SH 304. BEING +/– 800' NORTH OF THE INTERSECTION OF HUNTERS POINT DRIVE AND SH 304.
N: 10014712.67 E: 3239449.66 ELEV = 365.68'

GENERAL NOTES:

ALL RESPONSIBILITY FOR THE ADEQUACY OF THESE PLANS REMAINS WITH THE ENGINEER WHO PREPARED THEM. IN REVIEWING THESE PLANS, THE CITY OF BASTROP MUST RELY UPON THE ADEQUACY OF THE DESIGN ENGINEER.

THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ITS REPRESENTATIVE. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK, AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE ASSOCIATED WITH THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.

THIS PROJECT IS LOCATED IN THE COLORADO RIVER WATERSHED.

NO PORTION OF THIS TRACT IS WITHIN THE BOUNDARIES OF THE 100–YEAR FLOOD PLAIN OF ANY WATERWAY THAT IS WITHIN THE LIMITS OF STUDY OF THE FEDERAL FLOOD INSURANCE ADMINISTRATION FIRM MAP NO. 48021C0335E, DATED JANUARY 19, 2006, BASTROP COUNTY, TEXAS. BASTROP COUNTY COMMUNITY NO. 481193.

OWNER: 71 RETAIL PARTNERS, LP
8214 WESTCHESTER DR, STE 550
DALLAS, TEXAS 75225
214 622–6525

ENGINEER: CARLSON, BRIGANCE & DOERING, INC.
CIVIL ENGINEERING & SURVEYING
C/O MR. BRENDAN P. MCENTEE, P.E.
12129 RANCH ROAD 620 NORTH, SUITE 600
AUSTIN, TEXAS 78750
(512) 280–5160

NO.	DESCRIPTION	REVISE (R) ADD (A) VOID (V)	CITY OF BASTROP APPROVAL/DATE	APPROVED BY

811 Know what's below. Call before you dig.

DESIGNED BY: BM | DRAFTED BY: SA/ABR

DATE / REVISION

Carlson, Brigance & Doering, Inc.
Civil Engineering ◆ Surveying
FIRM ID #F3791
Main Office: 5501 West William Cannon Dr. Austin, Texas 78749 Phone No. (512) 280-5160
North Office: 12129 RR 620 N., Ste. 600 Austin, Texas 78750 www.cbdeng.com

SHEET NAME: COVER SHEET
JOB NAME: BASTROP GROVE DEVELOPMENT: LOT 7
PROJECT: FINAL DRAINAGE PLAN

Brendan P McEntee 03/15/2021
STATE OF TEXAS BRENDAN P. McENTEE 96200 LICENSED PROFESSIONAL ENGINEER
CARLSON, BRIGANCE & DOERING, INC. ID# F3791

DATE: MARCH 2021
JOB NUMBER: 5349
SHEET: 1 OF 4

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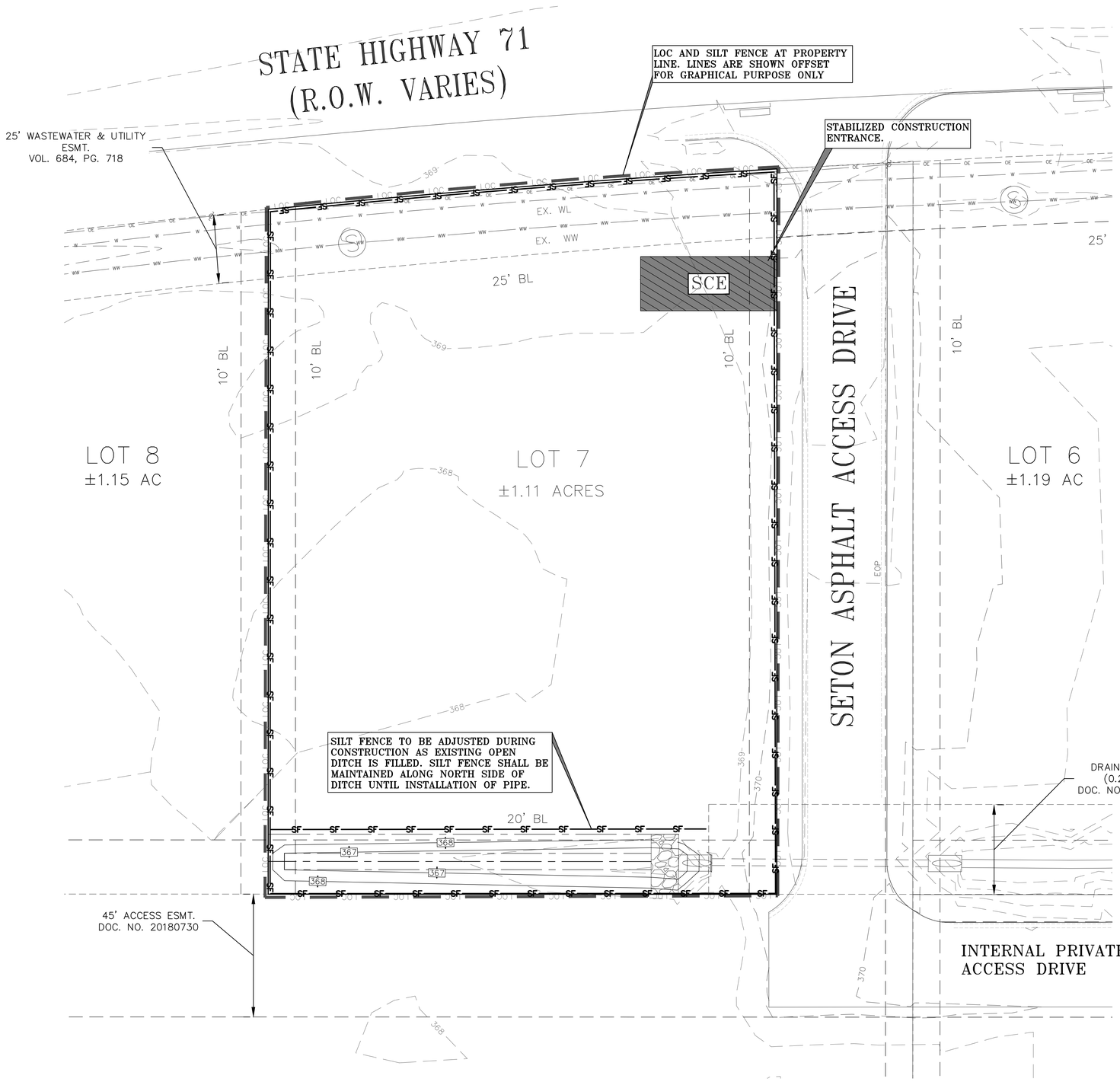

SCALE: 1" = 20'

LEGEND

- SF — SILT FENCE
- LOC — LIMITS OF CONSTRUCTION
- SCE — STABILIZED CONSTRUCTION ENTRANCE

!!! WARNING !!!:
UNDERGROUND UTILITIES SHOWN ON THESE PLANS IS A BEST ESTIMATE BASED ON RECORDS THAT COULD BE OBTAINED AND PHYSICAL FEATURES VISIBLE AT THE GROUND LEVEL. THE ENGINEER MAKES NO ASSERTIONS BEYOND THAT THEY ARE A BEST ESTIMATE AND AN ATTEMPT TO HELP IDENTIFY POSSIBLE UTILITIES IN THE AREA. THE CONTRACTOR MUST CALL ONE CALL IN ACCORDANCE WITH THE NOTES TO BETTER LOCATE ANY UNDERGROUND UTILITIES.

GENERAL EROSION CONTROL NOTES:

1) CONTRACTOR TO FIELD LOCATE DIVERSION, INTERCEPTOR, AND PERIMETER DIKES/DITCHES AS REQUIRED BASED ON THE DRAIN SEQUENCE OF CONSTRUCTION.
2) IF DISTURBED AREA IS NOT WORKED FOR MORE THAN 14 DAYS THEN DISTURBED AREA NEEDS TO BE STABILIZED BY REVEGETATION, MULCH, TARP, OR MATTING.
3) THE ENVIRONMENTAL INSPECTOR HAS THE AUTHORITY TO ADD AND/OR MODIFY EROSION/SEDIMENTATION CONTROLS ON SITE TO KEEP PROJECT IN-COMPLIANCE WITH THE CITY OF BASTROP RULES AND REGULATIONS.
4) THE CONTRACTOR SHALL UTILIZE DUST CONTROL MEASURES DURING SITE CONSTRUCTION SUCH AS WATERING WITH IRRIGATION TRUCKS AND MULCHING AS PER CITY REQUIREMENTS, OR AS DIRECTED BY THE ENVIRONMENTAL INSPECTOR.
5) SILT FENCE TYPE AND INSTALLATION SHALL COMPLY WITH CITY OF BASTROP RULES AND REGULATIONS.
6) CONTRACTOR WILL CHECK AND IF NECESSARY CLEAN UP SPOILS THAT MIGRATE ONTO THE ROADS A MINIMUM OF ONCE DAILY.
7) CONTRACTOR IS SOLEY RESPONSIBLE FOR MEANS AND METHODS OF CONSTRUCTION INCLUDING COMPLIANCE WITH SWPPP INSPECTION, REPORTING, NOI, AND NOT FILING. THE PLAN SHOWN IS THE MINIMUM REQUIRED AND THE CONTRACTOR SHALL MODIFY THE PLAN AS REQUIRED TO ELIMINATE SEDIMENT FROM LEAVING THE SITE.

DESIGNED BY:	DRAFTED BY:
BM	SA/ABR

DATE / REVISION

Carlson, Brigance & Doering, Inc.
Civil Engineering ◆ Surveying
FIRM ID #F3791
Main Office: 5501 West William Cannon Dr. Austin, Texas 78749 Phone No. (512) 280-5160
North Office: 12129 RR 620 N., Ste. 600 Austin, Texas 78750 www.cbdeng.com

SHEET NAME: EROSION CONTROL PLAN
JOB NAME: BASTROP GROVE DEVELOPMENT: LOT 7
PROJECT: FINAL DRAINAGE PLAN

03/15/2021

STATE OF TEXAS
BRENDAN P. McENTEE
96200
LICENSED PROFESSIONAL ENGINEER
CARLSON, BRIGANCE & DOERING, INC.
ID# F3791

DATE: MARCH 2021
JOB NUMBER: 5349
SHEET: 2 OF 4

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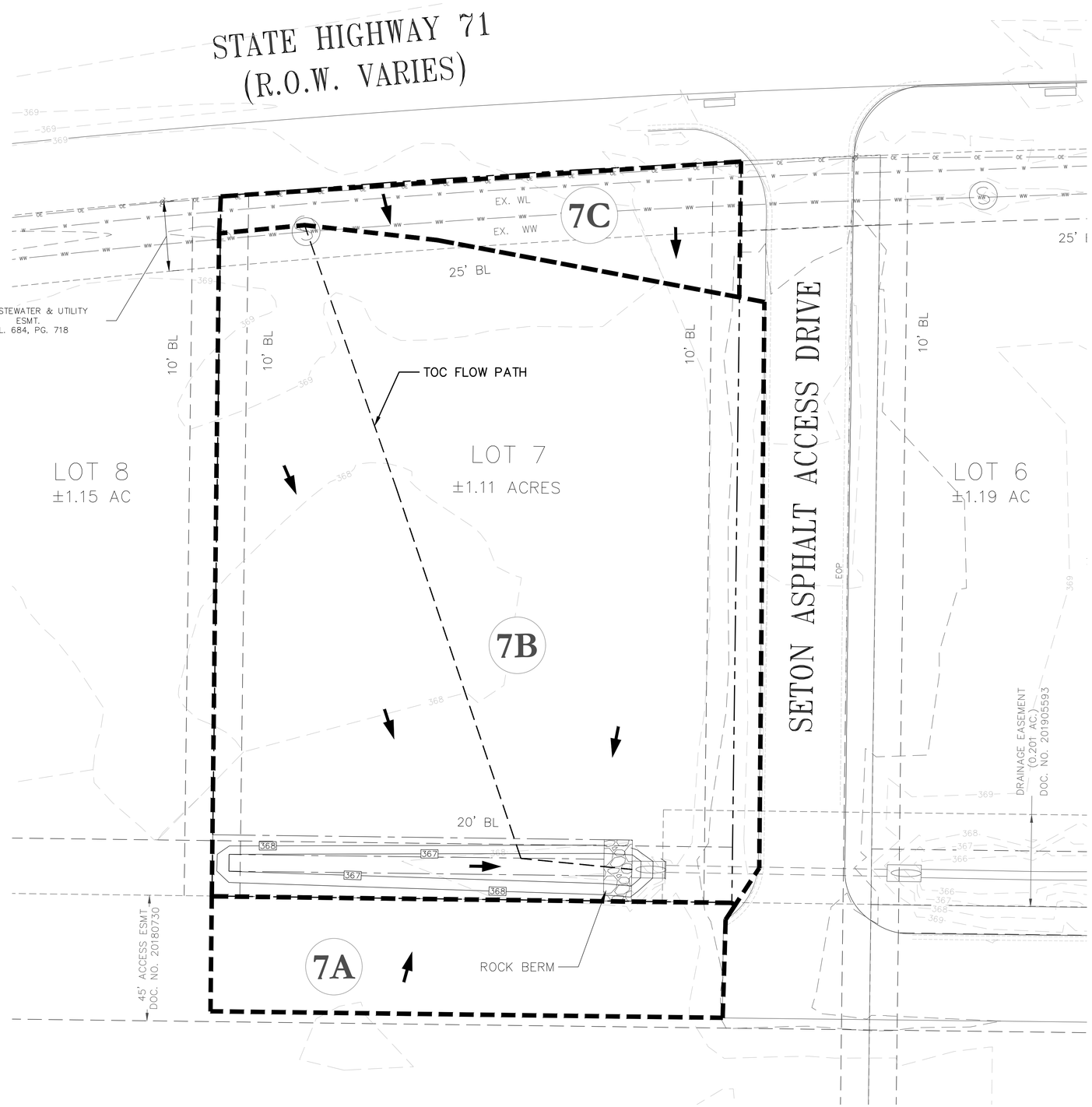

LEGEND

- PROPERTY BOUNDARY
- DRAINAGE BOUNDARY LINE
- 1A — DRAINAGE AREA LABEL
- 940 — EXISTING CONTOUR MAJOR
- EXISTING CONTOUR MINOR
- FLOW ARROW

0 20' 40'

SCALE: 1" = 20'

TIME OF CONCENTRATION

AREA	ACRES	ROW Length	Pvmt Width	SHEET FLOW			SHALLOW CONCENTRATED FLOW			CHANNEL FLOW	
#	(acre)	(ft)	(ft)	L	Δelev	n	L	Δelev	P/U	L	Velocity
				(ft)	(ft)	table(2-2)	(ft)	(ft)		(ft)	(fps)
8A	0.20	208	31	56	3.00	0.016	0	0.00	U	0	0.000
8B	1.10	0	0	100	1.40	0.15	115	1.60	U	72	3.000
8C	0.04	0	0	10	0.50	0.15	0	0.00	U	0	0.000
7A	0.18	185	31	56	2.20	0.016	0	0.00	U	0	0.000
7B	1.04	0	0	100	2.00	0.15	140	1.50	U	40	3.000
7C	0.11	0	0	53	1.00	0.15	0	0.00	U	0	0.000

RUNOFF CALCULATION

Area No.	Area (Acre)	T_C (Min.)	Perv. (%)	Imperv. (%)	C 25	C 100	I_{25} In/Hr	I_{100} In/Hr	Q_{25} CFS	Q_{100} CFS	C25*A	C100*A	AREA NO.
8A	0.20	10	25	75	0.82	0.94	9.01	11.82	1.5	2.2	0.16	0.19	8A
8B	1.10	11	25	75	0.81	0.92	8.58	11.27	7.7	11.4	0.89	1.01	8B
8C	0.04	10	25	75	0.83	0.94	9.01	11.82	0.3	0.5	0.03	0.04	8C
7A	0.18	10	25	75	0.83	0.94	9.01	11.82	1.3	1.9	0.14	0.16	7A
7B	1.04	10	25	75	0.81	0.92	8.94	11.73	7.6	11.3	0.85	0.96	7B
7C	0.11	10	25	75	0.81	0.92	9.01	11.82	0.8	1.2	0.09	0.11	7C

AREAS COMBINED	T_C (Min.)	C_{25}*A	C_{100}*A	I_{25} In/Hr	I_{100} In/Hr	Q_{25} CFS	Q_{100} CFS
8A-8B	11	1.1	1.2	8.68	11.40	9.2	13.7
7A-7B	10	0.99	1.12	9.01	11.82	8.9	13.3
8A+8B+7A+7B	12	2.05	2.32	8.38	11.01	17.1	25.6

NOTES:

- **DRAINAGE HAS BEEN DESIGNED IN ACCORDANCE WITH THE CITY OF BASTROP STORMWATER DRAINAGE DESIGN MANUAL (REVISED MAY 9, 2019)**
- **DRAINAGE HAS BEEN DESIGNED ASSUMING A FUTURE DEVELOPED CONDITION WITH 75% IMPERVIOUS COVER AND A FUTURE EXTENSION OF ACCESS ROAD SOUTH OF THE LOT.**

DESIGNED BY: BM | DRAFTED BY: SA/ABR

DATE | REVISION

Carlson, Brigance & Doering, Inc.
Civil Engineering ◆ Surveying
FIRM ID #F3791
Main Office: 5501 West William Cannon Dr. Austin, Texas 78749 Phone No. (512) 280-5160
North Office: 12129 RR 620 N., Ste. 600 Austin, Texas 78750 www.cbdeng.com

SHEET NAME: HYDROLOGY

JOB NAME: BASTROP GROVE DEVELOPMENT: LOT 7

PROJECT: FINAL DRAINAGE PLAN

Brendan P McEntee 03/15/2021

STATE OF TEXAS
BRENDAN P. McENTEE
96200
LICENSED PROFESSIONAL ENGINEER
CARLSON, BRIGANCE & DOERING, INC.
ID# F3791

DATE: MARCH 2021

JOB NUMBER: 5349

SHEET: 3 OF 4

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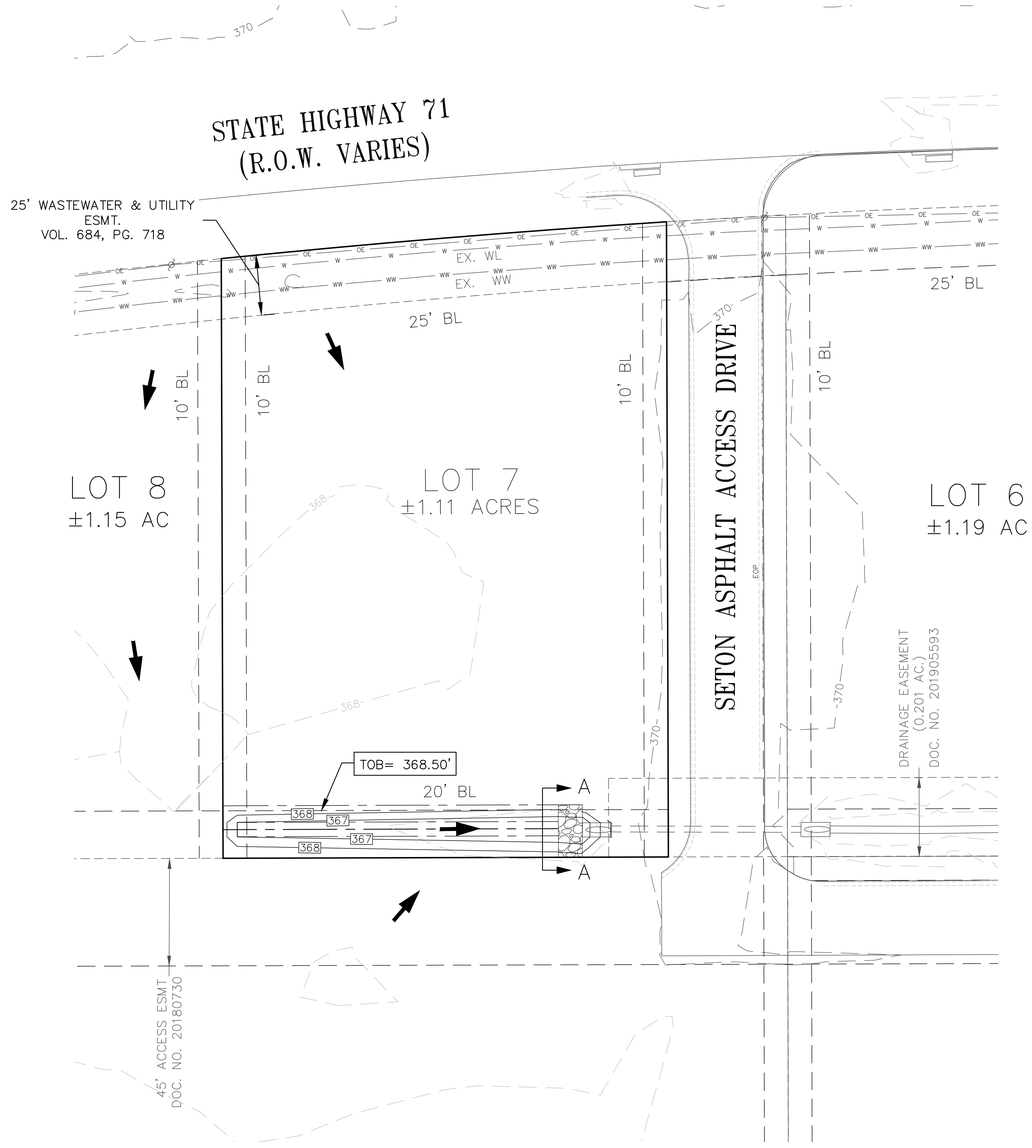

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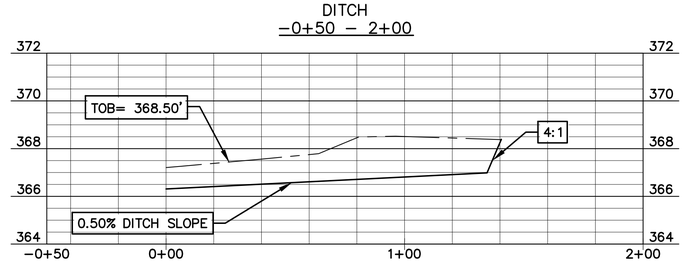
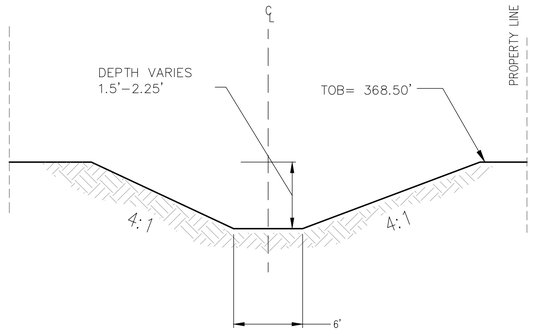


DITCH PROFILE



DRAINAGE DITCH SECTION A-A
N.T.S.

NOTE:
PROPOSED DITCH HAVE DESIGNED ASSUMING FULLY DEVELOPED CONDITION WITH FUTURE 75% IMPERVIOUS AREA AND FUTURE EXTENSION OF THE AREA.

DESIGNED BY:	DRAFTED BY:
BM	SA/ABR

DATE

REVISION

Carlson, Brigance & Doering, Inc.
Civil Engineering ◆ Surveying
FIRM ID #F3791
Main Office
5501 West William Cannon Dr.
Austin, Texas 78749
Phone No. (512) 280-5160
North Office
12129 RR 620 N., Ste. 600
Austin, Texas 78750
www.cbdeng.com

SHEET NAME: GRADING PLAN

JOB NAME: BASTROP GROVE DEVELOPMENT: LOT 7

PROJECT: FINAL DRAINAGE PLAN

Brendan P McEntee
03/15/2021

STATE OF TEXAS
BRENDAN P. McENTEE
96200
LICENSED PROFESSIONAL ENGINEER

CARLSON, BRIGANCE & DOERING, INC.
ID# F3791

DATE
MARCH 2021

JOB NUMBER
5349

SHEET
4 OF 4

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BASTROP GROVE MEDTAIL DEVELOPMENT

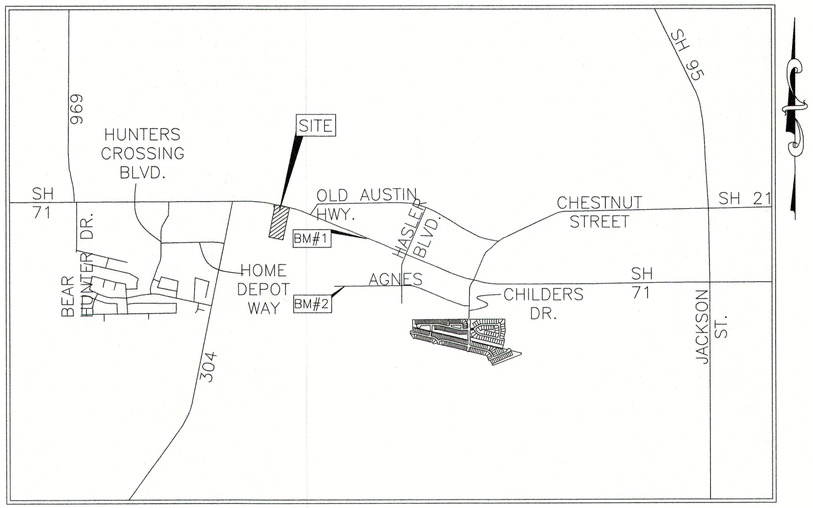
CIVIL SITE DEVELOPMENT PLANS
CITY OF BASTROP
BASTROP COUNTY, TEXAS

SHEET INDEX

SHT#	SHEET TITLE
01	COVER SHEET
02	FINAL PLAT SHEET
03	OVERALL SITE PLAN SHEET
04	LANDSCAPE PLAN AND DETAILS (1 OF 2)
05	IRRIGATION PLAN AND DETAILS (2 OF 2)
06	BUILDING ELEVATIONS SHEET (1 OF 2)
07	BUILDING ELEVATIONS SHEET (2 OF 2)
08	DUMPSTER ENCLOSURE DETAILS
09	FIRE ACCESS AND CONTROL PLAN SHEET
10	LIGHTING PLAN SHEET
11	TRAFFIC CONTROL & PEDESTRIAN SAFETY SHEET
12	FINAL MASTER DRAINAGE PLANS (1 OF 8)
13	FINAL MASTER DRAINAGE PLANS (2 OF 8)
14	FINAL MASTER DRAINAGE PLANS (3 OF 8)
15	FINAL MASTER DRAINAGE PLANS (4 OF 8)
16	FINAL MASTER DRAINAGE PLANS (5 OF 8)
17	FINAL MASTER DRAINAGE PLANS (6 OF 8)
18	FINAL MASTER DRAINAGE PLANS (7 OF 8)
19	FINAL MASTER DRAINAGE PLANS (8 OF 8)
20	GENERAL NOTES
21	CONSTRUCTION NOTES
22	EROSION CONTROL PLAN
23	EROSION CONTROL NOTES & DETAILS
24	GRADING AND DRAINAGE PLAN
25	UTILITY PLAN
26	STORM SEWER PROFILES
27	CONSTRUCTION DETAILS (1 OF 3)
28	CONSTRUCTION DETAILS (2 OF 3)
29	CONSTRUCTION DETAILS (3 OF 3)

BASTROP FIRE DEPARTMENT	
FIRE DESIGN CODES	2018 INTERNATIONAL FIRE CODE WITH APPENDICES AND LOCAL AMENDMENTS
FIRE FLOW DEMAND @ 20 psi)	2,250 gpm - 2 hr DURATION
INTENDED USE	BUSINESS (GROUP B)
CONSTRUCTION CLASSIFICATION	TYPE II-B
BUILDING FIRE AREA (S.F.)	10,237 sf
AUTOMATIC FIRE SPRINKLER SYSTEM TYPE (IFAPPLICABLE)	NFPA 13
REDUCED FIRE FLOW DEMAND @ 20 psi FOR HAVING A SPRINKLER SYSTEM (gpm) (IF APPLICABLE)	1,500 gpm - 2 hr DURATION
FIRE HYDRANT FLOW TEST DATE	12/05/2019
FIRE HYDRANT FLOW TEST LOCATION	ONE MAIN FINANCIAL 696 HIGHWAY 71
ALTERNATIVE METHOD OF COMPLIANCE AMOC (IF APPLICABLE)	N/A

NO.	DESCRIPTION	REVISE (R) ADD (A) VOID (V)	CITY OF BASTROP APPROVAL/DATE	APPROVED BY



LOCATION MAP
(NOT TO SCALE)

BENCHMARKS:

#1 TXDOT MON. BRASS DISC IN CONCRETE, 44' WEST OF THE NORTH–EASTERN PROPERTY CORNER.

#2 MAG NAIL IN PAVEMENT ON AGNES ST. 500' SOUTH OF THE PROPERTY BOUNDARY.

GENERAL NOTES:

ALL RESPONSIBILITY FOR THE ADEQUACY OF THESE PLANS REMAINS WITH THE ENGINEER WHO PREPARED THEM. IN REVIEWING THESE PLANS, THE CITY OF BASTROP MUST RELY UPON THE ADEQUACY OF THE DESIGN ENGINEER.

THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ITS REPRESENTATIVE. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK, AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE ASSOCIATED WITH THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.

THIS PROJECT IS LOCATED IN THE COLORADO RIVER WATERSHED.

NO PORTION OF THIS TRACT IS WITHIN THE BOUNDARIES OF THE 100–YEAR FLOOD PLAIN OF ANY WATERWAY THAT IS WITHIN THE LIMITS OF STUDY OF THE FEDERAL FLOOD INSURANCE ADMINISTRATION FIRM MAP NO. 48021C0335E, DATED JANUARY 19, 2006, BASTROP COUNTY, TEXAS. BASTROP COUNTY COMMUNITY NO. 481193.

FINAL PLAT APPROVED ON 11/21/2019 BY PLANNING & ZONING COMMISSION

FINAL MASTER DRAINAGE PLAN APPROVED ON 10/31/2019 BY CITY OF BASTROP

LEGAL DESCRIPTION:

A 1.194 ACRE (52,024 SQUARE FEET) TRACT OR PARCEL OF LAND, MORE PARTICULARLY DESCRIBED AS LOT 6 OF THE FINAL PLAT OF BASTROP GROVE, SECTION 2 RECORDED IN CABINET 7, PAGE 12–B OF THE OFFICIAL PUBLIC RECORDS OF BASTROP COUNTY, TEXAS.

ORDINANCES CODES:

* CITY OF BASTROP STORMWATER DRAINAGE DESIGN MANUAL
* CITY OF BASTROP SUBDIVISION REGULATIONS
* CITY OF BASTROP ZONING CODE
* 2018 INTERNATIONAL FIRE CODE WITH APPENDICES AND LOCAL AMENDMENTS

JURISDICTION CODES:

* CITY OF BASTROP, TEXAS

811 Know what's below. Call before you dig.

UTILITY PROVIDERS:

ELECTRIC:	BLUEBONNET ELECTRIC (979) 542–3151
GAS:	CENTER POINT ENERGY (830) 643–6936
PHONE:	AT&T (512) 870–1450
WATER:	CITY OF BASTROP (512) 332–8830
WASTEWATER:	CITY OF BASTROP (512) 332–8830
CABLE:	SPECTRUM (855) 243–8892

ALL RESPONSIBILITY FOR THE ADEQUACY OF THESE PLANS REMAINS WITH THE ENGINEER WHO PREPARED THEM. IN ACCEPTING THESE PLANS , THE CITY OF BASTROP MUST RELY UPON THE ADEQUACY OF THE WORK OF THE DESIGN ENGINEER.

ACCEPTED FOR CONSTRUCTION:

DIRECTOR OF PLANNING AND DEVELOPMENT — DATE 2/27/20

CITY OF BASTROP ENGINEER — 2/27/2020

THE CITY OF BASTROP FIRE DEPARTMENT — CFM, CFI ASST. CHIEF — DATE 27FEB2020

AS OWNER OF THIS PROPERTY, I PROMISE TO DEVELOP AND MAINTAIN THIS PROPERTY AS DESCRIBED BY THIS PLAN.

TYLER DUTTON, GROVE 71 PARTNERS, LP — DATE 2/6/2020

SIGNED AND SEALED CERTIFICATION OF THE LICENSED ENGINEER WHO PREPARED THE SITE DEVELOPMENT PLAN:

I BRENDAN McENTEE, DO HEREBY CERTIFY THAT THE INFORMATION CONTAINED IN THESE ENGINEERING DOCUMENTS ARE COMPLETE, ACCURATE, AND ADEQUATE FOR THE INTENDED PURPOSES, INCLUDING CONSTRUCTION, BUT ARE NOT AUTHORIZED FOR CONSTRUCTION PRIOR TO FORMAL CITY APPROVAL.

BRENDAN McENTEE, P.E. — DATE 02/06/2020

STATE OF TEXAS — BRENDAN P. McENTEE — 96200 — LICENSED PROFESSIONAL ENGINEER

CARLSON, BRIGANCE & DOERING, INC.
ID# F3791

OWNER: GROVE 71 PARTNERS, LP–TYLER DUTTON
3809 S. 2ND STREET, D–200
AUSTIN, TEXAS 78704
512 437–6404

ENGINEER: CARLSON, BRIGANCE & DOERING, INC.
CIVIL ENGINEERING & SURVEYING
C/O MR. BRENDAN P. MCENTEE, P.E.
12129 RANCH ROAD 620 NORTH, SUITE 600
AUSTIN, TEXAS 78750
(512) 280–5160

ARCHITECT: LEVY ARCHITECTS
MICHAEL D. GIN, ARCHITECT
2438 WEST ANDERSON LANE, SUITE B–2
AUSTIN, TEXAS 78757
(512) 342–9177

LANDSCAPE ARCHITECT: COLEMAN & ASSOCIATES
MARISSA McKINNEY, RLA
9890 SILVER MOUNTAIN DRIVE
AUSTIN, TEXAS 78737
(512) 476–2090

CUSTOMER COPY

DESIGNED BY: | DRAFTED BY:

REVISION	DATE

Carlson, Brigance & Doering, Inc.
Civil Engineering ◆ Surveying
FIRM ID #F3791
Main Office
3501 West Williams Gannon Dr. 12129 RR 620 N., Ste. 600
Austin, Texas 78749 Austin, Texas 78750
Phone No. (512) 280-5160 Fax No. (512) 280-5165

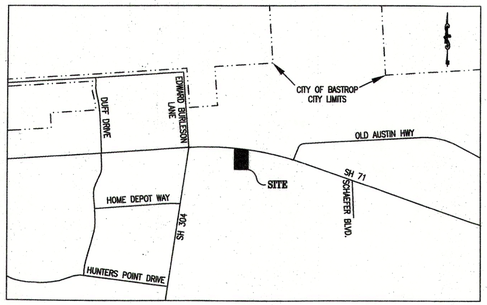
SHEET NAME: COVER SHEET
JOB NAME: BASTROP GROVE MEDTAIL DEVELOPMENT
PROJECT: CIVIL SITE DEVELOPMENT PLANS

DATE 11/25/2019
JOB NUMBER 5135
SHEET 01 OF 29
SHEET NO. 01

FILE PATH:N:\ACSD-N\5135\dwg\5135-COVER.dwg - Feb 06, 2020 - 11:44am

THE FINAL PLAT OF
BASTROP GROVE, SECTION 2

7/12-B



VICINITY MAP
NOT TO SCALE



GRAPHIC SCALE

100 0 50 100 200 400

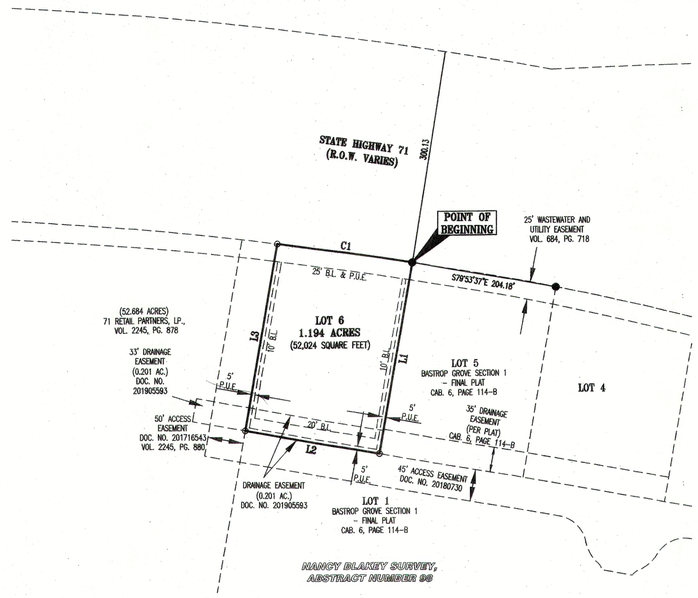
(IN FEET)
1 inch = 100 ft.

LEGEND

○	1/2" CAPPED IRON ROD SET
●	CAPPED IRON ROD FOUND (UNLESS OTHERWISE NOTED)
1	LOT NUMBER
B.L.	BUILDING SETBACK LINE
P.U.E.	PUBLIC UTILITY EASEMENT

Curve Table						
Curve #	Length	Radius	Chord Direction	Chord Length	Tangent	DELTA
C1	190.82	5058.89	S82°08'58"E	190.81	95.42	2°09'40"

Line Table		
Line #	Length	Direction
L1	275.23	S09°40'41"W
L2	190.71	N80°19'19"W
L3	269.15	N09°40'41"E



FIELD NOTES

BEING ALL OF THAT CERTAIN 1.194 ACRE (52,024 SQUARE FEET) TRACT OR PARCEL OF LAND OUT OF AND A PART OF THE NANCY BLAKEY SURVEY, ABSTRACT NUMBER 98, SITUATED IN BASTROP COUNTY, TEXAS, BEING ALL OF A CALLED 1.194 ACRE TRACT OF LAND CONVEYED TO GROVE 71 PARTNERS, LP., IN DOCUMENT NUMBER 201916932 OF THE OFFICIAL PUBLIC RECORDS OF BASTROP COUNTY, TEXAS (O.P.R.B.C.TX.), SAID 1.194 ACRE TRACT OF LAND BEING MORE FULLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING, AT A CAPPED ½" IRON ROD FOUND STAMPED "CBD SETSTONE", BEING THE NORTHEASTERN CORNER OF SAID 1.194 ACRE TRACT, SAME BEING A NORTHWESTERN CORNER OF LOT 5, BASTROP GROVE SECTION 1 – FINAL PLAT, A SUBDIVISION RECORDED IN CABINET 6, PAGE 114–B OF THE PLAT RECORDS OF BASTROP COUNTY, TEXAS (P.R.B.C.TX.), AND BEING ALSO A POINT ON A SOUTHERN RIGHT–OF–WAY LINE OF STATE HIGHWAY 71 (R.O.W. VARIES), FOR THE NORTHEASTERN CORNER AND THE POINT OF BEGINNING OF THE HEREIN DESCRIBED TRACT,

THENCE, WITH THE COMMON BOUNDARY LINE OF SAID 1.194 ACRE TRACT AND SAID LOT 5, S09°40'41"W, A DISTANCE OF 275.23 FEET TO A CAPPED ½" IRON ROD SET STAMPED "CBD SETSTONE", BEING THE SOUTHEASTERN CORNER OF SAID 1.194 ACRE TRACT, SAME BEING THE SOUTHWESTERN CORNER OF SAID LOT 5 AND BEING ALSO A POINT ON A NORTHERN BOUNDARY LINE OF LOT 1, SAID BASTROP GROVE SECTION 1 – FINAL PLAT, FOR THE SOUTHEASTERN CORNER OF THE HEREIN DESCRIBED TRACT,

THENCE, WITH THE COMMON BOUNDARY LINE OF SAID 1.194 ACRE TRACT AND SAID LOT 1, N80°19'19"W, A DISTANCE OF 190.71 FEET TO A CAPPED ½" IRON ROD SET STAMPED "CBD SETSTONE", BEING A SOUTHWESTERN CORNER OF SAID 1.194 ACRE TRACT AND BEING ALSO A NORTHERN CORNER OF SAID LOT 1, FOR THE SOUTHWESTERN CORNER OF THE HEREIN DESCRIBED TRACT,

THENCE, WITH THE WESTERN BOUNDARY LINE OF SAID 1.194 ACRE TRACT, N09°40'41"E, A DISTANCE OF 269.15 FEET TO A CAPPED ½" IRON ROD SET STAMPED "CBD SETSTONE", AT A POINT OF CURVATURE, FOR A CURVE TO THE RIGHT, BEING A NORTHWESTERN CORNER OF SAID 1.194 ACRE TRACT, SAME BEING A POINT ON A NORTHERN BOUNDARY LINE OF SAID 52.684 ACRE TRACT AND BEING ALSO A POINT ON A SOUTHERN RIGHT–OF–WAY LINE OF SAID STATE HIGHWAY 71, FOR THE NORTHWESTERN CORNER OF THE HEREIN DESCRIBED TRACT,

THENCE, WITH THE COMMON BOUNDARY LINE OF SAID 1.194 ACRE TRACT, SAID HIGHWAY 71 AND WITH SAID CURVE TO THE RIGHT HAVING A RADIUS OF 5058.89 FEET, AN ARC LENGTH OF 190.82 FEET AND WHOSE CHORD BEARS S82°08'58"E, A DISTANCE OF 190.81 FEET TO THE POINT OF BEGINNING AND CONTAINING 1.194 ACRES (52,024 SQUARE FEET) OF LAND.

DATE: NOVEMBER 25, 2019

OWNER:
GROVE 71 PARTNERS, LP.
C/O JONATHAN KASLING, MANAGER
3809 S. 2ND STREET,
SUITE D–200
AUSTIN, TX. 78704

ENGINEER & SURVEYOR:
CARLSON, BRIGANCE & DOERING, Inc.
5501 WEST WILLIAM CANNON
AUSTIN, TX 78749
(512) 280–5160
(512) 280–5165 fax

F.E.M.A. MAP NO. 48021 C 0355E
BASTROP COUNTY, TEXAS DATED: JANUARY 19, 2006

TOTAL ACREAGE: 1.194 ACRES
SURVEY: NANCY BLAKEY SURVEY, ABSTRACT No. 98

COMMERCIAL LOTS 1 TOTAL: 1.194 ACRES

NO. OF BLOCKS: 1

BENCHMARK:

1) LCRA MOUMENT # A688 – 3" LCRA ALUMINUM DISK FOUND IN THE EAST RIGHT–OF–WAY LINE OF SH 304. BEING +/– 800' NORTH OF THE INTERSECTION OF HUNTERS POINT DRIVE AND SH 304.
N: 10014712.67 E: 3239449.66 ELEV = 365.68'

NO.	REVISION	DATE
1	ORIGINAL SUBMITTAL	07/29/19
2	CITY OF BASTROP COMMENTS	09/03/19
3	OWNERSHIP REVISION	11/25/19

STATE OF TEXAS §
COUNTY OF BASTROP §
KNOW ALL MEN BY THESE PRESENTS:

THAT, GROVE 71 PARTNERS, LP., JONATHAN KASLING ACTING HEREIN BY AND THROUGH AND BEING THE OWNER OF THAT CERTAIN 1.194 ACRE TRACT OF LAND AS CONVEYED TO GROVE 71 PARTNERS, LP., IN DOCUMENT NUMBER 201916932, OFFICIAL PUBLIC RECORDS OF BASTROP COUNTY, TEXAS, OUT OF THE NANCY BLAKEY SURVEY, ABSTRACT NUMBER 98, SITUATED IN BASTROP COUNTY, TEXAS, DOES HEREBY SUBDIVIDE 1.194 ACRES OF LAND, IN ACCORDANCE WITH THE ATTACHED MAP OR PLAT, TO BE KNOWN AS:

"BASTROP GROVE, SECTION 2 "

AND DOES HEREBY DEDICATE TO THE PUBLIC, THE USE OF THE EASEMENTS SHOWN HEREON, SUBJECT TO ANY EASEMENTS AND/OR RESTRICTIONS HERETOFORE GRANTED AND NOT RELEASED.

WITNESS MY HAND, THIS THE 26 DAY OF November, 20 19, A.D.

JONATHAN KASLING
GROVE 71 PARTNERS, LP.

STATE OF TEXAS §
COUNTY OF BASTROP §
KNOW ALL MEN BY THESE PRESENTS:

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Jonathan Kasling KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT OF WRITING, AND HE ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

WITNESS MY HAND AND SEAL OF OFFICE, THIS THE 26 DAY OF November, 2019, A.D.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

APPROVED ON THIS _____ DAY OF _____, 20____ A.D., BY THE PLANNING & ZONING COMMISSION OF THE CITY OF BASTROP.

APPROVED:
Deborah A. Moore
PLANNING & ZONING COMMISSION
CHAIRMAN

ATTEST:
CITY SECRETARY, CITY OF
BASTROP, TEXAS

STATE OF TEXAS §
COUNTY OF BASTROP §
KNOW ALL MEN BY THESE PRESENTS:

I, ROSE PIETSCH, CLERK OF BASTROP COUNTY, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT OF WRITING AND ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR RECORD IN MY OFFICE ON THE 3rd DAY OF January, 2020 A.D. IN THE PLAT RECORDS OF SAID COUNTY AND STATE IN PLAT CABINET 7 PAGE(s) 12-B FILED FOR RECORD AT 12:45 O'CLOCK P.M., THIS 3rd DAY OF January, 2020 A.D.

WITNESS MY HAND AND SEAL OF OFFICE OF THE COUNTY CLERK, THE 3rd DAY OF January, 2020 A.D.

ROSE PIETSCH, COUNTY CLERK, BASTROP COUNTY, TEXAS
BY: DEPUTY

FILED Jan 3 2020
12:45 P.M.
Rose Pietsch
COUNTY CLERK
BASTROP COUNTY, TEXAS

COUNTY COURT OF BASTROP COUNTY, TEXAS

FLOOD PLAIN NOTE:

NO PORTION OF THIS TRACT LIES WITHIN A DESIGNATED FLOOD HAZARD AREA, THIS TRACT LIES IN ZONE X–500 (0.2 PERCENT ANNUAL CHANCE FLOOD HAZARD), AS SHOWN ON THE FEDERAL FLOOD INSURANCE ADMINISTRATION RATE MAP NO. 48021 C 0355E, FOR BASTROP COUNTY TEXAS, DATED JANUARY 19, 2006. COMMUNITY NUMBER 481193.

GENERAL NOTES:

1. ALL SUBDIVISION PERMITS SHALL CONFORM TO THE CITY OF BASTROP CODE OF ORDINANCES, CONSTRUCTION STANDARDS, AND GENERALLY ACCEPTED ENGINEERING PRACTICES.
2. CONSTRUCTION PLANS AND SPECIFICATIONS FOR ALL SUBDIVISION IMPROVEMENTS SHALL BE REVIEWED AND ACCEPTED BY THE CITY OF BASTROP PRIOR TO ANY CONSTRUCTION WITHIN THE SUBDIVISION.
3. EROSION AND SEDIMENTATION CONTROLS CONSTRUCTED WITH THE SUBDIVISION ORDINANCE OF THE CITY OF BASTROP ARE REQUIRED FOR ALL CONSTRUCTION ON EACH LOT.
4. THE OWNER OF THIS SUBDIVISION, AND HIS OR HER SUCCESSORS AND ASSIGNS, ASSUMES SOLE RESPONSIBILITY FOR PLANS FOR CONSTRUCTION OF SUBDIVISION IMPROVEMENTS WHICH COMPLY WITH APPLICABLE CODES AND REQUIREMENTS OF THE CITY OF BASTROP. THE OWNER UNDERSTANDS AND ACKNOWLEDGES THAT PLAT VACATION OR RE–PLATTING MAY BE REQUIRED, AT THE OWNER'S SOLE EXPENSE, IF PLANS TO CONSTRUCT THIS SUBDIVISION DO NOT COMPLY WITH SUCH CODES AND REQUIREMENTS.
5. CITY ACCEPTANCE OF SUBDIVISION INFRASTRUCTURE OR FISCAL SURETY FOR SUBDIVISION CONSTRUCTION, IN A FORM ACCEPTABLE TO THE CITY OF BASTROP, SHALL BE PROVIDED PRIOR TO FINAL PLAT RECORDATION BY THE CITY.
6. BY APPROVING THIS FINAL PLAT, THE CITY OF BASTROP ASSUMES NO OBLIGATION TO CONSTRUCT ANY INFRASTRUCTURE IN CONNECTION WITH THIS SUBDIVISION. ANY SUBDIVISION INFRASTRUCTURE REQUIRED FOR THE DEVELOPMENT OF THE LOTS IN THIS SUBDIVISION IS THE SOLE RESPONSIBILITY OF THE DEVELOPER AND/OR THE OWNERS OF THE LOTS. FAILURE TO CONSTRUCT ANY REQUIRED INFRASTRUCTURE TO THE CITY STANDARDS MAY BE JUST CAUSE FOR THE CITY TO DENY APPLICATIONS FOR CERTAIN DEVELOPMENT PERMITS INCLUDING BUILDING PERMITS, SITE PLAN APPROVALS AND/OR CERTIFICATE OF OCCUPANCY.
7. NO LOT OR STRUCTURE SHALL BE OCCUPIED PRIOR TO THE APPLICANT SUBMITTING TO THE CITY OF BASTROP DOCUMENTATION OF SUBDIVISION/SITE REGISTRATION WITH THE TEXAS DEPARTMENT OF LICENSING AND REGULATIONS (TDLR) AND PROVIDE DOCUMENTATION OF REVIEW AND COMPLIANCE OF THE SUBDIVISION CONSTRUCTION PLANS WITH TEXAS ARCHITECTURAL BARRIERS ACT (TABA).
8. WATER IS PROVIDED BY THE CITY OF BASTROP.
9. WASTEWATER SERVICE IS PROVIDED BY THE CITY OF BASTROP.
10. ELECTRIC SERVICE WILL PROVIDED BY BLUEBONNET ELECTRIC.
11. GAS SERVICE WILL BE PROVIDED BY CENTERPOINT ENERGY.
12. CABLE SERVICE IS PROVIDED BY SPECTRUM.
13. NO LOT IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTED TO THE APPROVED WATER DISTRIBUTION AND WASTEWATER COLLECTION FACILITIES
14. WASTEWATER AND WATER SYSTEMS SHALL CONFORM TO TCEQ (TEXAS COMMISSION ON ENVIRONMENTAL QUALITY).
15. DEVELOPER/OWNER SHALL BE SOLELY RESPONSIBLE FOR ALL RELOCATIONS AND MODIFICATIONS TO EXISTING UTILITIES.
16. FLOOD WARNING: THE DEGREE OF FLOOD WATER PROTECTION REQUIRED BY THE CITY OF BASTROP FLOOD DAMAGE PREVENTION ORDINANCE IS CONSIDERED REASONABLE FOR THE REGULATORY PURPOSES AND IS BASED ON SCIENTIFIC AND ENGINEERING CONSIDERATIONS. ON RARE OCCASIONS, GREATER FLOODS CAN AND WILL OCCUR AND FLOOD HEIGHTS MAY BE INCREASED BY MAN–MADE OR NATURAL CAUSES. ACCEPTANCE OF THIS FINAL PLAT BY THE CITY COUNCIL DOES NOT IMPLY THAT LAND OUTSIDE OF THE AREA OF SPECIAL FLOOD HAZARDS OR USES PERMITTED IN SUCH AREAS WILL BE FREE FROM FLOODING OR FLOOD DAMAGES. NOR SHALL ACCEPTANCE OF THIS FINAL PLAT CREATE LIABILITY ON THE PART OF THE CITY OF BASTROP OR ANY OFFICIAL OR EMPLOYEE THEREOF FOR ANY FLOOD DAMAGES THAT RESULT FROM RELIANCE ON THE INFORMATION CONTAINED WITHIN THIS FINAL PLAT OR ANY ADMINISTRATION DECISION LAWFULLY MADE HEREUNDER.
17. ALL EASEMENTS ON PRIVATE PROPERTY SHALL BE MAINTAINED BY THE PROPERTY OWNER OR HIS OR HER ASSIGNEES.
18. TEMPORARY OR PERMANENT EASEMENTS ARE TO BE PROVIDED AS REQUIRED AT THE CITY'S SOLE DISCRETION FOR OFF–SITE WATER, WASTEWATER AND DRAINAGE IMPROVEMENTS.
19. PROPERTY OWNERS SHALL PROVIDE FOR ACCESS TO ALL EASEMENTS AS MAY BE NECESSARY AND SHALL NOT PROHIBIT ACCESS BY GOVERNMENTAL AUTHORITIES.
20. IT IS THE RESPONSIBILITY OF EACH BUILDER TO DESIGN AND CONSTRUCT A SUITABLE GRADING AND DRAINAGE SCHEME WHICH WILL CONVEY SURFACE WATER WITHOUT PONDING IN OR AROUND THE LOT, FROM ITS STRUCTURE TO THE DRAINAGE SYSTEM CONSTRUCTED BY THE SUBDIVISION DEVELOPER. LOT DRAINAGE PLAN SHALL BE SUBMITTED FOR REVIEW/APPROVAL BY THE CITY ENGINEER.
21. PUBLIC UTILITY AND DRAINAGE EASEMENTS WHERE SHOWN HEREON ARE INTENDED TO INDICATE AN EASEMENT FOR CONSTRUCTION, OPERATIONS AND MAINTENANCE OF PUBLIC UTILITIES AND DRAINAGE WAYS; INCLUDING BUT NOT LIMITED TO SANITARY SEWERS, FORCE MAINS, WATER LINES, TELEPHONE SIGNAL CONDUITS, ELECTRIC CONDUCTORS, DRAINAGE PIPES AND NATURAL GAS LINES.
22. ALL EASEMENTS OF RECORD AS INDICATED ON THE MOST RECENT TITLE RUN (DATED: APRIL 5, 2019, CONDUCTED BY FIDELITY NATIONAL TITLE INSURANCE COMPANY) FOR THIS PROPERTY ARE SHOWN ON THIS PLAT.
23. THIS PLAT CONFORMS TO THE PRELIMINARY PLAT APPROVED BY THE CITY COUNCIL ON AUGUST 08, 2019.
24. ALL UTILITIES WILL BE UNDERGROUND.
25. IMPACT FEES SHALL BE ASSESSED IN ACCORDANCE WITH THE ORDINANCE EFFECTIVE AT THE TIME OF FINAL PLATTING.
26. ON–SITE STORM WATER DETENTION FACILITIES WILL BE PROVIDED TO REDUCE POST–DEVELOPMENT PEAK RATES OF DISCHARGE OF THE 5, 10, 25, 50 AND 100–YEAR STORM EVENTS.
27. AS SHOWN HEREON, A TWENTY–FIVE (25) FOOT WIDE PUBLIC UTILITY EASEMENT (P.U.E.) IS HEREBY DEDICATED ADJACENT TO STREET RIGHTS–OF–WAY ON ALL LOTS. A FIVE (5) FOOT WIDE P.U.E. IS HEREBY DEDICATED ALONG EACH SIDE AND REAR LOT LINE.
28. NO BUILDINGS, FENCES, LANDSCAPING OR OTHER STRUCTURES ARE PERMITTED WITHIN DRAINAGE EASEMENTS SHOWN, EXCEPT AS APPROVED BY THE CITY OF BASTROP AND/OR BASTROP COUNTY.
29. NO LOT OR STRUCTURE SHALL BE OCCUPIED PRIOR TO THE APPLICANT SUBMITTING TO THE CITY OF BASTROP DOCUMENTATION OF SUBDIVISION/SITE REGISTRATION WITH THE TEXAS DEPARTMENT OF LICENSING AND REGULATIONS (TDLR) AND PROVIDE DOCUMENTATION OF REVIEW AND COMPLIANCE OF THE SUBDIVISION CONSTRUCTION PLANS WITH TEXAS ARCHITECTURAL BARRIERS ACT (TABA).
30. SIDEWALKS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE SUBDIVISION ORDINANCE OF THE CITY OF BASTROP.
31. PRIOR TO CONSTRUCTION OF ANY IMPROVEMENTS ON LOTS IN THIS SUBDIVISION, BUILDING PERMITS WILL BE OBTAINED FROM THE CITY OF BASTROP
32. BUILDING SETBACKS NOT SHOWN SHALL BE IN ACCORDANCE WITH CITY OF BASTROP ZONING ORDINANCE.

THIS FLOOD STATEMENT, AS DETERMINED BY A H.U.D.–F.I.A. FLOOD INSURANCE RATE MAP, DOES NOT IMPLY THAT THE PROPERTY OR THE IMPROVEMENTS THEREON WILL BE FREE FROM FLOODING OR FLOOD DAMAGE. ON RARE OCCASIONS, GREATER FLOODS CAN AND WILL OCCUR, AND FLOOD HEIGHTS MAY INCREASE BY MAN–MADE OR NATURAL CAUSES.

THIS STATEMENT SHALL NOT CREATE LIABILITY ON THE PART OF ENGINEER OR SURVEYOR.

STATE OF TEXAS)(
COUNTY OF TRAVIS)(
KNOW ALL MEN BY THESE PRESENTS:

I, BRENDAN P. McENTEE, P.E. DO HEREBY CERTIFY THAT THE STREETS AND DRAINAGE DESIGN, AS SHOWN HEREON, COMPLIES WITH THE SUBDIVISION REGULATIONS FOR THE CITY OF BASTROP, AND THAT THE 100 YEAR FLOOD PLAIN IS AS SHOWN AND WILL BE CONTAINED WITHIN THE DRAINAGE EASEMENT AND OR DRAINAGE RIGHT–OF–WAY, AS SHOWN HEREON.

ENGINEERING BY: Brendan P McEntee DATE 11/25/2019
BRENDAN P. McENTEE, P.E. NO. 96200
CARLSON, BRIGANCE & DOERING, INC.
5501 WEST WILLIAM CANNON DRIVE
AUSTIN, TEXAS 78749

STATE OF TEXAS
BRENDAN P. McENTEE
96200
LICENSED PROFESSIONAL ENGINEER

CARLSON, BRIGANCE & DOERING, INC.
ID# F3791

STATE OF TEXAS)(
COUNTY OF TRAVIS)(
KNOW ALL MEN BY THESE PRESENTS:

THAT I, AARON V. THOMASON, DO HEREBY CERTIFY THAT I PREPARED THIS PLAT FROM AN ACTUAL AND ACCURATE ON–THE–GROUND SURVEY OF THE LAND AND THAT THE CORNER MONUMENTS SHOWN THEREON WERE PROPERLY PLACED UNDER MY PERSONAL SUPERVISION, IN ACCORDANCE WITH THE SUBDIVISION REGULATION OF THE CITY OF BASTROP, BASTROP COUNTY, TEXAS. ALL EASEMENTS OF RECORD HAVE BEEN IDENTIFIED ON THIS PLAT TO THE BEST OF MY KNOWLEDGE.

SURVEYED BY: _____ DATE 25Nov2019
AARON V. THOMASON ~ R.P.L.S. NO. 6214
CARLSON, BRIGANCE & DOERING, INC.
5501 WEST WILLIAM CANNON DRIVE
AUSTIN, TEXAS 78749

STATE OF TEXAS
REGISTERED
AARON V. THOMASON
6214
PROFESSIONAL LAND SURVEYOR

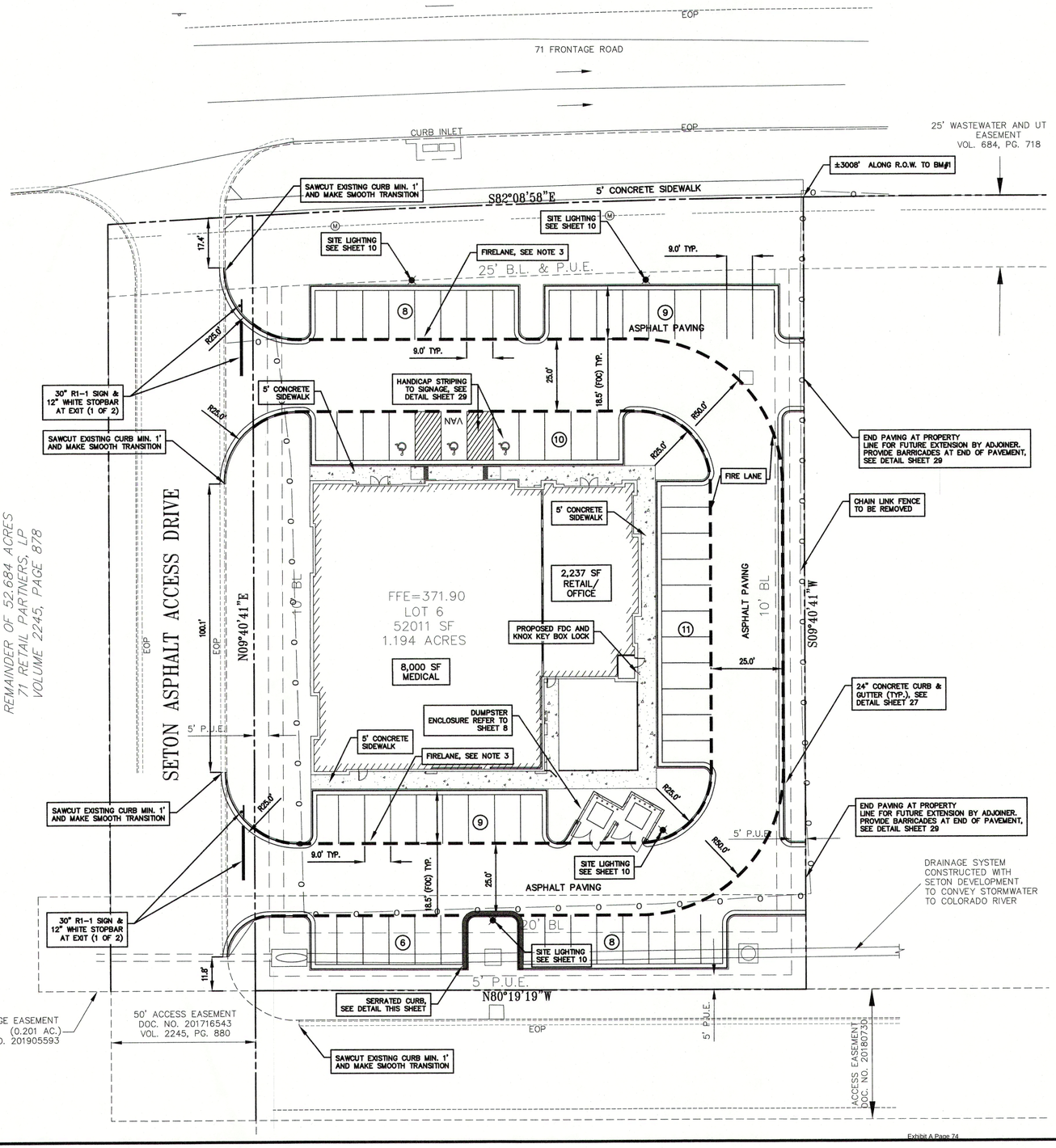
CUSTOMER COPY

Carlson, Brigance & Doering, Inc.
FIRM ID #F3791 ◆ REG. # 10024900
Civil Engineering ◆ Surveying
5501 West William Cannon ◆ Austin, Texas 78749
Phone No. (512) 280-5160 ◆ Fax No. (512) 280-5165

PATH–J:\AC3D\5135\Survey\FINAL PLAT – 1.194 AC BASTROP MEDTAIL.dwg

!!! WARNING !!!:
UNDERGROUND UTILITIES SHOWN ON THESE PLANS ARE A BEST ESTIMATE BASED ON RECORDS THAT COULD BE OBTAINED AND PHYSICAL FEATURES VISIBLE AT THE GROUND LEVEL. THE ENGINEER MAKES NO ASSERTIONS BEYOND THAT THEY ARE A BEST ESTIMATE AND AN ATTEMPT TO HELP IDENTIFY POSSIBLE UTILITIES IN THE AREA. THE CONTRACTOR MUST CALL ONE CALL IN ACCORDANCE WITH THE NOTES TO BETTER LOCATE ANY UNDERGROUND UTILITIES.

WARNING!!!!
REVIEW THE SEQUENCE OF CONSTRUCTION ON THE GENERAL NOTES SHEET PRIOR TO BEGINNING CONSTRUCTION.



0 20' 40'

SCALE: 1" = 20'

LEGEND

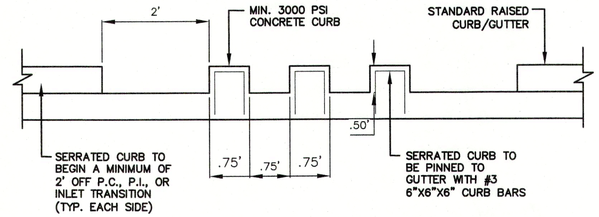
- PROPERTY LINE
- OU — EXISTING OVERHEAD UTILITY
- WLN — EXISTING WASTEWATER LINE
- WWLN — EXISTING EASEMENT/BUFFER LINE
- FIRE LANE
- EXISTING GUY WIRE
- EXISTING POWER POLE
- EXISTING SIGN-ROAD
- EXISTING WASTEWATER MANHOLE
- SERRATED CURB
- WHITE STOPBAR
- PARKING COUNT
- SITE LIGHTING
- TEMPORARY BARRICADE

SITE DATA BLOCK

LOT 6:	1.194	ACRES
	52,011	SF
ZONING :	P-5 CORE	
PROPOSED BUILDING:		
MEDICAL OFFICE USE	8,000	SF
RETAIL/OFFICE	2,237	SF
TOTAL BUILDING	10,237	SF
BUILDING COVERAGE (%)	19.40	
OPEN SPACE	0.45	ACRES
OPEN SPACE (%)	37.7	
IMPERVIOUS COVER	0.65	ACRES
IMPERVIOUS COVER %	54.4	
PARKING ANALYSIS:		
REQUIRED PARKING		
	MEDICAL 1 SPACE/200	40
	RETAIL 1 SPACE/200	11
TOTAL SPACES REQUIRED		51
	ADA ACCESSIBLE REQUIRED	3
PROPOSED PARKING		
	STANDARD PARKING	58
	HANDICAP PARKING	3
TOTAL SPACES PROPOSED		61

GENERAL NOTES:

1.) DIMENSIONS ARE TO FACE OF CURB. ALL DIMENSIONS & RADII ARE TO FACE TO FACE OF CURB IF ONE EXISTS. ALL RADII ARE 3' UNLESS OTHERWISE NOTED.
2.) SEE GENERAL NOTES SHEET.
3.) WHERE — — — IS SHOWN, PAINT CURB, OR PAVEMENT WHERE NO CURB EXISTS, 6" WIDE RED PAINT WITH "NO PARKING FIRE LANE" IN 4" TALL WHITE LETTERS.
WORDING MAY NOT BE SPACED GREATER THAN 30" APART. STRIPING TO BE PAINTED ON THE FACE OF CURB WHEN PRESENT AND PAINTED FLAT ON THE PARKING SURFACE WHEN IT IS NOT.
4.) THE OWNER SHALL BE RESPONSIBLE FOR INSTALLATION OF TEMPORARY EROSION CONTROL, REVEGETATION AND TREE PROTECTION. IN ADDITION, THE OWNER SHALL BE RESPONSIBLE FOR ANY INITIAL TREE PRUNING AND TREE REMOVAL THAT IS WITHIN TEN FEET OF THE CENTER LINE OF THE PROPOSED OVERHEAD ELECTRICAL FACILITIES DESIGNED TO PROVIDE ELECTRIC SERVICE TO THIS PROJECT. THE OWNER SHALL INCLUDE THIS WORK WITHIN THE LIMITS OF CONSTRUCTION FOR THIS PROJECT.
5.) THE OWNER OF THE PROPERTY IS RESPONSIBLE FOR MAINTAINING CLEARANCES REQUIRED BY THE NATIONAL ELECTRIC SAFETY CODE, OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION (OSHA) REGULATIONS, CITY OF BASTROP RULES AND REGULATIONS AND TEXAS STATE LAWS PERTAINING TO CLEARANCES WHEN WORKING IN CLOSE PROXIMITY TO OVERHEAD POWER LINES AND EQUIPMENT.
6.) ALL IMPROVEMENTS SHALL BE MADE IN ACCORDANCE WITH THE RELEASED SITE PLAN. ANY ADDITIONAL IMPROVEMENTS WILL REQUIRE A SITE PLAN AMENDMENT AND APPROVAL FROM THE PLANNING DEPARTMENT.
7.) APPROVAL OF THIS SITE PLAN DOES NOT INCLUDE BUILDING CODE APPROVAL; FIRE CODE APPROVAL; OR BUILDING, DEMOLITION, OR RELOCATION PERMITS APPROVAL.
8.) ALL SIGNS MUST COMPLY WITH THE CITY OF BASTROP SIGN CODE REQUIREMENTS AND WILL REQUIRE SEPARATE SIGN PERMIT APPLICATION AND REVIEW.
9.) REFER TO BUILDING PLANS FOR EXACT BUILDING DIMENSIONS, LOCATIONS OF DOORS, STOOPS, AND OTHER BUILDING APPURTENANCES. BUILDING SHOWN ON THESE PLANS IS FOR GRAPHICAL REPRESENTATION ONLY, AND SHOULD NOT BE ASSUMED TO BE ACCURATE OR EXACT.
10.) LEGAL ADDRESS AND BUILDING NUMBERS SHALL BE AT LEAST 8 INCHES HIGH AND VISIBLE FROM THE STREET/FIRE LANE. THE ADDRESS NUMBERS MUST BE OF A COLOR THAT CONTRASTS WITH THE BACKGROUND AND MUST BE INSTALLED ON THE SIDE OF THE BUILDING THAT FACES THE PUBLIC STREET



SERRATED CURB DETAIL

NTS

DESIGNED BY: | DRAFTED BY:
DATE | REVISION

Carlson, Brigance & Doering, Inc.
Civil Engineering ◆ Surveying
FIRM ID #F3791
Main Office: 5501 West William Cannon Dr. Austin, Texas 78749 Phone No. (512) 280-5160
North Office: 12129 Rivera Rd., Ste. 600 Austin, Texas 78750 Fax No. (512) 280-5165

SHEET NAME: OVERALL SITE PLAN SHEET
JOB NAME: BASTROP GROVE MEDTAIL DEVELOPMENT
PROJECT: CIVIL SITE DEVELOPMENT PLANS

STATE OF TEXAS
BRENDAN P. McENTEE
96200
LICENSED PROFESSIONAL ENGINEER
CARLSON, BRIGANCE & DOERING, INC.
ID# F3791
02/06/2020

DATE: 11/25/2019
JOB NUMBER: 5135
SHEET: 03 OF 29
SHEET NO.: 03

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PLANT SCHEDULE

SHADE TREES	QTY	COMMON / BOTANICAL NAME	CONT	CALIPER	HEIGHT	SPREAD		
	10	CEDAR ELM ULMUS CRASSIFOLIA	65 GAL	3" CAL.	10'-12' HT.	5-6' SPR.		
	5	CHINQUAPIN OAK QUERCUS MUHLENBERGII	65 GAL	3.25-3.5" CAL.	11-13' HT.	56' SPR.		
	1	SOUTHERN LIVE OAK QUERCUS VIRGINIANA	65 GAL	3" CAL.	10' HT.	6' SPR.		

SHRUBS	QTY	COMMON / BOTANICAL NAME	CONT	SPACING
GM	12	GULF MUHLY MUHLENBERGIA CAPILLARIS 'REGAL MIST'	3 GAL	36" o.c.
RY	130	RED YUCCA HESPERALOE PARVIFLORA	5 GAL	36" o.c.
DW	98	DON'S DWARF WAXMYRTLE MYRICA CERIFERA 'DON'S DWARF'	5 GAL	36" o.c.
DY	133	DWARF YAUPON ILEX VOMITORIA 'NANA'	5 GAL	36" o.c.

GROUNDCOVER	CODE	QTY	COMMON / BOTANICAL NAME	CONT	SPACING
	NG	66	LANTANA 'NEW GOLD' LANTANA X 'NEW GOLD'	1 GAL	24" o.c.
	ZX	84	ZEXMANIA ZEXMENIA HISPIDA	1 GAL	12" o.c.
TURF	CODE	QTY	COMMON / BOTANICAL NAME	CONT	
	SBG	AS SHOWN	SAHARA BERMUDA GRASS CYNODON DACTYLON 'SAHARA'	HYDRO	

STREET YARD

	REQUIRED	PROVIDED
TOTAL SITE AREA		52,017 S.F.
TOTAL STREET YARD AREA		18,737 S.F.
STREETYARD LANDSCAPE (15% OF STREET YARD REQUIRED)	2,811 S.F.	2,811 S.F.

LANDSCAPE BUFFER

10' LANDSCAPE BUFFER ADJACENT TO RIGHT-OF-WAY OF ANY MAJOR THOROUGHFARE STREET IS REQUIRED, 1 LARGE TREE PER FORTY LINEAR FEET.

REQUIRED	PROVIDED
190 LF = 5 TREES	6 TREES

SHRUBS

SHRUBS MUST BE PLANTED ALONG THE SIDE PROPERTY LINE FROM THE FRONT PROPERTY LINE TO THE REAR. SHRUBS MUST BE PLANTED IN SUCH A MANNER TO CREATE A DENSE HEDGE OF AT LEAST THREE FEET AT MATURITY.

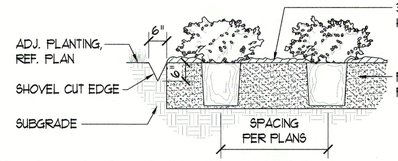
PARKING LOT LANDSCAPING

THERE SHALL BE A LANDSCAPED AREA WITH AT LEAST ONE (1) TREE WITHIN SIXTY FEET (60') OF EVERY PARKING SPACE. THERE- SHALL BE A MINIMUM OF ONE (1) TREE PLANTED IN THE PARKING AREA FOR EVERY TEN (10) PARKING SPACES WITHIN PARKING LOTS WITH MORE THAN TWENTY (20) SPACES. WITHIN PARKING LOTS, LANDSCAPE AREAS SHOULD BE LOCATED TO DEFINE PARKING AREAS AND ASSIST IN CLARIFYING APPROPRIATE CIRCULATION PATTERNS. A LANDSCAPE ISLAND SHALL BE LOCATED AT THE TERMINUS OF ALL PARKING ROWS, AND SHOULD CONTAIN AT LEAST ONE (1) TREE. ALL LANDSCAPE AREAS SHALL BE PROTECTED BY A MONOLITHIC CURB OR WHEEL STOPS AND REMAIN FREE OF TRASH, LITTER, AND CAR BUMPER OVERHANGS.

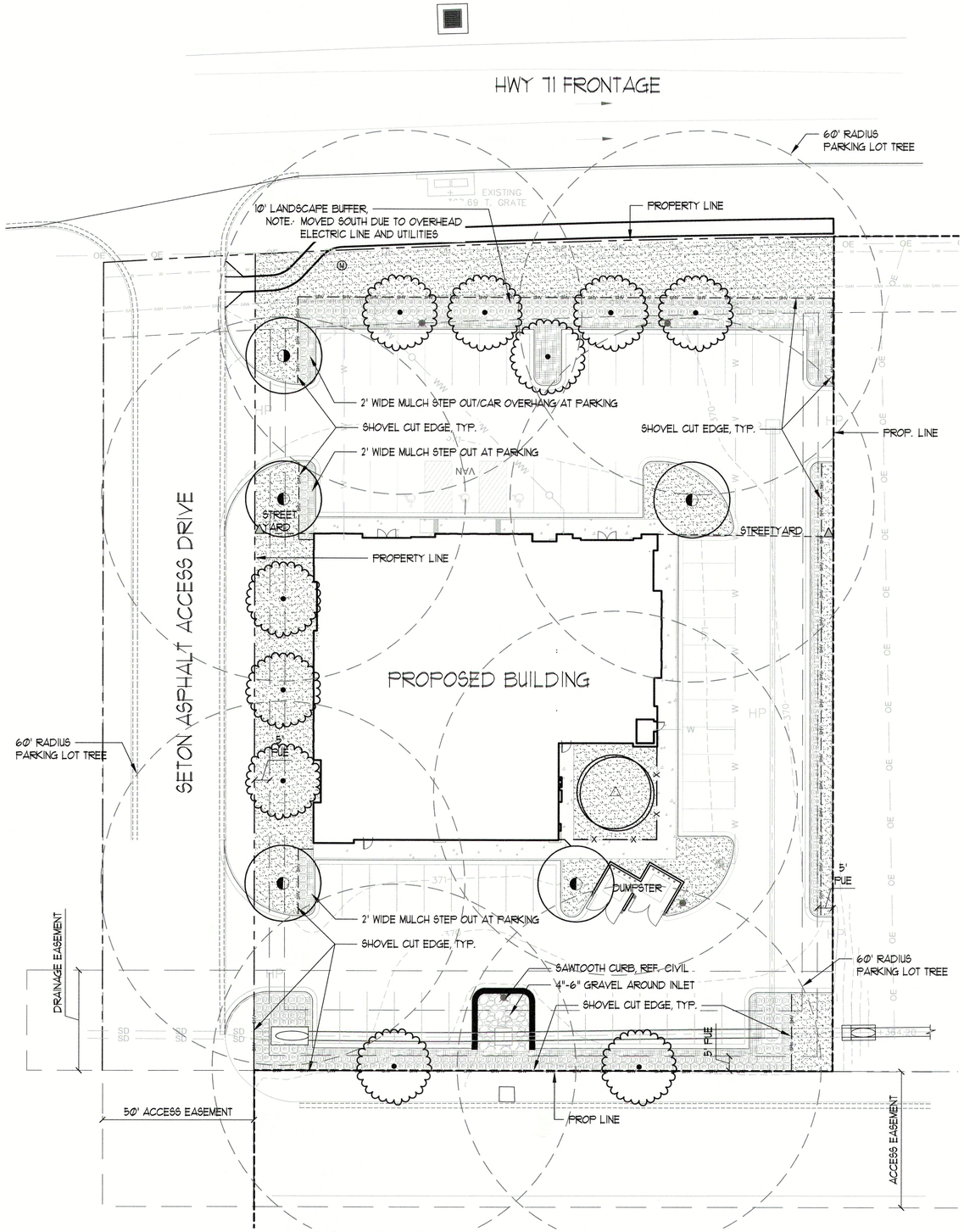
SITE DEVELOPMENT PERMIT LANDSCAPE NOTES:-

1. ALL LANDSCAPED AREAS TO BE PROTECTED BY 6 INCH CURBS, WHEEL-STOPS OR OTHER APPROVED BARRIERS AS PER ECM 2.4.7(A).
2. THE OWNER WILL CONTINUOUSLY MAINTAIN THE REQUIRED LANDSCAPING IN ACCORDANCE WITH DEVELOPMENT STANDARD SECTION-39
3. EXISTING TREES TO BE SAVED SHALL BE PROTECTED BY FENCING BEFORE CONSTRUCTION BEGINS. NO EQUIPMENT OR MATERIALS SHALL BE STORED OR OPERATED WITHIN THE FENCED-IN AREAS. FENCES SHALL BE AT THE DRIP LINE AND COMPLETELY SURROUND THE TREE OR CLUSTERS OF TREES. NO BURNING OF DEBRIS, CLEANING FLUIDS, CONCRETE SPILLS, ETC. WILL BE ALLOWED WITHIN THESE AREAS.
4. BUFFERING OF THE STREET YARD WILL BE ACCOMPLISHED THROUGH THE COMBINATION OF TREES, SHRUBS, GRADE CHANGES, AND FENCES.
5. GRADE CHANGES THAT DO NOT APPEAR ON THE SITE PLANS SHALL BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT BY THE GENERAL CONTRACTOR PRIOR TO CONSTRUCTION.
6. TRENCHING SHALL NOT OCCUR WITHIN THE FENCED DRIP LINE AREAS OF EXISTING TREES.
7. SHRUB MATERIAL NOT TO EXCEED 36" O.C. UNLESS OTHERWISE SPECIFIED. GROUNDCOVERS NOT TO EXCEED 18" O.C. DURING THE TIME OF MARCH 15-OCTOBER 15 INSTALLATION OF HYDROMULCH SHALL BE COMMON BERMUDA OR SAHARA BERMUDA FOR OCTOBER 16 -MARCH 14 INSTALLATION OF HYDROMULCH SHALL BE ANNUAL OR PERENNIAL RYE WITH A SPRING APPLICATION OF COMMON BERMUDA OR SAHARA BERMUDA.
8. ALL LAWN AREAS WITHIN THE LIMITS OF CONSTRUCTION SHALL BE RE-VEGETATED WITH BERMUDA SOD OR RYE UNLESS NATIVE RESTORATION MIX IS SPECIFIED.
9. NOT MORE THAN 50% OF THE TREES AND 50% OF SHRUBS PROPOSED WILL BE OF THE SAME SPECIES.
10. AN AUTOMATIC IRRIGATION SYSTEM SHALL BE INSTALLED. SEE IRRIGATION NOTES IN THESE DRAWINGS FOR REQUIREMENT.
11. IF ESTABLISHING VEGETATION DURING ANY STAGE OF DROUGHT, SECTION 6-4-30 MAY REQUIRE A VARIANCE. CONTACT BASTROP WATER CONSERVATION STAFF.
12. IRRIGATION PLANS REQUIRE SEPARATE PERMITS- APPROVAL OF SITE DEVELOPMENT PLAN DOES NOT CONSTITUTE APPROVAL OF ANY IRRIGATION PLANS OR ELEMENTS OF THE LANDSCAPE PLAN

1 SHADE TREE
SECTION / SINGLE TRUNK
SCALE:- 1/2"=1'-0"



2 SHRUBS / SHOVEL CUT EDGE
SECTION
SCALE:- 1/2"=1'-0"



LANDSCAPE CERTIFICATION

I, MARISSA A. MCKINNEY, DO HEREBY CERTIFY THAT THE PLANS FOR THE DEVELOPMENT PROJECT LOCATED AT HWY 71 EAST OF 304, SATISFY THE REQUIREMENTS OF THE BASTROP CODE OF ORDIANCES, SECTION 39 AND ALL AMENDEMENTS

1/8/2020
MARISSA MCKINNEY — DATE
COLEMAN & ASSOCIATES

ALL RESPONSIBILITY FOR THE ADEQUACY OF THESE PLANS REMAINS WITH THE LANDSCAPE ARCHITECT WHO PREPARED THEM. IN REVIEWING THESE PLANS, THE CITY OF BASTROP MUST RELY ON THE ADEQUACY OF THE WORK OF THE LANDSCAPE ARCHITECT.

NORTH — SCALE IN FEET (1"=20')
0 5 10 20 50

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COLEMAN & ASSOCIATES
Landscape Architecture
Environmental Design
9890 Silver Mountain Drive
Austin, Texas 78737
Ph: 512-476-2090
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1926 Cambria
San Antonio, Texas 78258
Ph: 210-492-4550
F: 210-492-9930
9511 Modesto Ave. NE
Albuquerque, New Mexico 87122
Ph: 505-433-3426

REGISTERED LANDSCAPE ARCHITECT — MARISSA MCKINNEY — 2723 — STATE OF TEXAS
1/8/2020

LANDSCAPE PLAN AND DETAILS
CITY SUBMITTAL

BASTROP GROVE MEDTAIL DEV.
CITY OF BASTROP
BASTROP COUNTY, TEXAS

REVISIONS

SCALE:	AS SHOWN
DRAWN BY:	MAM
CHECKED BY:	MAM
APP. BY:	MAM
PROJECT NO.	
DATE:	1/8/2020

SHEET:

04 OF 29

LEGEND

- ∘ HUNTER PROS-06-PRS30 SERIES POP UP SPRAY HEADS WITH HUNTER MSBN-50H STREAM BUBBLER NOZZLES. (TWO PER TREE)
  SEE INSTALLATION NOTE #13 REGARDING TREE BUBBLER LATERAL PIPE
- ■/▪ HUNTER PROS-04-PRS30 SERIES POP UP SPRAY HEAD WITH SS / ES SERIES STRIP NOZZLE UNLESS NOTED OTHERWISE.
- ▪ HUNTER PROS-04-PRS30 SERIES POP UP SPRAY HEAD WITH PRO SPRAY SERIES NOZZLE AS NOTED BELOW
- NETAFIM TECHLINE TLHCVXR5-12 SERIES DRIP TUBE IN NARROW TURF AREAS INSTALLED AT 4" DEPTH
  SEE INSTALLATION NOTE #17 REGARDING DRIP TUBE LAYOUT IN TURF.
- HUNTER ICV SERIES ELECTRIC REMOTE CONTROL VALVE WITH ICD-100 SERIES DECODER
- HUNTER ICV SERIES ELECTRIC REMOTE CONTROL, "TREE BUBBLER ZONE" VALVE WITH ICD-100 SERIES DECODER
  SEE INSTALLATION NOTE #12 REGARDING TREE BUBBLER LATERAL PIPE
- NETAFIM LVCZ SERIES DRIP VALVE ASSEMBLY WITH PRESSURE REGULATOR AND 140 MESH FILTER
  USE MODEL LVCZSB010075-LF FOR DRIP ZONES WITH .25 TO 4.4 GPM FLOW RATE WITH PRESSURE REGULATOR MODEL #PRV075LF42V2K
  USE MODEL LVCZ10075-HFHP FOR DRIP ZONES WITH 4.5 TO 17.6 GPM FLOW RATE PRESSURE REGULATOR MODEL #PRV075HF45V2K
- WILKINS 375 SERIES REDUCED PRESSURE TYPE BACKFLOW PREVENTOR INSTALLED PER CITY CODE WITH SAME SIZE BRONZE BALL VALVE AND HEATED / INSULATED ENCLOSURE INSTALLED ON THE UP-STREAM SIDE.
- ○ IRRIGATION WATER METER AND TAP, SIZE AS NOTED ON THE PLAN
- ▨ CONTROLLER "A"
  HUNTER ACC2 DECODER SERIES TWO-WIRE CONTROLLER MODEL A2C-75D-M WITH TWO A2C-D75 MODULES AND WIRELESS SOLAR SYNC SENSOR LOCATE SENSOR AS FIELD DIRECTED BY THE LANDSCAPE ARCHITECT
  SURGE PROTECTION DEVICE WITH GROUNDING DEVICE TO BE SPACED NO MORE THAN 500 FEET APART ALONG PATH
- ■ BERMAD 310 RAM SERIES "MASTER" VALVE, ICD-100 DECODER, HFS SERIES FLOW METER WITH FCT AND ICD-SEN SENSOR DECODER

—— —— MAINLINE PIPE
3" DIAMETER AND SMALLER SHALL BE SCHEDULE 40 PVC SOLVENT-WELD TYPE
4" DIAMETER AND LARGER SHALL BE CLASS 200 PVC O-RING GASKET TYPE WITH DUCTILE IRON GASKET FITTINGS
4" EQUALIZER LINE BETWEEN TANKS SHALL BE SCHEDULE 40.

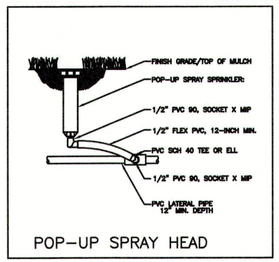
——— CLASS 200 (EXCEPT 1/2 INCH #315) PVC LATERAL PIPE

— — — ONE 4" CLASS 200 SLEEVE PIPES

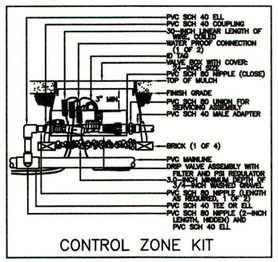
═ ═ ═ TWO 4" CLASS 200 SLEEVE PIPES AT PAVEMENT CROSSINGS WITH 2 1/2" MAINLINE OR SMALLER UNLESS NOTED OTHERWISE
ONE 8" AND ONE 4" CLASS 200 SLEEVE PIPE AT PAVEMENT CROSSINGS WITH 4" MAINLINE UNLESS NOTED OTHERWISE

L.I.C. SHALL SELECT SPRAY NOZZLES FOR "HEAD-TO-HEAD" COVERAGE, ADJUSTED FOR NO OVERSPRAY ONTO WALLS AND WALKS. NO OVERSPRAY INTO STREETS IS PERMITTED.

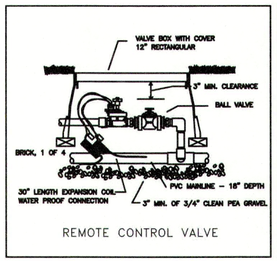
ALL PIPES SHALL BE SIZED TO ALLOW A MAXIMUM FLOW VELOCITY OF 5 FEET PER SECOND



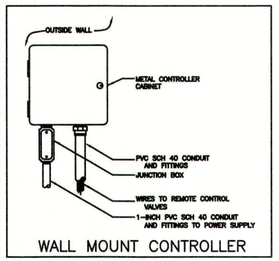
POP-UP SPRAY HEAD



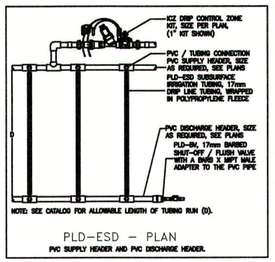
CONTROL ZONE KIT



REMOTE CONTROL VALVE

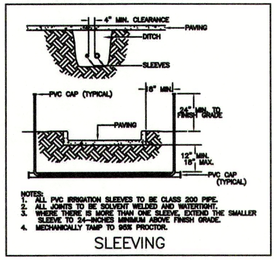


WALL MOUNT CONTROLLER



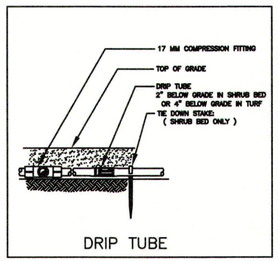
NOTE: SEE CATALOG FOR ALLOWABLE LENGTH OF TUBING RUN (D).

PLD-ESD – PLAN
PVC SUPPLY HEADER AND PVC DISCHARGE HEADER.

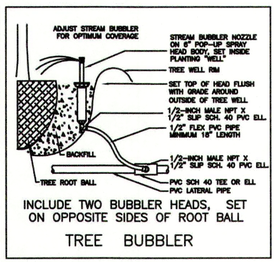


NOTES:
1. ALL PVC IRRIGATION SLEEVES TO BE CLASS 200 PIPE.
2. ALL JOINTS TO BE SOLVENT WELDED AND WATERTIGHT.
3. WHERE THERE IS MORE THAN ONE SLEEVE, EXTEND THE SMALLER SLEEVE TO 24-INCHES MINIMUM ABOVE FINISH GRADE.
4. MECHANICALLY TAMP TO 95% PROCTOR.

SLEEVING

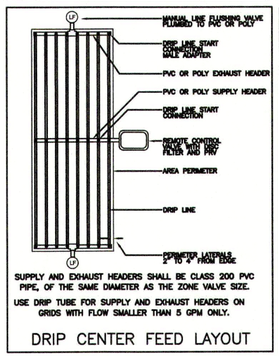


DRIP TUBE



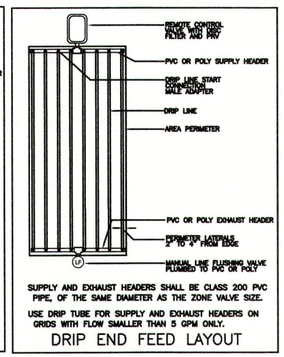
INCLUDE TWO BUBBLER HEADS, SET ON OPPOSITE SIDES OF ROOT BALL

TREE BUBBLER



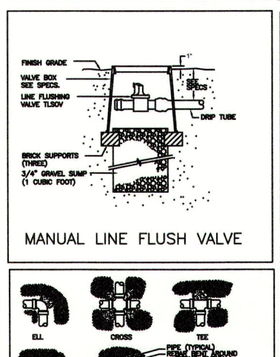
SUPPLY AND EXHAUST HEADERS SHALL BE CLASS 200 PVC PIPE, OF THE SAME DIAMETER AS THE ZONE VALVE SIZE.
USE DRIP TUBE FOR SUPPLY AND EXHAUST HEADERS ON GRIDS WITH FLOW SMALLER THAN 5 GPM ONLY.

DRIP CENTER FEED LAYOUT

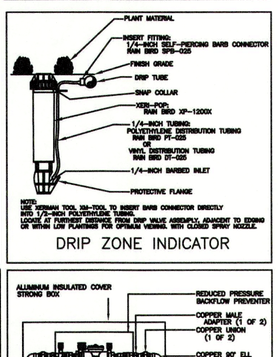


SUPPLY AND EXHAUST HEADERS SHALL BE CLASS 200 PVC PIPE, OF THE SAME DIAMETER AS THE ZONE VALVE SIZE.
USE DRIP TUBE FOR SUPPLY AND EXHAUST HEADERS ON GRIDS WITH FLOW SMALLER THAN 5 GPM ONLY.

DRIP END FEED LAYOUT

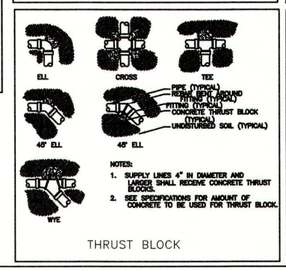


MANUAL LINE FLUSH VALVE



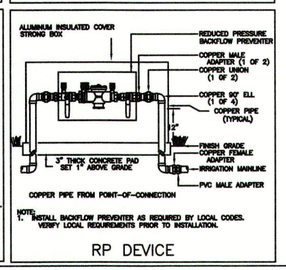
NOTE:
USE TERMINAL TOOL 338-TOOL TO INSERT BARB CONNECTOR DIRECTLY INTO 1/4-INCH POLYETHYLENE TUBING.
LOCATE AT FURTHEST DISTANCE FROM DRIP VALVE ASSEMBLY, ADJACENT TO EDGING OR WITHIN LOW PLANTINGS FOR OPTIMUM VIEWING. WITH CLOSED SPRAY NOZZLE.

DRIP ZONE INDICATOR



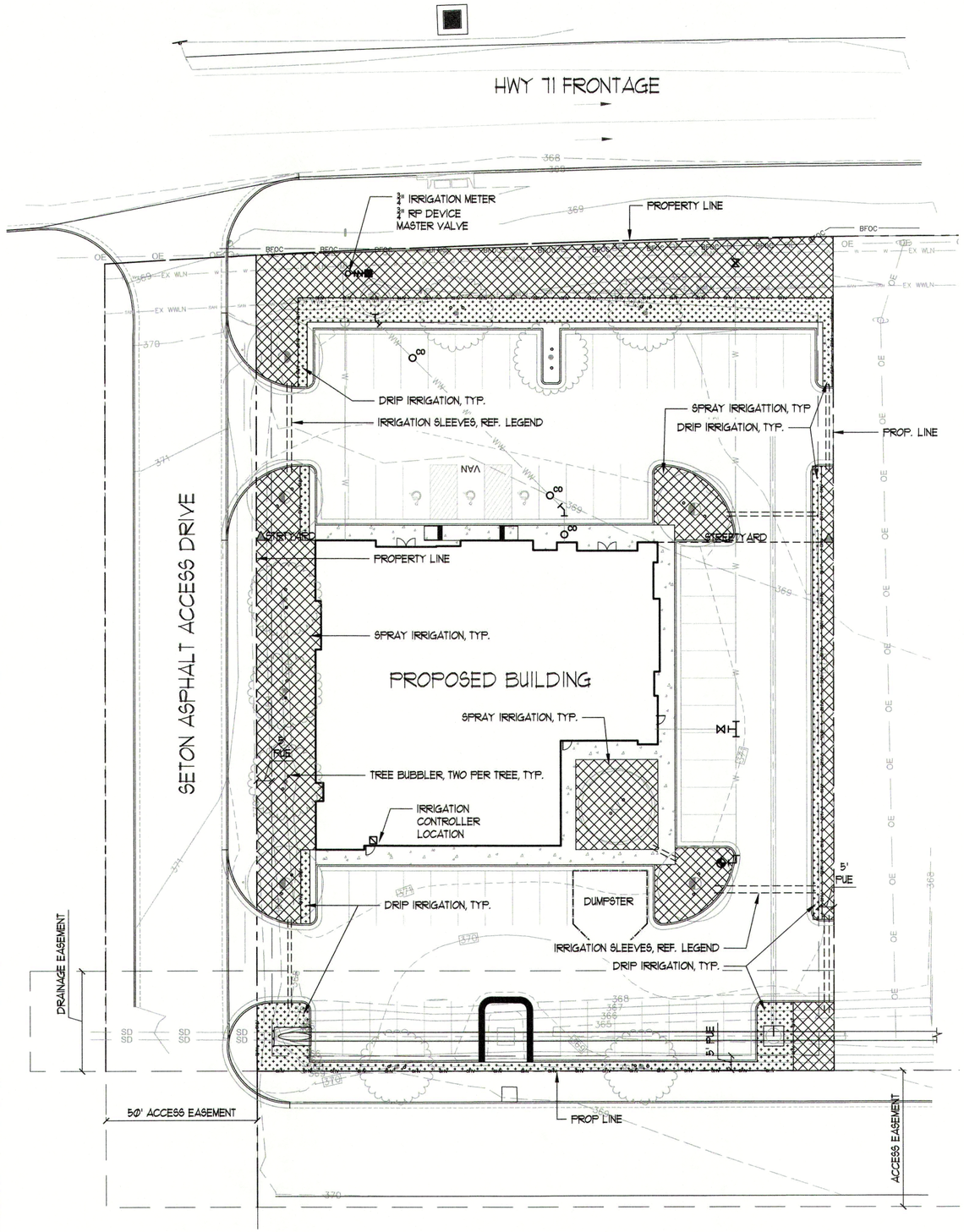
NOTES:
1. SUPPLY LINES 4" IN DIAMETER AND LARGER SHALL RECEIVE CONCRETE THRUST BLOCKS.
2. SEE SPECIFICATIONS FOR AMOUNT OF CONCRETE TO BE USED FOR THRUST BLOCK.

THRUST BLOCK



NOTE:
1. INSTALL BACKFLOW PREVENTER AS REQUIRED BY LOCAL CODES. VERIFY LOCAL REQUIREMENTS PRIOR TO INSTALLATION.

RP DEVICE



CUSTOMER COPY

COLEMAN & ASSOCIATES
Landscape Architecture
Environmental Design

9890 Silver Mountain Drive
Austin, Texas 78737
Ph: 512-476-2090
F: 512-476-2099

1926 Cambria
San Antonio, Texas 78258
Ph: 210-492-4550
F: 210-492-9930

9511 Modesto Ave. NE
Albuquerque, New Mexico 87122
Ph: 505-433-3426

REGISTERED LANDSCAPE ARCHITECT
MARISSA M. McINNIS
3225
STATE OF TEXAS
10/14/2019

IRRIGATION PLAN AND DETAILS
CITY SUBMITTAL

BASTROP GROVE MEDTAIL DEV.
CITY OF BASTROP
BASTROP COUNTY, TEXAS

REVISIONS

SCALE:	AS SHOWN
DRAWN BY:	MAM
CHECKED BY:	MAM
APP. BY:	MAM
PROJECT NO.	
DATE:	10/14/2019

SHEET:

05 OF 29

LEVY

PO Box 30312
Austin, Texas 78755
(512) 342-9177

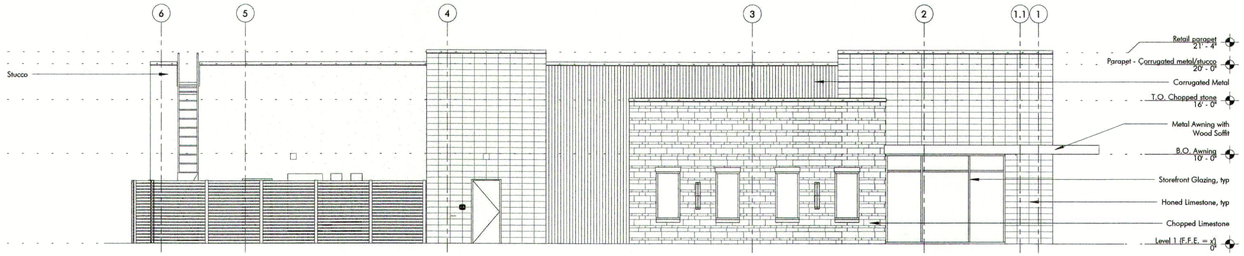
www.LEVYArchitects.com

PRELIMINARY

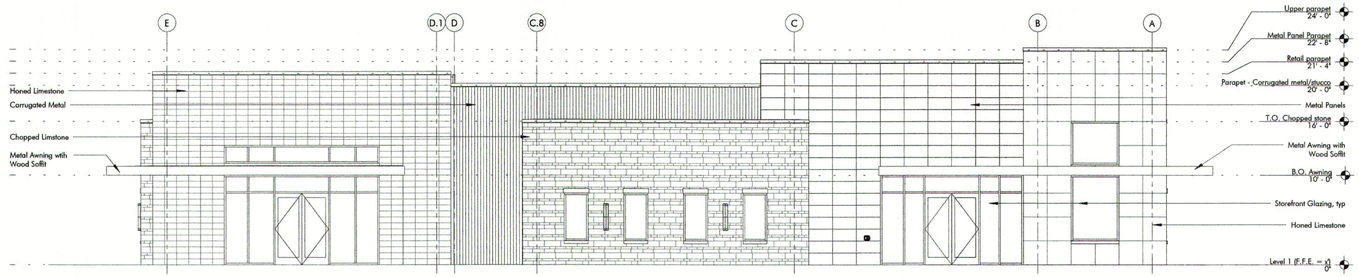
This document was issued on
11/12/19
by Michael D. Gin, Architect,
State of Texas, #21287.
Not for regulatory approval,
permitting, or construction.

FIELD INSPECTION REQUIRED

Prior to performing any bidding, new construction, and / or repairs, General Contractor shall visit the site, inspect all existing conditions, and report any discrepancies to the Architect.



2 EAST ELEVATION
SCALE: 1/8" = 1'-0"



1 NORTH ELEVATION
SCALE: 1/8" = 1'-0"

The Grove Medtail

Bastrop, TX 78602

#	Date	Issue

Project Number: L9007

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ELEVATIONS FOR CIVIL

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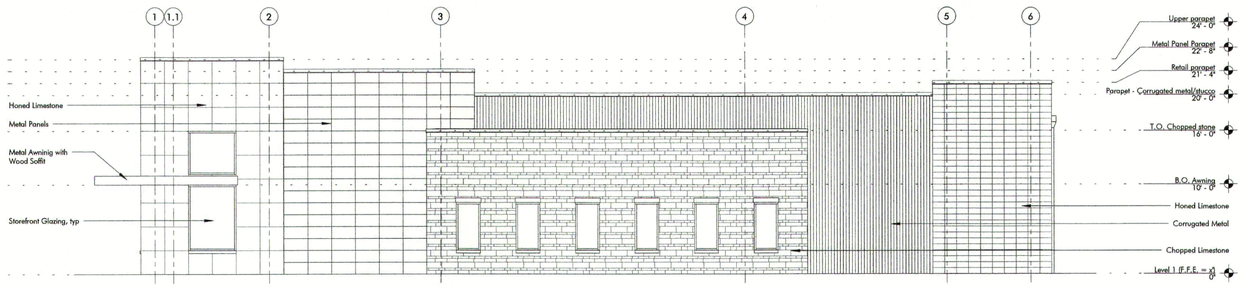
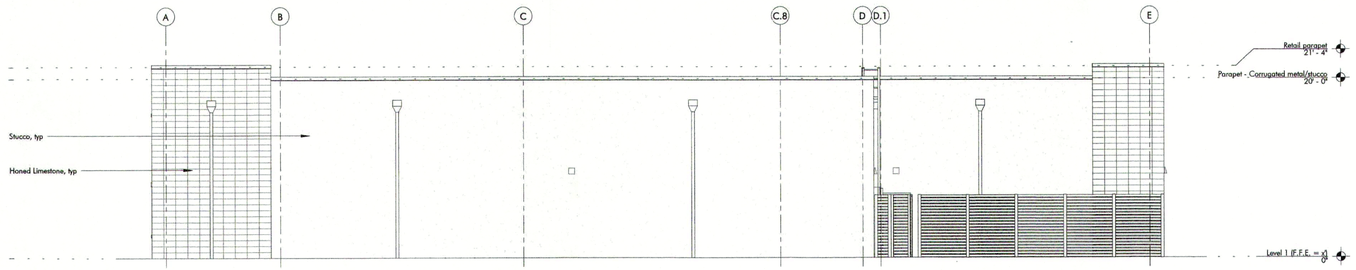
06 OF 29

11/12/2019 11:48:11 AM



2 WEST ELEVATION
SCALE: 1/8" = 1'-0"



1 SOUTH ELEVATION
SCALE: 1/8" = 1'-0"

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Austin, Texas 78755
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The Grove Medtail

Bastrop, TX 78602

#	Date	Issue

Project Number: L9007

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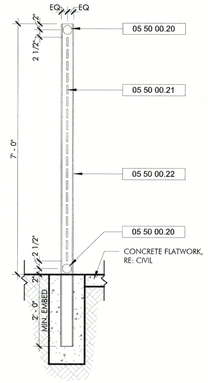
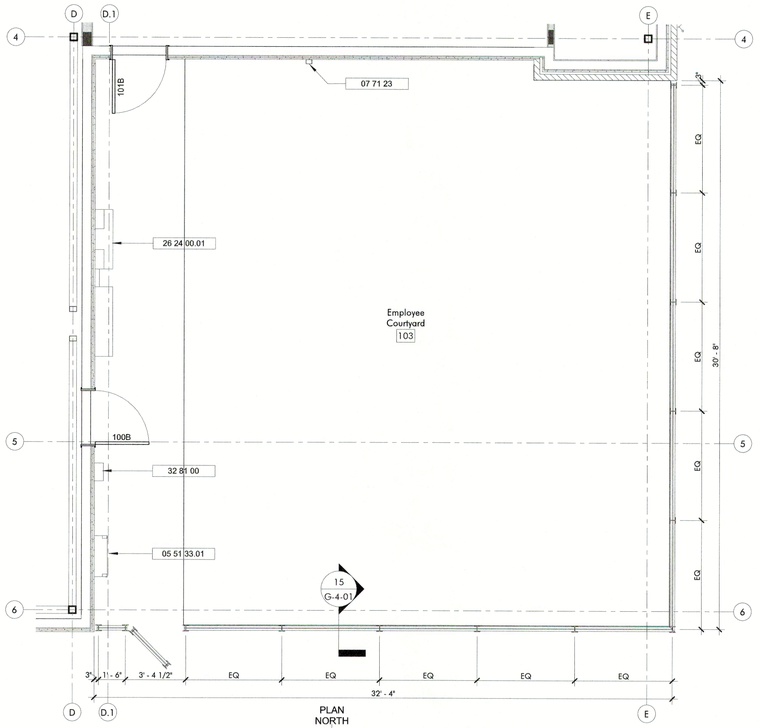
ELEVATIONS FOR CIVIL

11/12/2019 11:48:11 AM



15 SCREEN DETAIL

SCALE: 1/2" = 1'-0"



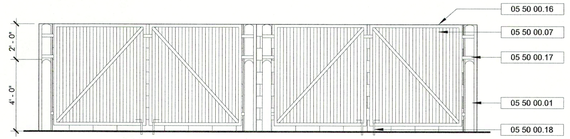
PLAN NORTH

7 EMPLOYEE COURTYARD

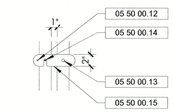
SCALE: 1/4" = 1'-0"

KEY NOTES

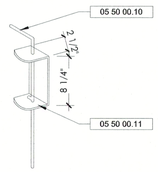
04 22 00.01	REINFORCED CMU WALL WITH STUCCO FINISH TO MATCH BUILDING. INSIDE FACE OF CMU TO BE PAINTED TO MATCH THE BUILDING, RE: 17 & 18/A-600
05 50 00.01	6" DIA. PAINTED STEEL PIPE FILLED WITH CONCRETE. CAST BOLLARD IN CONCRETE AT A DEPTH OF 5'-0" (MIN.) BELOW DUMPSTER PAD PAVEMENT
05 50 00.02	TS 2" X 2" X 3/8" STEEL FRAME, WELD FRAME SOLID ALL SIDES
05 50 00.03	1/16" STEEL PLATE CORNER BRACE, WELD BOTH SIDES
05 50 00.04	L 1" X 1" X 3/8" STEEL CROSS BRACE, WELD TO FRAME
05 50 00.05	L 5/8" X 1" X 1/8" STEEL BRACE, WELD TO FRAME
05 50 00.06	1/4" STAINLESS STEEL FASTENER
05 50 00.07	CORRUGATED METAL PANEL TO MATCH BUILDING
05 50 00.08	L 3" X 3" X 3/8" X 3" RADIUS END AS SHOWN, WELD 1/2" ROUND X 1 1/2" A325 STEEL PIVOT STUD TO BOLLARD
05 50 00.09	L 3" X 3" X 3/8" X 2" RADIUS END AS SHOWN, PROVIDE 9/16" HOLE, WELD TO GATE
05 50 00.10	1" STAINLESS STEEL ROD WITH SIDE ROD FOR LIFT OUT, PROVIDE 2" DEEP HOLE IN CONCRETE PAVING TO RECEIVE ROD
05 50 00.11	3/8" STEEL PLATE FABRICATED AS SHOWN, WELD TO FRAME
05 50 00.12	1/2" ROUND STAINLESS STEEL ROD KNOB, WELD TO LATCH
05 50 00.13	1/2" BOLT PIVOT; DOUBLE NUT FOR EASY PIVOT
05 50 00.14	1/2" STAINLESS STEEL STUD, WELD TO TUBE STEEL
05 50 00.15	1/8" STAINLESS STEEL PLATE LATCH ARM, FABRICATE AS SHOWN
05 50 00.16	GATE FRAME, RE: 17/G-4.01
05 50 00.17	GATE HINGE, RE: 17/G-4.01
05 50 00.18	CANE BOLT, RE: 17/G-4.01
05 50 00.20	3" DIA. STEEL RAIL, WELDED TO POST, PAINTED EP-01.1
05 50 00.21	3" x 1/2" STEEL BATTEN STRIPS SPACED 1" APART, WELDED TO POST, PAINTED EP-01.1
05 50 00.22	W4x13 PAINTED EP-01.1
05 51 33.01	ROOF ACCESS LADDER WITH MESH SECURITY GATE PRIMED AND FINISHED WITH EP-01.1
07 71 23	PRE-FINISHED MANUFACTURED SCUPPER & DOWNSPOUT, RE: PLUMBING
26 24 00.01	DISCONNECTS AND TENANT PANELBOARDS, RE: ELECTRICAL
32 30 00.01	DUMPSTER PROVIDED BY OWNER
32 31 00.01	DUMPSTER GATE, RE: 10/G-4.01
32 81 00	IRRIGATION CONTROL BOX, RE: LANDSCAPE



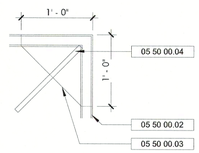
DETAIL C - GATE HINGE



DETAIL E - GATE LATCH



DETAIL D - CANE BOLT

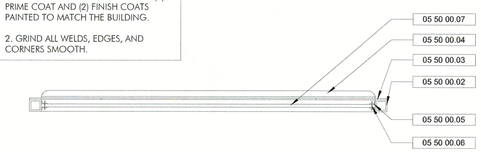


DETAIL B - FRAME ELEVATION

NOTE:

1. ALL STEEL SHALL BE PAINTED WITH (1) PRIME COAT AND (2) FINISH COATS PAINTED TO MATCH THE BUILDING.

2. GRIND ALL WELDS, EDGES, AND CORNERS SMOOTH.



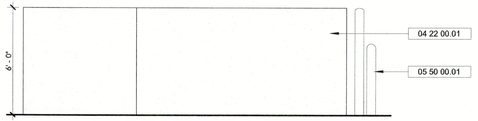
DETAIL A - GATE PLAN

17 DUMPSTER GATE - DETAILS

SCALE: 1" = 1'-0"

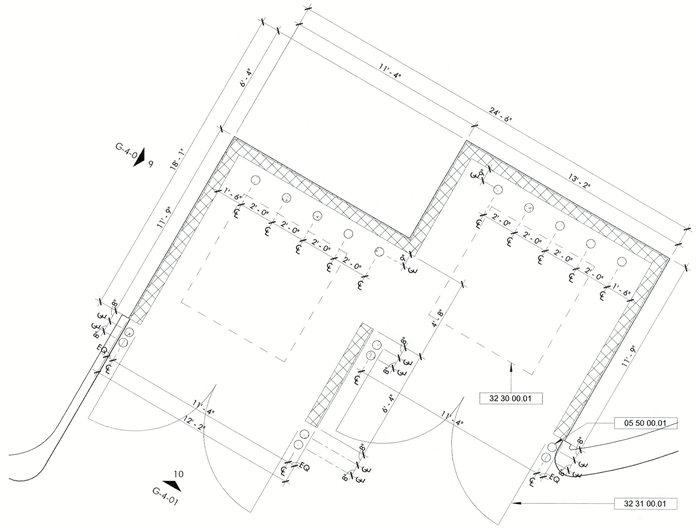
10 DUMPSTER - GATE

SCALE: 1/4" = 1'-0"



9 DUMPSTER - SIDE

SCALE: 1/4" = 1'-0"



PLAN NORTH

1 DUMPSTER ENCLOSURE

SCALE: 1/4" = 1'-0"

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FIELD INSPECTION REQUIRED

Prior to performing any bidding, new construction, and / or repairs, General Contractor shall visit the site, inspect all existing conditions, and report any discrepancies to the Architect.

The Grove Medtail

Bastrop, TX 78602

#	Date	Issue
	01/10/2020	Pricing and Permit

Project Number: L9007

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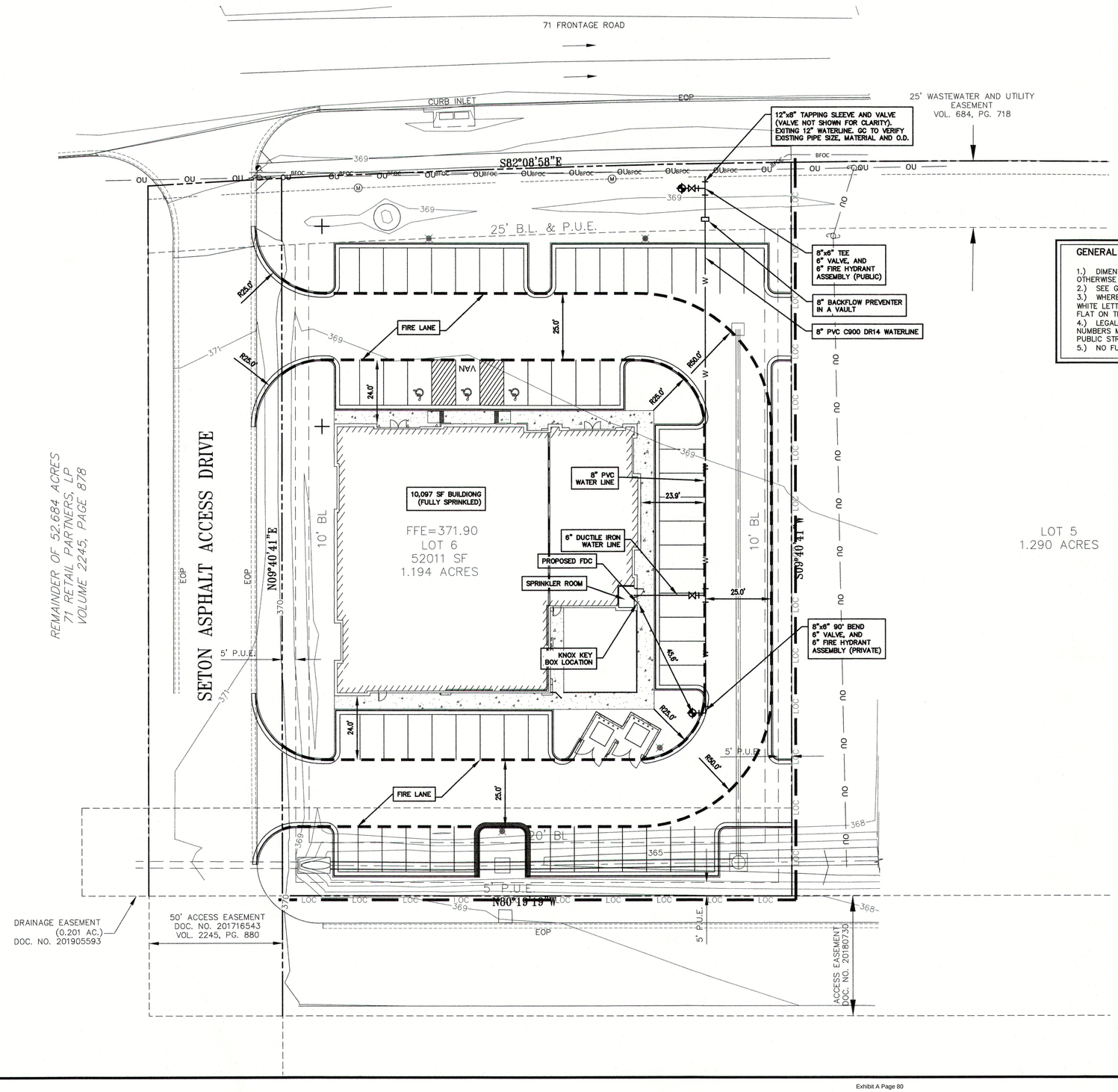
ENLARGED SITE DETAILS

08 OF 29

1/10/2020 12:32:03 PM





SCALE: 1" = 20'

GENERAL NOTES:

1.) DIMENSIONS ARE TO FACE OF CURB. ALL DIMENSIONS & RADII ARE TO FACE TO FACE OF CURB IF ONE EXISTS. ALL RADII ARE 3' UNLESS OTHERWISE NOTED.
2.) SEE GENERAL NOTES SHEET.
3.) WHERE ▬ ▬ ▬ IS SHOWN, PAINT CURB, OR PAVEMENT WHERE NO CURB EXISTS, 6" WIDE RED PAINT WITH "NO PARKING FIRE LANE" IN TALL WHITE LETTERS. WORDING MAY NOT BE SPACED GREATER THAN 30" APART. STRIPING TO BE PAINTED ON THE FACE OF CURB WHEN PRESENT AND PAINTED FLAT ON THE PARKING SURFACE WHEN IT IS NOT.
4.) LEGAL ADDRESS AND BUILDING NUMBERS SHALL BE AT LEAST 8 INCHES HIGH AND VISIBLE FROM THE STREET/FIRE LANE. THE ADDRESS NUMBERS MUST BE OF A COLOR THAT CONTRASTS WITH THE BACKGROUND AND MUST BE INSTALLED ON THE SIDE OF THE BUILDING THAT FACES THE PUBLIC STREET
5.) NO FUEL TANKS OR DIESEL FUEL GENERATORS ARE PROPOSED.

BASTROP FIRE DEPARTMENT

FIRE DESIGN CODES	2018 INTERNATIONAL FIRE CODE WITH APPENDICES AND LOCAL AMENDMENTS
FIRE FLOW DEMAND @ 20 psi)	2,250 gpm - 2 hr DURATION
INTENDED USE	BUSINESS (GROUP B)
CONSTRUCTION CLASSIFICATION	TYPE II-B
BUILDING FIRE AREA (S.F.)	10,237 sf
AUTOMATIC FIRE SPRINKLER SYSTEM TYPE (IFAPPLICABLE)	NFPA 13
REDUCED FIRE FLOW DEMAND @ 20 psi FOR HAVING A SPRINKLER SYSTEM (gpm) (IF APPLICABLE)	1,500 gpm - 2 hr DURATION
FIRE HYDRANT FLOW TEST DATE	12/05/2019
FIRE HYDRANT FLOW TEST LOCATION	ONE MAIN FINANCIAL 696 HIGHWAY 71
ALTERNATIVE METHOD OF COMPLIANCE AMOC (IF APPLICABLE)	N/A

DESIGNED BY:
DRAFTED BY:
DATE
REVISION

Carlson, Brigance & Doering, Inc.
Civil Engineering ◆ Surveying
FIRM ID #F3791
Main Office
5501 West William Cannon Dr. Austin, Texas 78749
Phone No. (512) 280-5160
North Office
12129 RR 620 N., Ste. 600 Austin, Texas 78750
Fax No. (512) 280-5165

SHEET NAME: FIRE ACCESS AND CONTROL PLAN SHEET
JOB NAME: BASTROP GROVE MEDTAIL DEVELOPMENT
PROJECT: CIVIL SITE DEVELOPMENT PLANS

STATE OF TEXAS
BRENDAN P. McENTEE
96200
LICENSED PROFESSIONAL ENGINEER
CARLSON, BRIGANCE & DOERING, INC.
@ F3791
02/06/2020

DATE 11/25/2019
JOB NUMBER 5135
SHEET 09 OF 29
SHEET NO. 09

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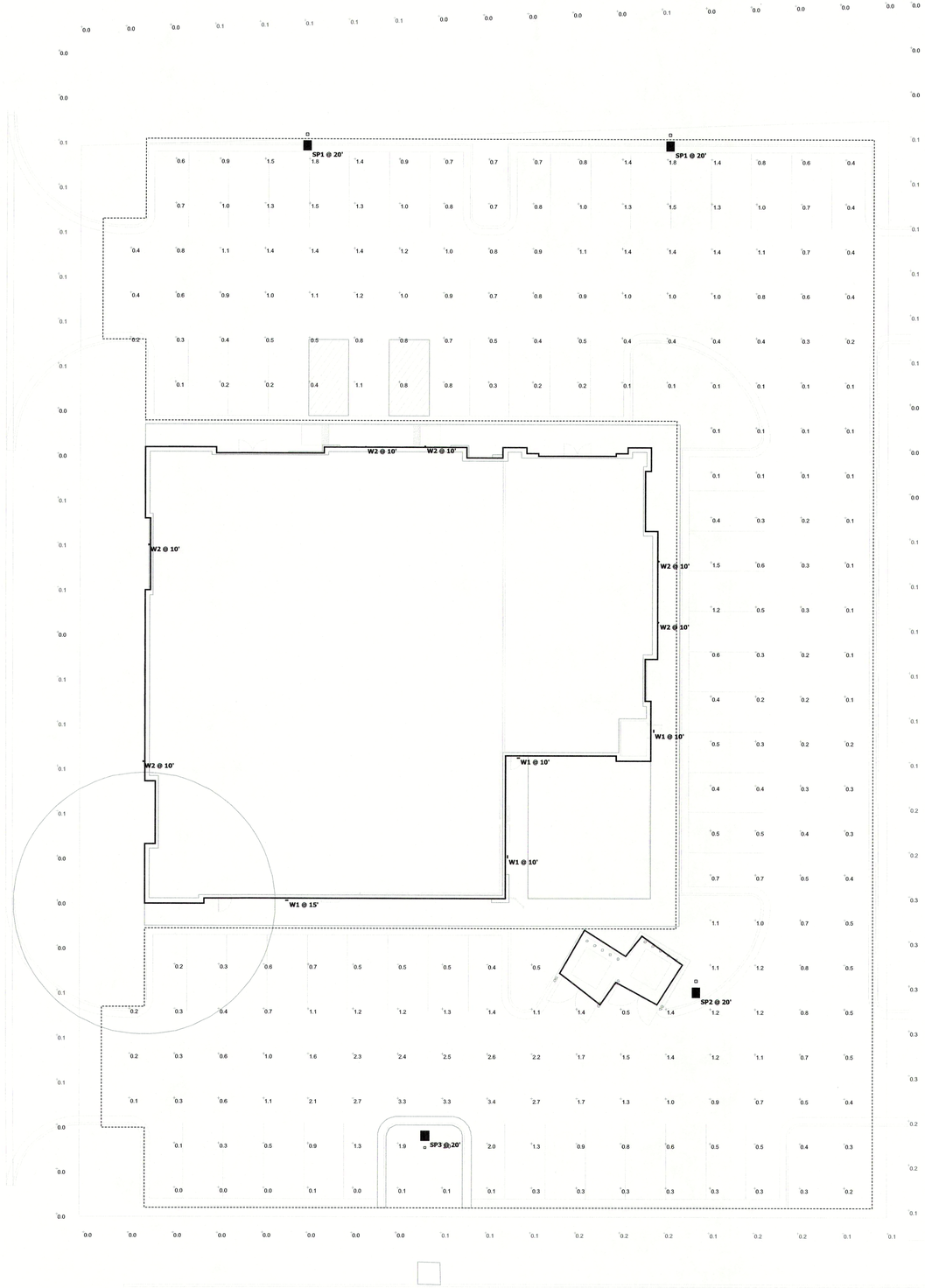

Plan View
Scale - 1" = 14'

EXTERIOR LIGHTING FIXTURE SCHEDULE

TYPE	COUNT	DESCRIPTION	MANUFACTURER	CATALOG NO.	LUMENS	COLOR TEMP	INPUT WATTS	VOLTS	MOUNTING	REMARKS
SP1	2	LED POLE LIGHT	LITHONIA	DSXD LED P2 40K TFTM MVOLT SPA HS SSS 18 4C DM19AS DDBXD	6007	4000K	49W	MVOLT	POLE	FULLY SHEILDED, NO UP LIGHTING
SP2	1	LED POLE LIGHT	LITHONIA	DSXD LED P2 40K T5M MVOLT SSS 18 4C DM19AS DDBXD	6007	4000K	49W	MVOLT	POLE	FULLY SHEILDED, NO UP LIGHTING
SP3	1	POLE LIGHT	LITHONIA	DSXD LED P3 40K BLC MVOLT SSS 18 4C DM19AS DDBXD	6926	4000K	71W	MVOLT	POLE	FULLY SHEILDED, NO UP LIGHTING
W1	4	WALL PACK	BEGA	33 242 K4	1893	4000K	18W	MVOLT	SURFACE	FULLY SHEILDED, NO UP LIGHTING
W2	6	WALL SCONCE	OBERON	WS-W45726 3000K BK 35	1027	4000K	35W	MVOLT	SURFACE	FIXTURE LUMEN OUTPUT IS BELOW 2050 LUMENS AND DOES NOT REQUIRE FULL CUT OFF PER CODE

NOTES:
1. WHETHER INDICATED IN CATALOG NUMBER OR NOT, CONTRACTOR TO PROVIDE ALL NECESSARY ACCESSORIES AND MOUNTING HARDWARE REQUIRED FOR A COMPLETE INSTALLATION.
2. COORDINATE FIXTURE COLOR SELECTION WITH ARCHITECT PRIOR TO PURCHASE.
3. LEDs SHALL MEET THE FOLLOWING MIN SPECS IN ADDITION TO THE REQUIREMENTS SHOWN ELSEWHERE:
   a. 50,000 HOUR RATED, MIN CRI = 80 (FOR INTERIOR LIGHTING), 1 TO 10V DIMMABLE
   b. LAMP CCT SHALL CONFORM TO ANSI C78.377A COLOR BINNING AND UTILIZE 4 STEP MACADAM ELLIPSE ALGORITHM BINNING PROCESS
4. LED DRIVERS SHALL MEET THE FOLLOWING MIN SPECS IN ADDITION TO THE REQUIREMENTS SHOWN ELSEWHERE:
   a. THD LESS THAN 10 %, POWER FACTOR GREATER THAN 90%
5. TOTAL INSTALLED LUMENS 38681

Statistics

Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
Parking Lot	+	0.8 fc	3.4 fc	0.0 fc	N/A	N/A
Property Line	+	0.1 fc	0.3 fc	0.0 fc	N/A	N/A

VISUAL

Designer

Date
2/11/2020
Scale
Not to Scale
Drawing No.
10 OF 29

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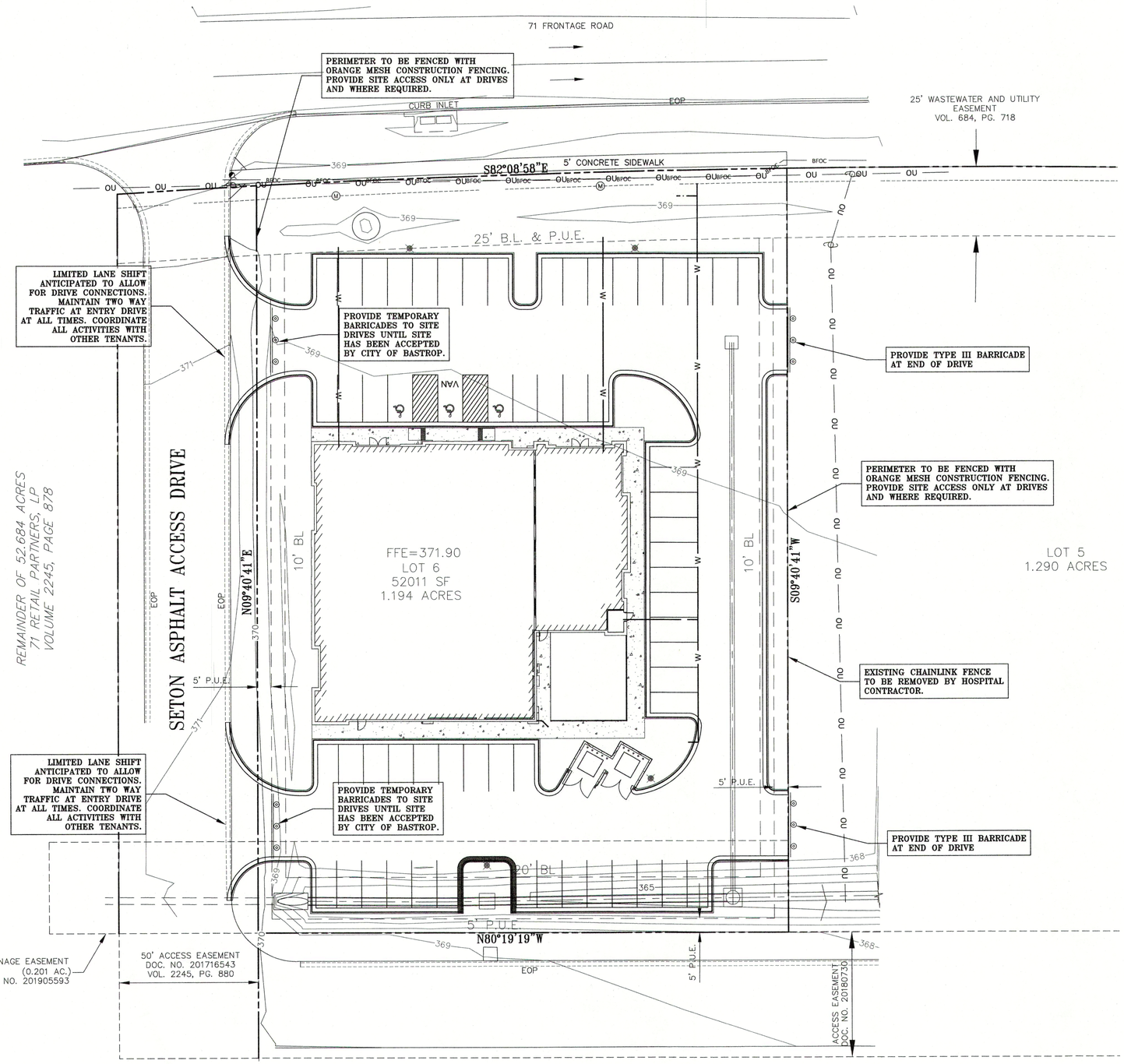

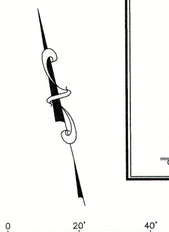

SCALE: 1" = 20'

LEGEND

- PROPERTY LINE
- OU — EXISTING OVERHEAD UTILITY
- WLN — EXISTING WASTEWATER LINE
- WWLN — EXISTING EASEMENT/BUFFER LINE
- FIRE LANE
- EXISTING GUY WIRE
- EXISTING POWER POLE
- EXISTING SIGN–ROAD
- EXISTING WASTEWATER MANHOLE
- SERRATED CURB
- WHITE STOPBAR
- PARKING COUNT
- SITE LIGHTING
- TEMPORARY BARRICADE

TRAFFIC CONTROL NOTES:

1. NO PUBLIC LANE CLOSURES ARE ANTICIPATED AS A RESULT OF THIS PROJECT.
2. NO PEDESTRIAN ROUTE IMPACTS ARE ANTICIPATED AS NO AREA SIDEWALKS EXIST.
3. ENTIRE PROJECT AREA TO BE FENCED WITH SILT FENCE PER THE EROSION CONTROL PLAN AS WELL AS ORANGE MESH CONSTRUCTION GRADE FENCING.

DESIGNED BY: | DRAFTED BY:

DATE | REVISION

Carlson, Brigance & Doering, Inc.
Civil Engineering ◆ Surveying
FIRM ID #F3791
Main Office
5501 West William Cannon Dr.
Austin, Texas 78749
Phone No. (512) 280-5160
North Office
12129 RR 620 N., Ste. 600
Austin, Texas 78750
Fax No. (512) 280-5165

SHEET NAME: TRAFFIC CONTROL & PEDESTRIAN SAFETY SHEET

JOB NAME: BASTROP GROVE MEDTAIL DEVELOPMENT

PROJECT: CIVIL SITE DEVELOPMENT PLANS

STATE OF TEXAS
BRENDAN P. McENTEE
96200
LICENSED PROFESSIONAL ENGINEER
CARLSON, BRIGANCE & DOERING, INC.
ID# F3791
02/06/2020

DATE: 11/25/2019

JOB NUMBER: 5135

SHEET: 11 OF 29

SHEET NO.: 11

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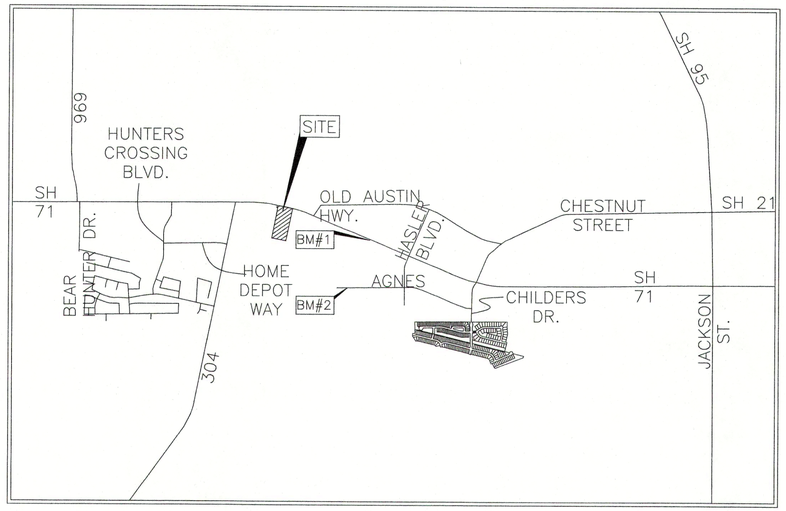
BASTROP GROVE MEDTAIL DEVELOPMENT

LOT 6 - BASTROP GROVE
CITY OF BASTROP
FINAL MASTER DRAINAGE PLAN SUBMITTAL
BASTROP COUNTY, TEXAS

SHEET INDEX

SHEET #	SHEET TITLE
01	COVER SHEET
02	HYDROLOGY SHEET
03	GRADING SHEET
04	STORM PROFILE
05	EROSION CONTROL
06	EROSION CONTROL DETAILS



LOCATION MAP
(NOT TO SCALE)

BENCHMARKS:

#1 TXDOT MON. BRASS DISC IN CONCRETE, 44' WEST OF THE NORTH-EASTERN PROPERTY CORNER.

#2 MAG NAIL IN PAVEMENT ON AGNES ST. 500' SOUTH OF THE PROPERTY BOUNDARY

GENERAL NOTES:

ALL RESPONSIBILITY FOR THE ADEQUACY OF THESE PLANS REMAINS WITH THE ENGINEER WHO PREPARED THEM. IN REVIEWING THESE PLANS, THE CITY OF BASTROP MUST RELY UPON THE ADEQUACY OF THE DESIGN ENGINEER.

THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ITS REPRESENTATIVE. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK, AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE ASSOCIATED WITH THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.

THIS PROJECT IS LOCATED IN THE COLORADO RIVER WATERSHED.

NO PORTION OF THIS TRACT IS WITHIN THE BOUNDARIES OF THE 100-YEAR FLOOD PLAIN OF ANY WATERWAY THAT IS WITHIN THE LIMITS OF STUDY OF THE FEDERAL FLOOD INSURANCE ADMINISTRATION FIRM MAP NO. 48021C0335E, DATED JANUARY 19, 2006, BASTROP COUNTY, TEXAS. BASTROP COUNTY COMMUNITY NO. 481193.

REVIEWED BY:

CITY OF BASTROP ENGINEER DATE

APPROVED BY:

CITY OF BASTROP PLANNING DATE

DATE

OWNER: KPG COMMERCIAL-TYLER DUTTON
3809 S. 2ND STREET, D-200
AUSTIN, TEXAS 78704
512 437-6404

ENGINEER: CARLSON, BRIGANCE & DOERING, INC.
CIVIL ENGINEERING & SURVEYING
C/O MR. BRENDAN P. MCENTEE, P.E.
12129 RANCH ROAD 620 NORTH, SUITE 600
AUSTIN, TEXAS 78750
(512) 280-5160

UTILITY PROVIDERS:

ELECTRIC:	BLUEBONNET ELECTRIC (979) 542-3151
GAS:	CENTER POINT ENERGY (830) 643-6936
PHONE:	AT&T (512) 870-1450
WATER:	CITY OF BASTROP (512) 332-8830
WASTEWATER:	CITY OF BASTROP (512) 332-8830
CABLE:	SPECTRUM (855) 243-8892

NO.	DESCRIPTION	REVISE (R) ADD (A) VOID (V)	CITY OF BASTROP APPROVAL/DATE	APPROVED BY

811 Know what's below. Call before you dig.

BASTROPTX Heart of the Lost Pines Est. 1832

Final Drainage Plan Approved

11/22/19

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Civil Engineering ◆ Surveying
FIRM ID #F3791
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Phone No. (512) 280-5160
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12129 RR 620 N., Ste. 600 Austin, Texas 78750
Fax No. (512) 280-5165

DESIGNED BY: | DRAFTED BY:

DATE | REVISION

SHEET NAME: COVER

JOB NAME: BASTROP GROVE MEDTAIL DEVELOPMENT

PROJECT: FINAL MASTER DRAINAGE PLAN SUBMITTAL

STATE OF TEXAS
BRENDAN P. McENTEE
96200
LICENSED PROFESSIONAL ENGINEER
CARLSON, BRIGANCE & DOERING, INC.
ID# F3791
9/16/2019

DATE 9/16/2019

JOB NUMBER 5135

SHEET 12 OF 29

SHEET NO. 12

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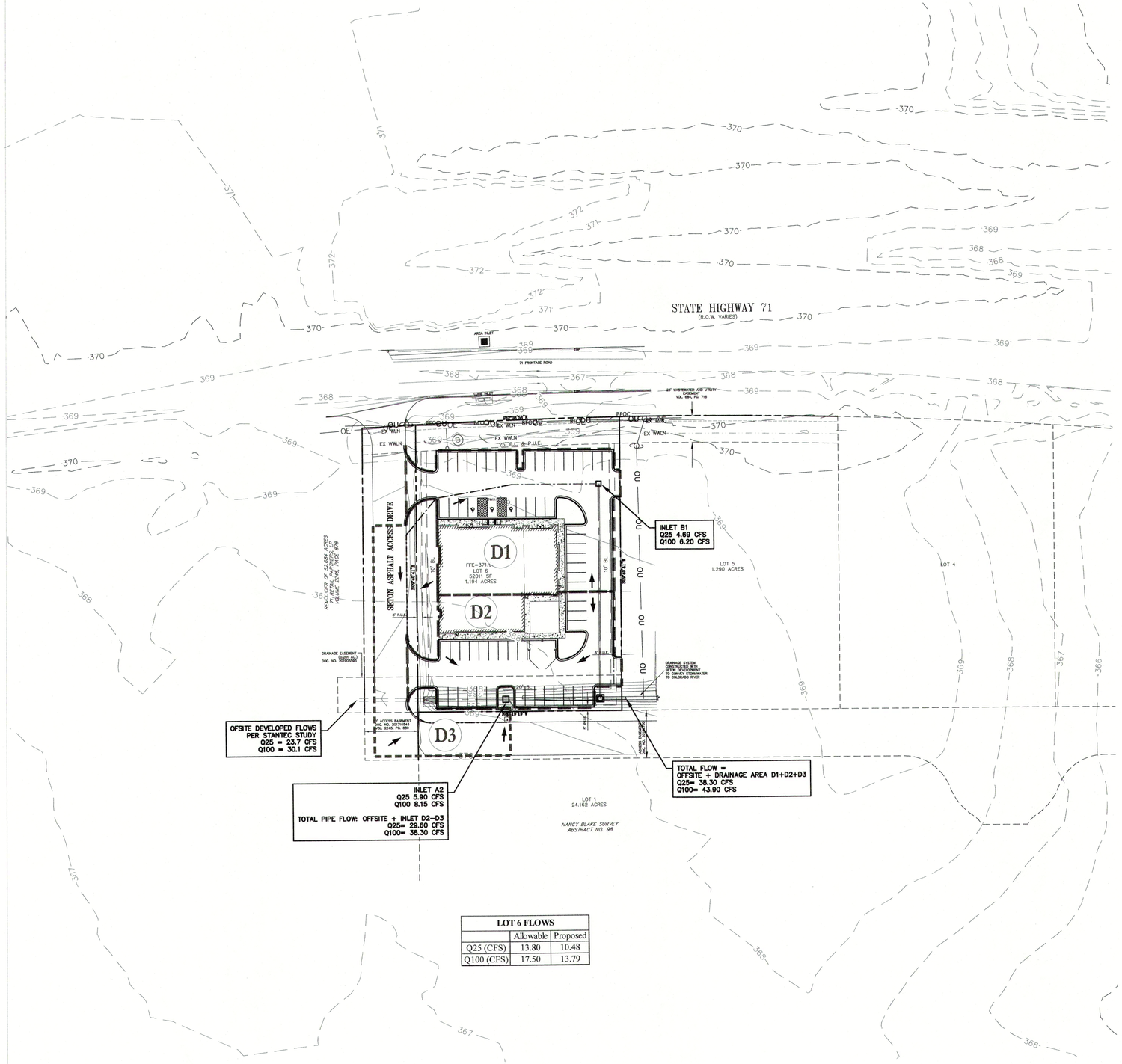

SCALE: 1" = 50'

LEGEND

- D3 — DRAINAGE AREA #
- DRAINAGE BNDY
- TIME OF CONCENTRATION SHALLOW FLOW
- TIME OF CONCENTRATION SHEET FLOW
- TIME OF CONCENTRATION CHANNEL FLOW
- FLOW ARROW

Rainfall Intensity, I = b/(T + d)^e			
Design Year	b	d	e
2-yr	67	13.3	0.841
10-yr	87	11.1	0.805
25-yr	100	10.8	0.793
100-yr	130	11.3	0.784

Source: Table 2-3, City of Bastrop Drainage Design Manual

Surface Description	Design Year			
	2-year	10-year	25-year	100-year
Asphaltic	0.95	0.95	1	1
Concrete/Roof	0.95	0.95	1	1
Lawns:Sandy Soil				
Flat (0-2%)	0.1	0.11	0.12	0.125
Average (2-7%)	0.15	0.165	0.18	0.1875
Steep, (over 7%)	0.2	0.22	0.24	0.25
Commercial/Industrial				
Light areas	0.7	0.77	0.84	0.875
Heavy areas	0.8	0.88	0.96	1
Parks, cemeteries	0.25	0.275	0.3	0.3125

Source: City of Bastrop Stormwater Drainage Design Manual

Time of Concentration Computations		Existing	Developed		
			D1	D2	D3
Sheet flow [Tc1 = 0.007*(L1 * n1)^0.8 / (P2^0.5*s1^0.4)]	L1	100	100	43	44
	n1	0.2	0.011	0.011	0.011
	S1	0.010	0.011	0.012	0.012
	Time (min)	15.70	1.46	0.73	0.74
Shallow Flow: Unpaved [Tc3= L3 / (60(16.1345) * s3^0.5)] Paved [Tc3= L3 / (60(20.3282) * s3^0.5)	L2	87	79	209	0
	n2	0.2	0.011	0.011	0.2
	S2	0.015	0.011	0.013	0.011
	Paved/Unpaved	Unpaved	Paved	Paved	Paved
	Time (min)	0.74	0.61	1.50	0.00
Channel Flow	L3	151	0	0	264
	Assumed V	6	0	0	6
	S3	0.008	0	0	0.012
	Time (min)	0.42	0.00	0.00	0.73
Total Time of Concentration		16.86	10.00	10.00	10.00

Run-off Computation Summary

Design Storm	Area Desc.	Existing	Developed				
			D1	D2	D3	D2+D3	D1+D2+D3
	Drainage Area	1.194	0.534	0.422	0.358	0.780	1.315
2-year	Tc (min)	16.86	10.00	10.00	10.00	10.00	10.00
	Intensity (in/hr)	3.82	4.74	4.74	4.74	4.74	4.74
	C	0.10	0.93	0.65	0.89	0.76	0.84
	Q (cfs)	0.5	2.3	1.3	1.5	2.82	5.23
10-year	Tc (min)	16.9	10.0	10.0	10.0	10.00	10.00
	Intensity (in/hr)	5.96	7.47	7.47	7.47	7.47	7.47
	C	0.10	0.93	0.65	0.89	0.84	0.84
	Q (cfs)	0.7	3.7	2.1	2.4	4.89	8.24
25-year	Tc (min)	16.9	10.0	10.0	10.0	10.00	10.00
	Intensity (in/hr)	7.19	9.01	9.01	9.01	9.01	9.01
	C	0.11	0.97	0.69	0.93	0.84	0.88
	Q (cfs)	0.9	**4.69**	**2.63**	**3.02**	**5.90**	**10.48**
100-year	Tc (min)	16.9	10.0	10.0	10.0	10.00	10.00
	Intensity (in/hr)	9.49	11.82	11.82	11.82	11.82	11.82
	C	0.13	0.98	0.70	0.94	0.88	0.89
	Q (cfs)	1.4	6.2	3.5	4.0	8.15	13.79

LOT 6 FLOWS		
	Allowable	Proposed
Q25 (CFS)	13.80	10.48
Q100 (CFS)	17.50	13.79

BASTROPTX
Heart of the Lost Pines
Est. 1832

Final Drainage
Plan Approved

11/22/19

GRATE INLET CALCULATIONS

Orifice equation: Q i = Qo = C_A √2gh (Equation 10-31., TxDOT Hydraulic Design Manual)
Opening Area of the Grate, Ag = Area X Clogging Factor X Grate Factor
Orifice Coefficient, C = 0.67
g = 32.17 ft/s2
P-1-7/8-4 Grate Opening Ratio = 0.8 (Fig: 4-13 , Austin, TX Drainage Criteria Manual)

Inlet Name	Design Q_{25} (CFS)	Design Q_{100} (CFS)	Inlet Size	Clogging Factor	Grate Factor	A_g (sq. ft.)	Grate EL	h_{25}	$Head_{25}$	h_{100}	$Head_{100}$	Allowable h (ft)	Inlet Capacity, Qmax (CFS)
B1	4.69	6.16	3' x 3'	0.5	0.8	3.6	369.2	0.059	369.26	0.10	369.30	0.5	13.68
A2	5.90	8.15	4' x 4'	0.5	0.8	6.4	368.25	0.029	368.28	0.06	368.31	0.5	24.32

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DATE | REVISION

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SHEET NAME: HYDROLOGY SHEET

JOB NAME: BASTROP GROVE MEDTAIL DEVELOPMENT

PROJECT: FINAL MASTER DRAINAGE PLAN SUBMITTAL

STATE OF TEXAS
BRENDAN P. McENTEE
96200
LICENSED PROFESSIONAL ENGINEER
CARLSON, BRIGANCE & DOERING, INC.
ID# F3791
09/16/2019

DATE 9/16/2019

JOB NUMBER 5135

SHEET 13 OF 29

SHEET NO. 13

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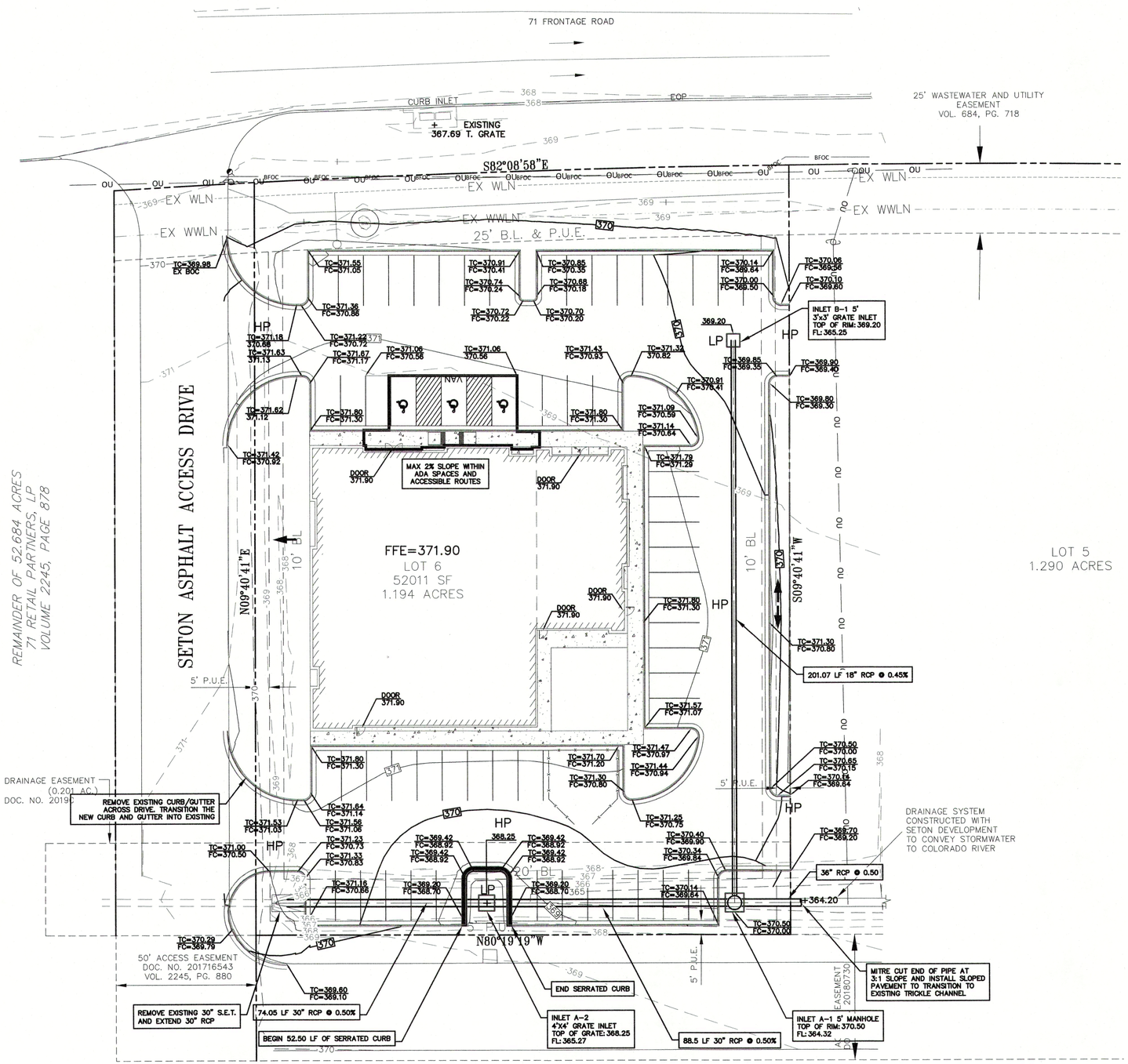

LEGEND

- 936 — EXISTING MAJOR CONTOUR
- EXISTING MINOR CONTOUR
- 930 — PROPOSED MAJOR CONTOUR
- PROPOSED MINOR CONTOUR
- FLOW ARROW
- TC=XXX.XX / FC=XXX.XX — TOP OF CURB ELEVATION / FACE OF CURB ELEVATION
- PROPOSED GRATE INLET
- PROPOSED STORM MANHOLE
- HP — HIGH POINT
- LP — LOW POINT
- PROPOSED STORM SEWER
- PROPOSED 24" CURB & GUTTER

0 20' 40'

SCALE: 1" = 20'

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Heart of the Lost Pines
Est. 1832

Final Drainage Plan Approved

11/22/19

GRADING NOTES:

1.) UNLESS OTHERWISE SPECIFIED, ALL FINISHED EARTHEN SLOPES ARE TO BE FINE GRADED TO PROVIDE A RELATIVELY UNIFORM SURFACE WITH NO ROCKS GREATER THAN 1-INCH IN DIAMETER, NO CLOGS OF SOIL GREATER THAN 1-INCHES IN DIAMETER, AND DEVIATIONS FROM AN OTHERWISE SMOOTH SURFACE GREATER THAN 4 INCHES IN HEIGHT OR DEPTH WITH NO AREAS OF STANDING WATER

2.) ALL FINISHED SLOPES OF A GRADE OF 3:1 OR GREATER ARE TO BE COVERED WITH A JUTE MAT, CURLEX MATTING, OR SIMILAR PRODUCT AFTER SEEDING WITH HYDROMULCH AND THE JUTE ANCHORED IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS.

3.) ALL DRAINAGE COMPONENTS ARE TO BE PRECAST CONCRETE. STORM DRAIN PIPE TO BE RCP OR RCPA, CLASS III, PER ASTM C76 AND INLETS TO BE ASTM C913 PER TxDOT STANDARDS WITH GALVANIZED GRATES. INLETS IN PAVED AREAS SHALL INCLUDE PEDESTRIAN GRATES.

4.) REFER TO LANDSCAPE PLAN FOR PLANTING, IRRIGATION, AND TOPSOIL REQUIREMENTS.

13 OF 29

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SHEET NAME: GRADING SHEET

JOB NAME: BASTROP GROVE MEDTAIL DEVELOPMENT

PROJECT: FINAL MASTER DRAINAGE PLAN SUBMITTAL

STATE OF TEXAS
BRENDAN P. McENTEE
96200
LICENSED PROFESSIONAL ENGINEER
CARLSON, BRIGANCE & DOERING, INC.
ID# F3791
09/16/2019

DATE 9/16/2019

JOB NUMBER 5135

SHEET 14 OF 29

SHEET NO. 14

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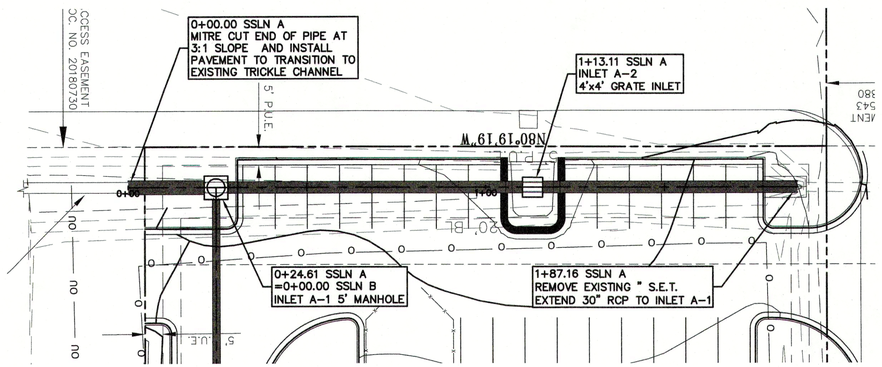

0 20' 40'

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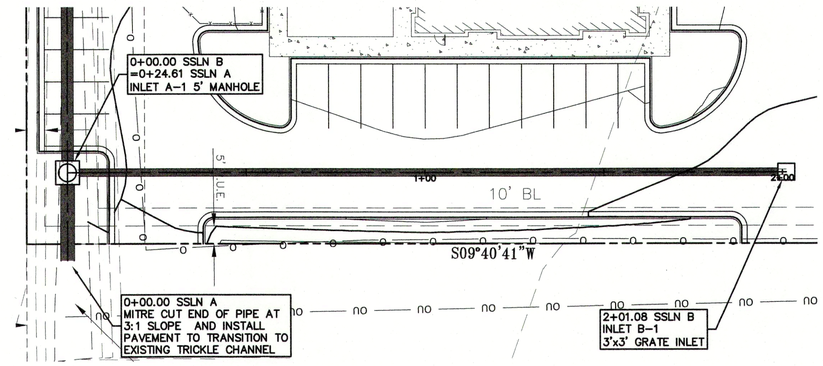
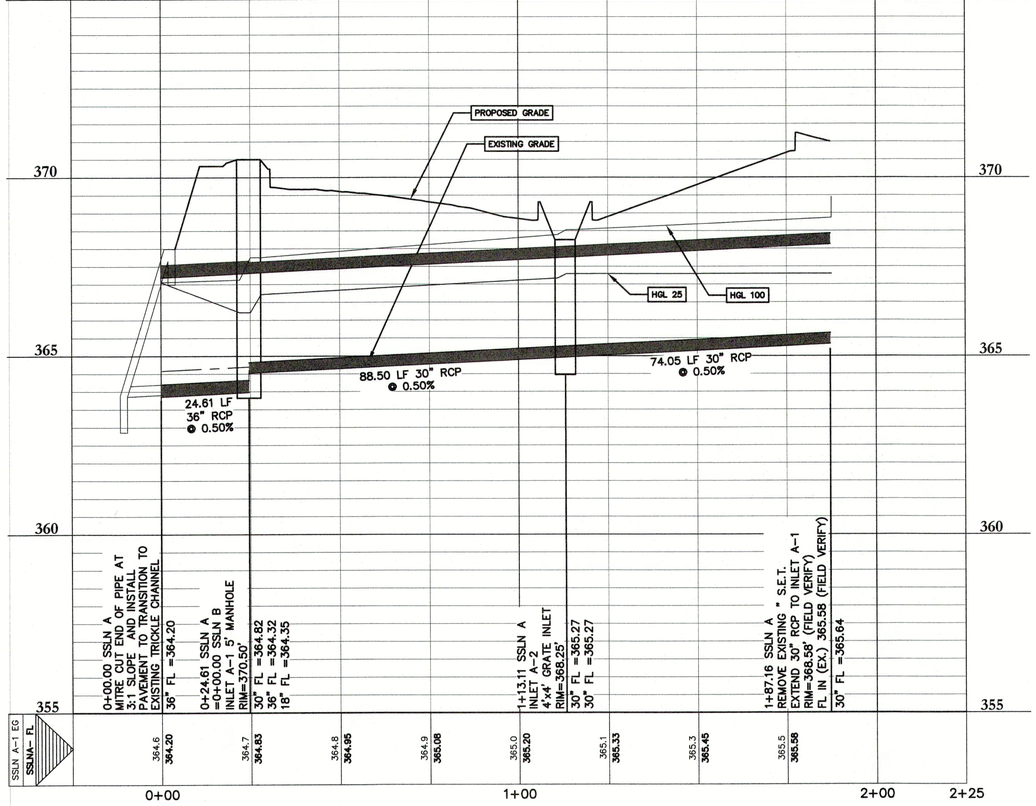


0 20' 40'

SCALE: 1" = 20'

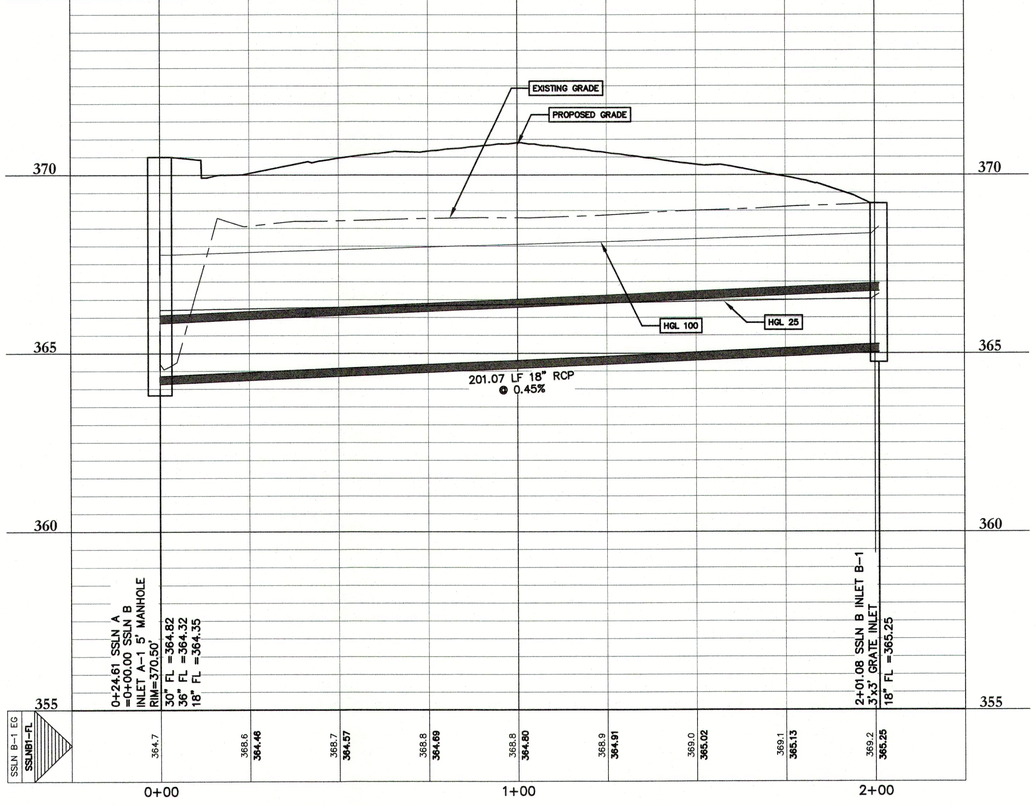
SSLN A

PROFILE SCALE
HORIZ. 1" = 20'
VERT. 1" = 2'



SSLN B

PROFILE SCALE
HORIZ. 1" = 20'
VERT. 1" = 2'



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BASTROPTX
Heart of the Lost Pines
Est. 1837

Final Drainage Plan Approved

11/22/19

DESIGNED BY:	DRAFTED BY:

DATE

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SHEET NAME: STORM SEWER PROFILE

JOB NAME: BASTROP GROVE MED'TAIL DEVELOPMENT

PROJECT: FINAL MASTER DRAINAGE PLAN SUBMITTAL

STATE OF TEXAS
BRENDAN P. McENTEE
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CARLSON, BRIGANCE & DOERING, INC.
ID# F3791
09/16/2019

DATE 9/16/2019
JOB NUMBER 5135
SHEET 15 OF 29
SHEET NO. 15

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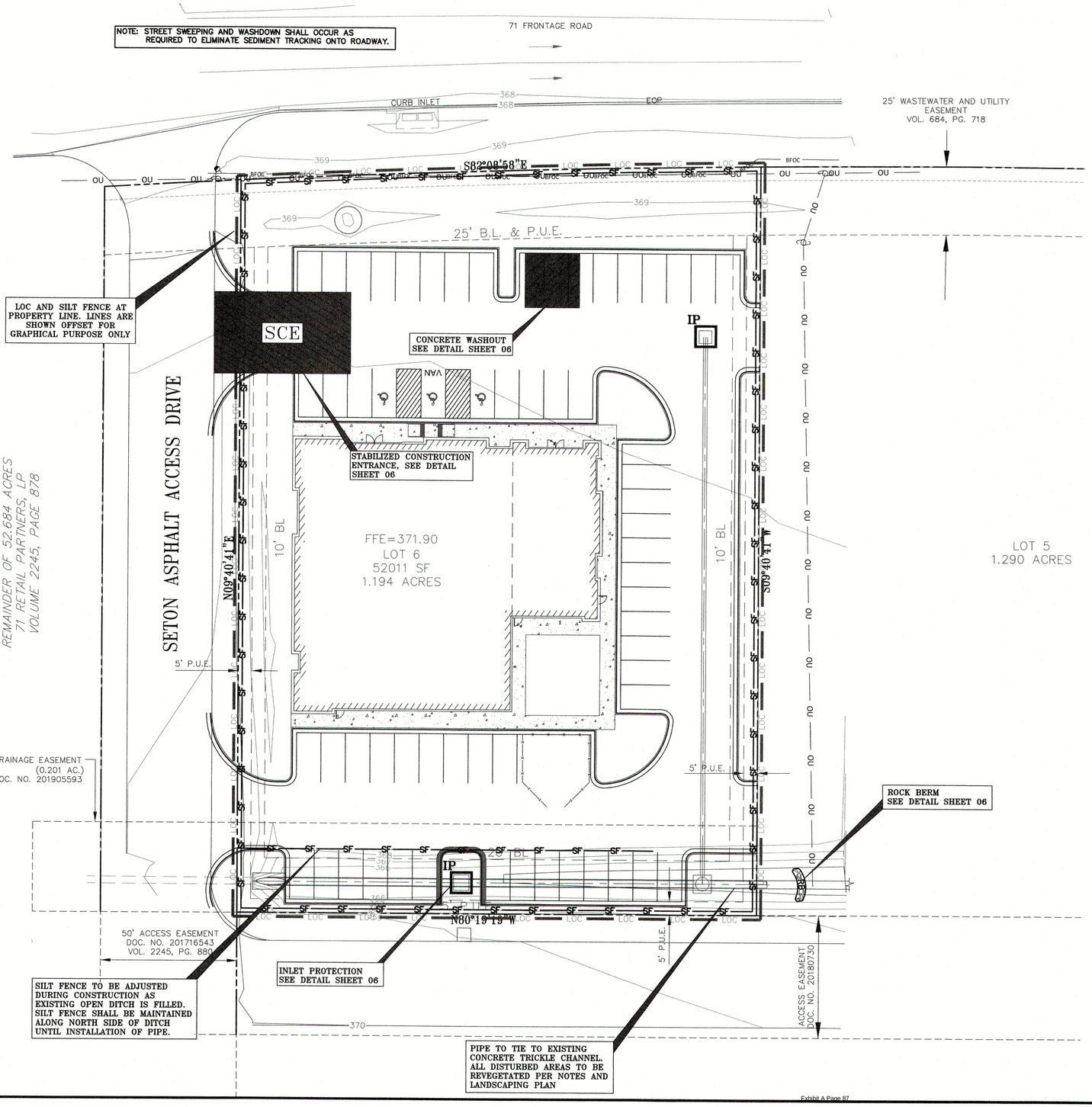

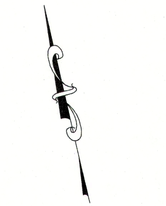

SCALE: 1" = 20'

LEGEND

- SF — SILT FENCE
- LOC — LIMITS OF CONSTRUCTION
- IP — INLET PROTECTION
- RB — ROCK BERM
- JH — J-HOOK
- SCE — STABILIZED CONSTRUCTION ENTRANCE
- CONCRETE WASHOUT

WARNING!!!!
REVIEW THE SEQUENCE OF CONSTRUCTION ON THE GENERAL NOTES SHEET PRIOR TO BEGINNING CONSTRUCTION

!!! WARNING !!!:
UNDERGROUND UTILITIES SHOWN ON THESE PLANS IS A BEST ESTIMATE BASED ON RECORDS THAT COULD BE OBTAINED AND PHYSICAL FEATURES VISIBLE AT THE GROUND LEVEL. THE ENGINEER MAKES NO ASSERTIONS BEYOND THAT THEY ARE A BEST ESTIMATE AND AN ATTEMPT TO HELP IDENTIFY POSSIBLE UTILITIES IN THE AREA. THE CONTRACTOR MUST CALL ONE CALL IN ACCORDANCE WITH THE NOTES TO BETTER LOCATE ANY UNDERGROUND UTILITIES.

GENERAL EROSION CONTROL NOTES:

1) CONTRACTOR TO FIELD LOCATE DIVERSION, INTERCEPTOR, AND PERIMETER DIKES/DITCHES AS REQUIRED BASED ON THE DRAIN SEQUENCE OF CONSTRUCTION.
2) IF DISTURBED AREA IS NOT WORKED FOR MORE THAN 14 DAYS THEN DISTURBED AREA NEEDS TO BE STABILIZED BY REVEGETATION, MULCH, TARP, OR MATTING.
3) THE ENVIRONMENTAL INSPECTOR HAS THE AUTHORITY TO ADD AND/OR MODIFY EROSION/SEDIMENTATION CONTROLS ON SITE TO KEEP PROJECT IN-COMPLIANCE WITH THE CITY OF BASTROP RULES AND REGULATIONS.
4) THE CONTRACTOR SHALL UTILIZE DUST CONTROL MEASURES DURING SITE CONSTRUCTION SUCH AS WATERING WITH IRRIGATION TRUCKS AND MULCHING AS PER CITY REQUIREMENTS, OR AS DIRECTED BY THE ENVIRONMENTAL INSPECTOR.
5) SILT FENCE TYPE AND INSTALLATION SHALL COMPLY WITH CITY OF BASTROP RULES AND REGULATIONS.
6) CONTRACTOR WILL CHECK AND IF NECESSARY CLEAN UP SPOILS THAT MIGRATE ONTO THE ROADS A MINIMUM OF ONCE DAILY.
7) CONTRACTOR IS SOLEY RESPONSIBLE FOR MEANS AND METHODS OF CONSTRUCTION INCLUDING COMPLIANCE WITH SWPPP INSPECTION, REPORTING, NOI, AND NOT FILING. THE PLAN SHOWN IS THE MINIMUM REQUIRED AND THE CONTRACTOR SHALL MODIFY THE PLAN AS REQUIRED TO ELIMINATE SEDIMENT FROM LEAVING THE SITE.
8) ALL AREAS DISTURBED BY CONSTRUCTION ACTIVITY ARE TO BE REVEGETATED IN ACCORDANCE WITH THIS SHEET AND THE LANDSCAPING PLAN. REFER TO SHEET 06 FOR EROSION CONTROL DETAILS AND ADDITIONAL NOTES REGARDING REVEGETATION.

BASTROPTX
Heart of the Lost Pines
Est. 1832
Final Drainage Plan Approved
11/22/19
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DESIGNED BY: | DRAFTED BY:

DATE | REVISION

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SHEET NAME: EROSION CONTROL

JOB NAME: BASTROP GROVE MEDTAIL DEVELOPMENT

PROJECT: FINAL MASTER DRAINAGE PLAN SUBMITTAL

STATE OF TEXAS
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ID# F3791
09/16/2019

DATE: 9/16/2019
JOB NUMBER: 5135
SHEET: 16 OF 29
SHEET NO.: 16

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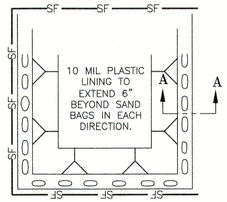
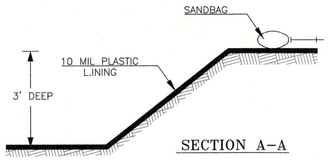


PLAN

ACCESSIBLE SIDE FOR TRUCK ACCESS

NOTE: SIZE VARIES BASED ON ANTICIPATED VOLUME OF CONCRETE TO BE PLACED. MINIMUM SIZE 8'X8' BOTTOM.

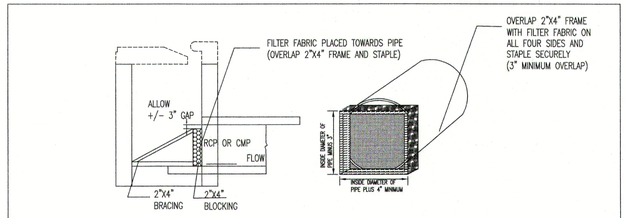


SECTION A–A

CONCRETE WASHOUT AREA NOTES:

1. WASHOUT SHALL BE INSTALLED PRIOR TO PLACING ANY CONCRETE ON–SITE.
2. INSTALL DIRECTIONAL SIGNS AS NECESSARY TO INDICATE WASHOUT LOCATION TO CONCRETE SUPPLY VEHICLES.
3. WASHOUT SHALL BE INSPECTED WEEKLY AND AFTER RAIN EVENTS IN ACCORDANCE WITH SWPPP.
4. CONTRACTOR TO MAINTAIN, REPAIR, ENLARGE OR RELOCATE WASHOUT AS NECESSARY TO MEET PROJECT REQUIREMENTS.
5. WHEN NECESSARY DURING CONSTRUCTION, OR AT THE COMPLETION OF ALL CONSTRUCTION, CONCRETE SHALL BE REMOVED AND LAWFULLY DISPOSED OF AND THE WASHOUT AREA FILLED WITH COMPACTED SELECT FILL.
6. CONCRETE WASHOUT SHALL NOT BE LOCATED WITHIN 50' OF STORM INLET, DITCH, OR SUBSURFACE DRAINAGE SYSTEM.

CONCRETE WASHOUT DETAIL
N.T.S



NOTES:
"STORM INLET SEDIMENT TRAPS" SHALL BE PLACED IN ALL PROPOSED AND EXISTING CURB INLETS AND DROP INLETS AS DIRECTED BY THE CITY OF BASTROP.

THE LATERAL BRACING SHALL BE PLACED IN A MANNER AS TO ADEQUATELY SECURE THE FILTER FRAME TO THE SIDE OF THE INLET, INSURING THE PROPER FUNCTION OF THE SEDIMENT TRAP

FILTER FABRIC MAY BE IDENTICAL TO THAT SPECIFIED A "TEMPORARY SEDIMENT CONTROL FENCE" OTHER MATERIAL MAY BE USED UPON APPROVAL OF THE CITY OF CEDAR PARK'S PROJECT REPRESENTATIVE.

THE "STORM INLET SEDIMENT TRAP" SHALL BE INSTALLED IN EXISTING INLETS BEFORE CONSTRUCTION BEGINS AND UPON COMPLETION OF THE INLET WALLS IN PROPOSED INLETS OR AS DIRECTED BY THE CITY REPRESENTATIVE.

THE CONTRACTOR WILL BE REQUIRED TO PERFORM PERIODIC MAINTENANCE OF THE SEDIMENT TRAP AND REMOVE ACCUMULATED SILT AS DIRECTED BY THE CITY OF BASTROP.

ALL WOOD SHALL BE PRESSURE TREATED

SEDIMENT TRAPS TO BE REMOVED AFTER PAVING IS COMPLETE

STORM INLET SEDIMENT TRAP (TYPE 1) DETAILS
(TxDOT–AUSTIN DISTRICT)

EROSION AND SEDIMENTATION CONTROL:

1. THE CONTRACTOR SHALL INSTALL EROSION/SEDIMENTATION CONTROLS AND FENCING FOR AREAS OUTSIDE OF THE CONSTRUCTION AREA PRIOR TO ANY SITE PREPARATION WORK (CLEARING, GRUBBING OR EXCAVATION).
2. THE CONTRACTOR IS REQUIRED TO INSPECT THE CONTROLS AND FENCES AT WEEKLY INTERVALS, AND AFTER SIGNIFICANT RAINFALL EVENTS TO INSURE THAT THEY ARE FUNCTIONING PROPERLY. THE PERSON(S) RESPONSIBLE FOR MAINTENANCE OF CONTROLS AND FENCES SHALL IMMEDIATELY MAKE ANY NECESSARY REPAIRS TO DAMAGED AREAS. SILT ACCUMULATION AT CONTROLS MUST BE REMOVED WHEN THE DEPTH REACHES SIX (6) INCHES.
3. PRIOR TO FINAL ACCEPTANCE, HAUL ROADS AND WATERWAY CROSSINGS CONSTRUCTED FOR TEMPORARY CONTRACTOR ACCESS MUST BE REMOVED, ACCUMULATED SEDIMENT REMOVED FROM THE WATERWAY AND THE AREA RESTORED TO THE ORIGINAL GRADE AND REVEGETATED. ALL LAND CLEARING DEBRIS SHALL BE DISPOSED OF IN APPROVED SPOIL DISPOSAL SITES.
4. ANY METHODS, STREET MARKINGS AND SIGNAGE NECESSARY FOR WARNING MOTORISTS, WARNING PEDESTRIANS OR DIVERTING TRAFFIC DURING CONSTRUCTION SHALL CONFORM TO THE TEXAS MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES FOR STREETS AND HIGHWAYS, LATEST EDITION.
5. ALL PAVEMENT MARKINGS, MARKERS, PAINT, TRAFFIC BUTTONS, TRAFFIC CONTROLS AND SIGNS SHALL BE INSTALLED IN ACCORDANCE WITH THE TEXAS DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS FOR CONSTRUCTION OF HIGHWAYS. STREETS, BRIDGES, AND THE TEXAS MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES FOR STREETS AND HIGHWAYS, LATEST EDITIONS.
6. EROSION CONTROL MEASURES, SITE WORK AND RESTORATION WORK SHALL BE IN ACCORDANCE WITH THE CITY OF BASTROP CODE OF ORDINANCES.
7. ALL SLOPES SHALL BE SODDED OR SEEDED WITH APPROVED GRASS, GRASS MIXTURES OR GROUND COVER SUITABLE TO THE AREA AND SEASON IN WHICH THEY WERE APPLIED.
8. SILT FENCES, ROCK BERMS, SEDIMENTATION BASINS AND SIMILARLY RECOGNIZED TECHNIQUES AND MATERIALS SHALL BE EMPLOYED DURING CONSTRUCTION TO PREVENT POINT SOURCE SEDIMENTATION LOADING OF DOWNSTREAM FACILITIES. SUCH INSTALLATION SHALL BE REGULARLY INSPECTED BY THE CITY OF BASTROP FOR EFFECTIVENESS. ADDITIONAL MEASURES MAY BE REQUIRED IF, IN THE OPINION OF THE CITY ENGINEER, THEY ARE WARRANTED.
9. ALL TEMPORARY EROSION CONTROL MEASURES SHALL NOT BE REMOVED UNTIL FINAL INSPECTION AND APPROVAL OF THE PROJECT BY THE CITY INSPECTOR. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO MAINTAIN ALL TEMPORARY EROSION CONTROL STRUCTURES AND TO REMOVE EACH STRUCTURE AS APPROVED BY THE CITY INSPECTOR.
10. ALL MUD, DIRT, ROCKS, DEBRIS, ETC., SPILLED, TRACKED OR OTHERWISE DEPOSITED ON EXISTING PAVED STREETS. DRIVES AND AREAS USED BY THE PUBLIC SHALL BE CLEANED UP IMMEDIATELY.
11. PERMANENT EROSION CONTROL: ALL DISTURBED AREAS SHALL BE RESTORED AS NOTED BELOW:

A. A MINIMUM OF FOUR (4) INCHES OF TOPSOIL SHALL BE PLACED IN ALL DRAINAGE CHANNELS (EXCEPT ROCK), AND BETWEEN THE CURB AND RIGHT–OF–WAY.

B. THE SEEDING FOR PERMANENT EROSION CONTROL SHALL BE APPLIED OVER AREAS DISTURBED BY CONSTRUCTION AS FOLLOWS:

BROADCAST SEEDING:

(I) FROM OCTOBER TO FEBRUARY, SEEDING SHALL BE WITH ONE (1) POUND PER 1,000 SQUARE FEET OF UNHULLED BERMUDA OR THREE (3) POUNDS PER

(II) FROM MARCH TO SEPTEMBER, SEEDING SHALL BE WITH HULLED BERMUDA AT A RATE OF ONE (1) POUND PER 1,000 SQUARE FEET, WITH A PURITY OF 95% WITH 85% GERMINATION.

FERTILIZER SHALL BE SLOW RELEASE GRANULAR OR PALETTE TYPE, AND SHALL HAVE AN ANALYSIS OF 15–15–15, AND SHALL BE APPLIED AT THE RATE OF ONE (1) POUND PER 1,000 SQUARE FEET, ONCE AT THE TIME OF PLANTING, AND AGAIN ONCE DURING THE TIME OF ESTABLISHMENT.

MULCH TYPE USED SHALL BE STRAW OR HAY APPLIED AT A RATE OF 45 POUNDS PER 1,000 SQUARE FEET.

HYDRAULIC SEEDING:

(I) FROM OCTOBER TO FEBRUARY, SEEDING SHALL BE WITH ONE (1) POUND PER 1,000 SQUARE FEET OF UNHULLED BERMUDA, OR THREE (3) POUNDS PER 1,000 SQUARE FEET OF WINTER RYE, WITH A PURITY OF 95% WITH 90 % GERMINATION.

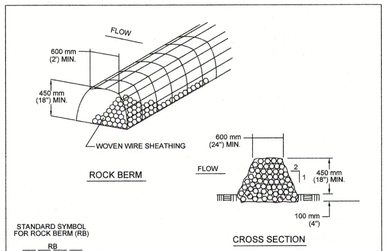
(II) FROM MARCH TO SEPTEMBER, SEEDING SHALL BE WITH HULLED BERMUDA AT A RATE OF ONE (1) POUND PER 1,000 SQUARE FEET WITH A PURITY OF 95% WITH 95% GERMINATION.

FERTILIZER SHALL BE A WATER SOLUBLE FERTILIZER WITH AN ANALYSIS OF 15–15–15 AT A RATE OF 1.5 POUNDS PER 1,000 SQUARE FEET.

MULCH TYPE SHALL BE HAY, STRAW OR MULCH APPLIED AT A RATE OF 45 POUNDS PER 1,000 SQUARE FEET, WITH A SOIL TACKIFIER AT A RATE OF 1.4 POUNDS PER 1,000 SQUARE FEET.

C. THE PLANTED AREA SHALL BE IRRIGATED OR SPRINKLED IN A MANNER THAT WILL NOT ERODE THE TOPSOIL, BUT WILL SUFFICIENTLY SOAK TO A DEPTH OF SIX (6) INCHES. THE IRRIGATION SHALL OCCUR AT 10–DAY INTERVALS DURING THE FIRST TWO (2) MONTHS. RAINFALL OCCURRENCES OF 1/2 INCH OR MORE SHALL POSTPONE THE WATERING SCHEDULE FOR TEN (10) DAYS.

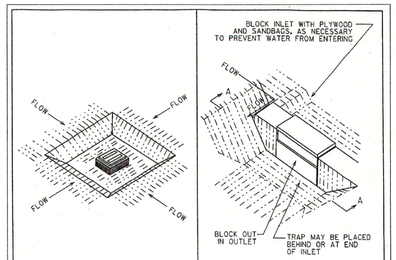
D. RESTORATION SHALL BE ACCEPTABLE WHEN THE GRASS HAS GROWN AT LEAST 1 INCH H 85% COVERAGE, PROVIDED NO BARE SPOTS LARGER THAN 20 SQUARE FEET EXIST.



CROSS SECTION

NOTES:
1. USE ONLY OPEN GRADED ROCK 75 to 125 mm (3 to 5") DIAMETER FOR ALL CONDITIONS.
2. THE ROCK BERM SHALL BE SECURED WITH A WOVEN WIRE SHEATHING HAVING MAXIMUM 25 mm (1") OPENING AND MINIMUM WIRE DIAMETER OF 12.9 mm (20 GAUGE).
3. THE ROCK BERM SHALL BE INSPECTED DAILY OR AFTER EACH RAIN, AND THE STONE AND/OR FABRIC CORE–WOVEN SHEATHING SHALL BE REPLACED WHEN THE STRUCTURE CEASES TO FUNCTION AS INTENDED, DUE TO SEDIMENT ACCUMULATION AMONG THE ROCKS, WASHOUT, CONSTRUCTION TRAFFIC DAMAGE, ETC.
4. IF SEDIMENT REACHES A DEPTH EQUAL TO ONE–THIRD THE HEIGHT OF THE BERM OR 150 mm (6"), WHICHEVER IS LESS, THE SEDIMENT SHALL BE REMOVED AND DISPOSED OF ON AN APPROVED SITE AND IN A MANNER THAT WILL NOT CREATE A SEDIMENTION PROBLEM.
5. WHEN THE SITE IS COMPLETELY STABILIZED,THE BERM AND ACCUMULATED SEDIMENT SHALL BE REMOVED AND DISPOSED OF IN AN APPROVED MANNER.

CITY OF AUSTIN WATERSHED PROTECTION DEPARTMENT	ROCK BERM
RECORD COPY SIGNED BY MORGAN BYARS 8/24/2010 ADOPTED	THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR APPROPRIATE USE OF THIS STANDARD.
	STANDARD NO. 639S-1

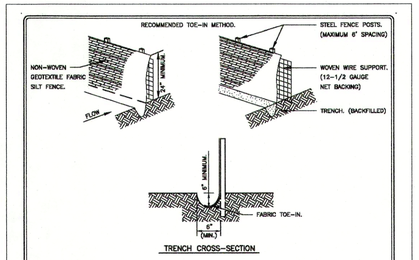


CROSS SECTION YARD DRAIN

SECTION A–A CURB DRAIN

NOTE:
WHERE CURB IS IN PLACE, PROVIDE A 300 mm (1') WIDE OPENING IN THE CURB. OR USE A SANDBAG TO DAM TO FORCE WATER OVER THE CURB TO THE TRAP.

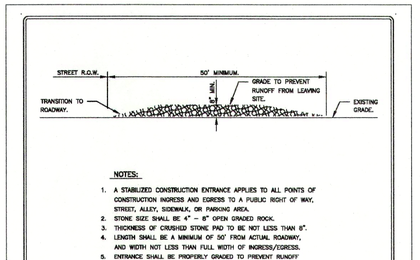
CITY OF AUSTIN WATERSHED PROTECTION DEPARTMENT	STORM INLET SEDIMENT TRAP
3.27.08 ADOPTED	THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR APPROPRIATE USE OF THIS STANDARD.
	STANDARD NO. 632S-1



TRENCH CROSS–SECTION

NOTES:
1. SILT FENCE SHALL CONFORM TO CITY OF BASTROP SPECIFICATION 642.
2. STEEL POSTS WHICH SUPPORT THE SILT FENCE SHALL BE INSTALLED ON A SLIGHT ANGLE TOWARD THE ANTICIPATED RUNOFF SOURCE. POST MUST BE EMBEDDED A MIN. OF ONE (1') FOOT.
3. THE TOE OF THE SILT FENCE SHALL BE TRENCHED IN WITH A SPADE OR MECHANICAL TRENCHER, SO THAT THE DOWNSLOPE FACE OF THE TRENCH IS FLAT AND PERPENDICULAR TO THE LINE OF FLOW. WHERE FENCE CANNOT BE TRENCHED IN (E.G. PAVEMENT) WEIGHT FABRIC FLAP WITH WASHED GRAVEL ON UPHILL SIDE TO PREVENT FLOW UNDER FENCE.
4. THE TRENCH MUST BE A MINIMUM OF 8 INCHES DEEP AND 8 INCHES WIDE TO ALLOW FOR THE SILT FENCE FABRIC TO BE LAID IN THE GROUND AND BACKFILLED WITH COMPACTED MATERIAL.
5. SILT FENCE SHALL BE SECURELY FASTENED TO EACH STEEL SUPPORT POST OR TO WOVEN WIRE, WHICH IN TURN IS SECURELY FASTENED TO THE STEEL FENCE POSTS.
6. INSPECTION SHALL BE MADE WEEKLY OR AFTER EACH RAINFALL EVENT AND REPAIR OR REPLACEMENT SHALL BE MADE PROMPTLY AS NEEDED.
7. SILT FENCE SHALL BE REMOVED WHEN THE SITE IS COMPLETELY STABILIZED SO AS NOT TO BLOCK OR IMPEDE STORM FLOW OR DRAINAGE.
8. ACCUMULATED SILT SHALL BE REMOVED WHEN IT REACHES A DEPTH OF 6 INCHES. THE SILT SHALL BE DISPOSED OF IN AN APPROVED SITE AND IN SUCH A MANNER AS TO NOT CONTRIBUTE TO ADDITIONAL SILTATION.

RECORD SIGNED COPY ON FILE AT PUBLIC WORKS APPROVED MAY 24, 2011 DATE THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR THE APPROPRIATE USE OF THIS DETAIL.	CITY OF BASTROP SILT FENCE DETAIL	DRAWING NO: EC–02



NOTES:
1. A STABILIZED CONSTRUCTION ENTRANCE APPLIES TO ALL POINTS OF CONSTRUCTION INGRESS AND EGRESS TO A PUBLIC RIGHT OF WAY, STREET, ALLEY, SIDEWALK, OR PARKING AREA.
2. STONE SIZE SHALL BE 4" – 8" OPEN GRADED ROCK.
3. THICKNESS OF CRUSHED STONE PAD TO BE NOT LESS THAN 8".
4. LENGTH SHALL BE A MINIMUM OF 50' FROM ACTUAL ROADWAY, AND WIDTH NOT LESS THAN FULL WIDTH OF INGRESS/EGRESS.
5. ENTRANCE SHALL BE PROPERLY GRADED TO PREVENT RUNOFF FROM LEAVING THE CONSTRUCTION SITE.

THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHTS OF WAY. THIS MAY REQUIRE PERIODIC TOP DRESSING WITH ADDITIONAL STONE AS CONDITIONS DEMAND AND REPAIR AND/OR CLEANOUT OF ANY MEASURES USED TO TRAP SEDIMENT. ALL SEDIMENT SPILLED, DROPPED, WASHED OR TRACKED ONTO PUBLIC RIGHTS OF WAY MUST BE REMOVED IMMEDIATELY BY CONTRACTOR.

AS NECESSARY, WHEELS MUST BE CLEANED TO REMOVE SEDIMENT PRIOR TO ENTRANCE ONTO PUBLIC RIGHT OF WAY. WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON AN AREA STABILIZED WITH CRUSHED STONE WHICH DRAINS INTO AN APPROVED SEDIMENT TRAP OR SEDIMENT BASIN. ALL SEDIMENT SHALL BE PREVENTED FROM ENTERING ANY STORM DRAIN, DITCH OR WATERCOURSE USING APPROVED METHODS.

RECORD SIGNED COPY ON FILE AT PUBLIC WORKS APPROVED MAY 24, 2011 DATE THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR THE APPROPRIATE USE OF THIS DETAIL.	CITY OF BASTROP STABILIZED CONSTRUCTION ENTRANCE DETAIL	DRAWING NO: EC–01

DESIGNED BY: | DRAFTED BY:

DATE | REVISION

Carlson, Brigance & Doering, Inc.
Civil Engineering ◆ Surveying
FIRM ID #F3791
Main Office
5501 West William Cannon Dr. 12129 RR 620 N., Ste. 600
Austin, Texas 78749 Austin, Texas 78750
Phone No. (512) 280-5160 Fax No. (512) 280-5165

SHEET NAME: EROSION CONTROL DETAILS

JOB NAME: BASTROP GROVE MEDTAIL DEVELOPMENT

PROJECT: FINAL MASTER DRAINAGE PLAN SUBMITTAL

STATE OF TEXAS
BRENDAN P. McENTEE
96200
LICENSED PROFESSIONAL ENGINEER
CARLSON, BRIGANCE & DOERING, INC.
ID# F3791
09/16/2019

DATE 9/16/2019

JOB NUMBER 5135

SHEET 17 OF 29

SHEET NO. 17

BASTROPTX
Heart of the Lost Pines
Est. 1832
Final Drainage Plan Approved
11/22/19

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PLANT SCHEDULE

SHADE TREES	QTY	COMMON / BOTANICAL NAME	CONT	CALIPER	HEIGHT	SPREAD		
	8	CEDAR ELM ULMUS CRASSIFOLIA	65 GAL	3" CAL.	10'-12' HT.	5-6' SPR.		
	5	CHINQUAPIN OAK QUERCUS MUHLENBERGII	65 GAL	3.25-3.5" CAL.	11-13' HT.	56' SPR.		
	1	SOUTHERN LIVE OAK QUERCUS VIRGINIANA	65 GAL	3" CAL.	10' HT.	6' SPR.		

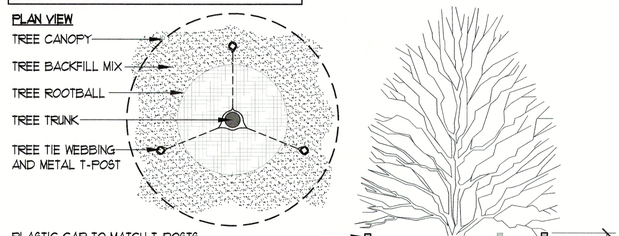
SHRUBS	QTY	COMMON / BOTANICAL NAME	CONT	SPACING
GM	12	GULF MUHLY MUHLENBERGIA CAPILLARIS 'REGAL MIST'	3 GAL	36" o.c.
RY	81	RED YUCCA HESPERALOE PARVIFLORA	5 GAL	36" o.c.
DW	98	DON'S DWARF WAXMYRTLE MYRICA CERIFERA 'DON'S DWARF'	5 GAL	36" o.c.
DY	124	DWARF YAUPON ILEX VOMITORIA 'NANA'	5 GAL	36" o.c.

GROUNDCOVER	CODE	QTY	COMMON / BOTANICAL NAME	CONT	SPACING
	NG	66	LANTANA 'NEW GOLD' LANTANA X 'NEW GOLD'	1 GAL	24" o.c.
	ZX	84	ZEXMANIA ZEXMENIA HISPIDA	1 GAL	12" o.c.

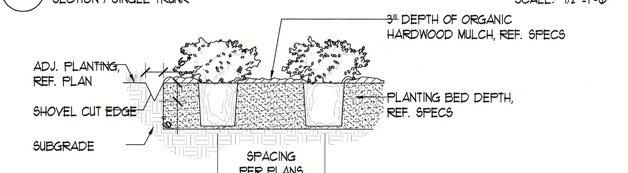
TURF	CODE	QTY	COMMON / BOTANICAL NAME	CONT	
	SBG	AS SHOWN	SAHARA BERMUDA GRASS CYNODON DACTYLON 'SAHARA'	HYDRO	

NOTES:
1. PRUNE DEAD OR BROKEN BRANCHES ONLY
BRANCHES TO BE 80"AFF AT ACCESSIBLE AREAS.
2. ALIGN STAKING OF TREES IDENTICALLY WHEN IN LINES OR GROUPS.

PLAN VIEW



1 SHADE TREE
SECTION / SINGLE TRUNK
SCALE: 1/2"=1'-0"



2 SHRUBS / SHOVEL CUT EDGE
SECTION
SCALE: 1/2"=1'-0"

STREET YARD

	REQUIRED	PROVIDED
TOTAL SITE AREA		52,017 S.F.
TOTAL STREET YARD AREA		18,737 S.F.
STREETYARD LANDSCAPE (15% OF STREET YARD REQUIRED)	2,811 S.F.	2,811 S.F.

LANDSCAPE BUFFER

10' LANDSCAPE BUFFER ADJACENT TO RIGHT-OF-WAY OF ANY MAJOR THOROUGHFARE STREET IS REQUIRED, 1 LARGE TREE PER FORTY LINEAR FEET.

REQUIRED	PROVIDED
230 LF = 6 TREES	6 TREES

SHRUBS

SHRUBS MUST BE PLANTED ALONG THE SIDE PROPERTY LINE FROM THE FRONT PROPERTY LINE TO THE REAR. SHRUBS MUST BE PLANTED IN SUCH A MANNER TO CREATE A DENSE HEDGE OF AT LEAST THREE FEET AT MATURITY.

PARKING LOT LANDSCAPING

THERE SHALL BE A LANDSCAPED AREA WITH AT LEAST ONE (1) TREE WITHIN SIXTY FEET (60') OF EVERY PARKING SPACE. THERE: SHALL BE A MINIMUM OF ONE (1) TREE PLANTED IN THE PARKING AREA FOR EVERY TEN (10) PARKING SPACES WITHIN PARKING LOTS WITH MORE THAN TWENTY (20) SPACES. WITHIN PARKING LOTS, LANDSCAPE AREAS SHOULD BE LOCATED TO DEFINE PARKING AREAS AND ASSIST IN CLARIFYING APPROPRIATE CIRCULATION PATTERNS. A LANDSCAPE ISLAND SHALL BE LOCATED AT THE TERMINUS OF ALL PARKING ROWS, AND SHOULD CONTAIN AT LEAST ONE (1) TREE. ALL LANDSCAPE AREAS SHALL BE PROTECTED BY A MONOLITHIC CURB OR WHEEL STOPS AND REMAIN FREE OF TRASH, LITTER, AND CAR BUMPER OVERHANGS.

SITE DEVELOPMENT PERMIT LANDSCAPE NOTES:

1. ALL LANDSCAPED AREAS TO BE PROTECTED BY 6 INCH CURBS, WHEEL-STOPS OR OTHER APPROVED BARRIERS AS PER ECM 2.4.1(A).
2. THE OWNER WILL CONTINUOUSLY MAINTAIN THE REQUIRED LANDSCAPING IN ACCORDANCE WITH LDC 25-2-984.
3. EXISTING TREES TO BE SAVED SHALL BE PROTECTED BY FENCING BEFORE CONSTRUCTION BEGINS. NO EQUIPMENT OR MATERIALS SHALL BE STORED OR OPERATED WITHIN THE FENCED-IN AREAS. FENCES SHALL BE AT THE DRIP LINE AND COMPLETELY SURROUND THE TREE OR CLUSTERS OF TREES. NO BURNING OF DEBRIS, CLEANING FLUIDS, CONCRETE SPILLS, ETC. WILL BE ALLOWED WITHIN THESE AREAS.
4. BUFFERING OF THE STREET YARD WILL BE ACCOMPLISHED THROUGH THE COMBINATION OF TREES, SHRUBS, GRADE CHANGES, AND FENCES.
5. GRADE CHANGES THAT DO NOT APPEAR ON THE SITE PLANS SHALL BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT BY THE GENERAL CONTRACTOR PRIOR TO CONSTRUCTION.
6. TRENCHING SHALL NOT OCCUR WITHIN THE FENCED DRIP LINE AREAS OF EXISTING TREES.
7. SHRUB MATERIAL NOT TO EXCEED 36" O.C. UNLESS OTHERWISE SPECIFIED. GROUNDCOVERS NOT TO EXCEED 18" O.C. DURING THE TIME OF MARCH 15-OCTOBER 15 INSTALLATION OF HYDROMULCH SHALL BE COMMON BERMUDA OR SAHARA BERMUDA FOR OCTOBER 16 -MARCH 14 INSTALLATION OF HYDROMULCH SHALL BE ANNUAL OR PERENNIAL RYE WITH A SPRING APPLICATION OF COMMON BERMUDA OR SAHARA BERMUDA.
8. ALL LAWN AREAS WITHIN THE LIMITS OF CONSTRUCTION SHALL BE RE-VEGETATED WITH BERMUDA SOD OR RYE UNLESS NATIVE RESTORATION MIX IS SPECIFIED.
9. NOT MORE THAN 50% OF THE TREES AND 50% OF SHRUBS PROPOSED WILL BE OF THE SAME SPECIES.
10. AN AUTOMATIC IRRIGATION SYSTEM SHALL BE INSTALLED. SEE IRRIGATION NOTES IN THESE DRAWINGS FOR REQUIREMENT.
11. IF ESTABLISHING VEGETATION DURING ANY STAGE OF DROUGHT, SECTION 6-4-30 MAY REQUIRE A VARIANCE. CONTACT BASTROP WATER CONSERVATION STAFF.

BASTROPTX
Heart of the Lost Pines
Est. 1832
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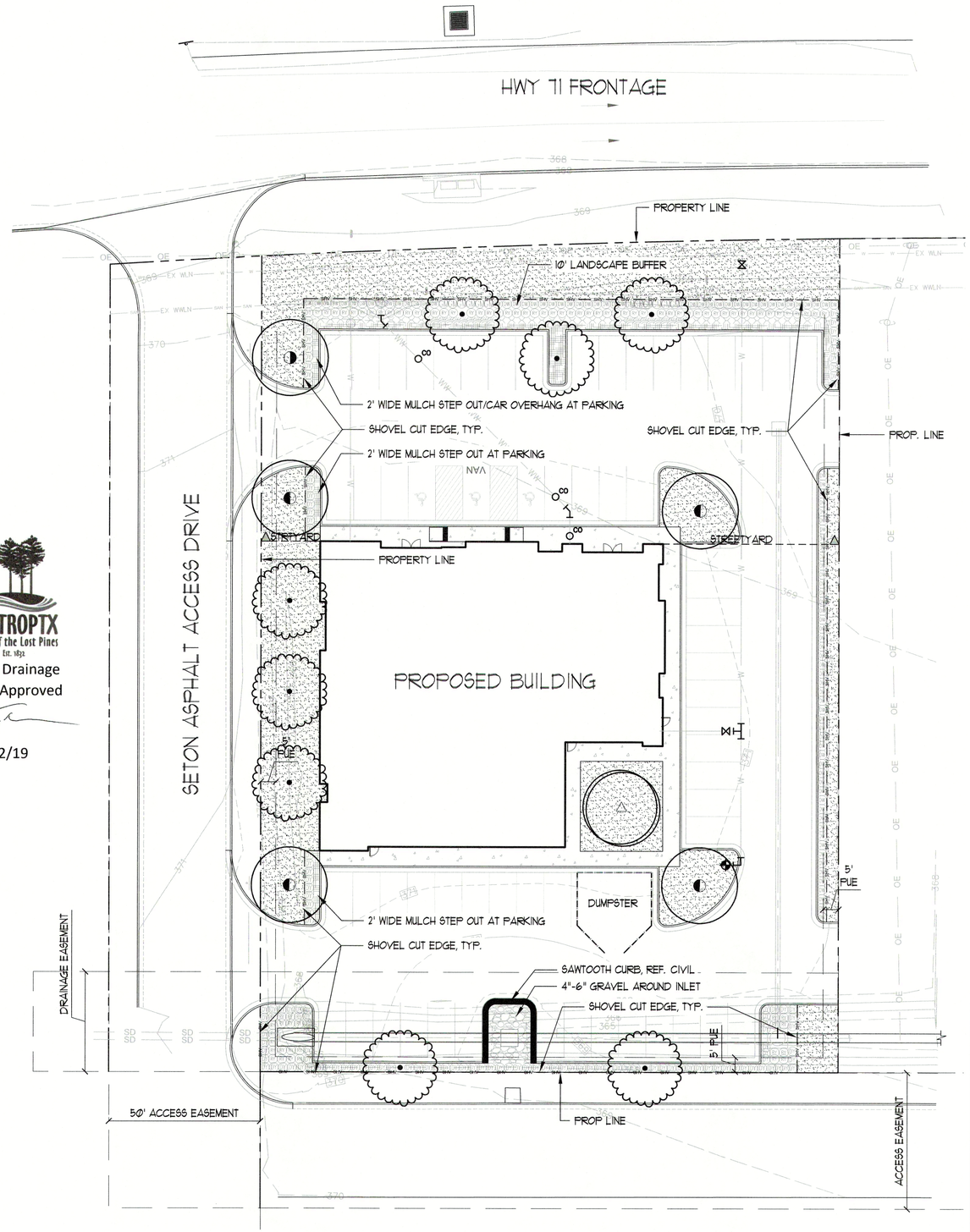
11/22/19



LANDSCAPE CERTIFICATION

I, AAN G. COLEMAN, DO HEREBY CERTIFY THAT THE PLANS FOR THE DEVELOPMENT PROJECT LOCATED AT HWY 71 EAST OF 304, SATISFY THE REQUIREMENTS OF THE BASTROP CODE OF ORDIANCES, SECTION 33 AND ALL AMENDEMENTS

10/14/19
DATE

MARISSA MCKINNEY
COLEMAN & ASSOCIATES
ALL RESPONSIBILITY FOR THE ADEQUACY OF THESE PLANS REMAINS WITH THE LANDSCAPE ARCHITECT WHO PREPARED THEM. IN REVIEWING THESE PLANS, THE CITY OF BASTROP MUST RELY ON THE ADEQUACY OF THE WORK OF THE LANDSCAPE ARCHITECT.

NORTH
SCALE IN FEET (1"=20')
0 5 10 20 50

CUSTOMER COPY

COLEMAN & ASSOCIATES
Landscape Architecture
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REGISTERED LANDSCAPE ARCHITECT
MARISSA MCKINNEY
STATE OF TEXAS
2723
10/14/2019

LANDSCAPE PLAN AND DETAILS
CITY SUBMITTAL

BASTROP GROVE MEDTAIL DEV.
CITY OF BASTROP
BASTROP COUNTY, TEXAS

REVISIONS

SCALE:	AS SHOWN
DRAWN BY:	MAM
CHECKED BY:	MAM
APP. BY:	MAM
PROJECT NO.	
DATE:	10/14/2019

SHEET:
18 OF 29

LEGEND

- HUNTER PROS-06-PRS30 SERIES POP UP SPRAY HEADS WITH HUNTER MSBN-50H STREAM BUBBLER NOZZLES. (TWO PER TREE)
  SEE INSTALLATION NOTE #13 REGARDING TREE BUBBLER LATERAL PIPE
- HUNTER PROS-04-PRS30 SERIES POP UP SPRAY HEAD WITH SS / ES SERIES STRIP NOZZLE UNLESS NOTED OTHERWISE.
- HUNTER PROS-04-PRS30 SERIES POP UP SPRAY HEAD WITH PRO SPRAY SERIES NOZZLE AS NOTED BELOW
- NETAFIM TECHLINE TLHCVXR5-12 SERIES DRIP TUBE IN NARROW TURF AREAS INSTALLED AT 4" DEPTH
  SEE INSTALLATION NOTE #17 REGARDING DRIP TUBE LAYOUT IN TURF.
- HUNTER ICV SERIES ELECTRIC REMOTE CONTROL VALVE WITH ICD-100 SERIES DECODER
- HUNTER ICV SERIES ELECTRIC REMOTE CONTROL, "TREE BUBBLER ZONE" VALVE WITH ICD-100 SERIES DECODER
  SEE INSTALLATION NOTE #12 REGARDING TREE BUBBLER LATERAL PIPE
- NETAFIM LVCZ SERIES DRIP VALVE ASSEMBLY WITH PRESSURE REGULATOR AND 140 MESH FILTER
  USE MODEL LVCZS8010075-LF FOR DRIP ZONES WITH .25 TO 4.4 GPM FLOW RATE WITH
  PRESSURE REGULATOR MODEL #PRV075LF42V2K
  USE MODEL LVCZ10075-HFHP FOR DRIP ZONES WITH 4.5 TO 17.6 GPM FLOW RATE
  PRESSURE REGULATOR MODEL #PRV075HF45V2K
- WILKINS 375 SERIES REDUCED PRESSURE TYPE BACKFLOW PREVENTOR INSTALLED PER CITY CODE
  WITH SAME SIZE BRONZE BALL VALVE AND HEATED / INSULATED ENCLOSURE INSTALLED ON THE UP-STREAM SIDE.
- IRRIGATION WATER METER AND TAP, SIZE AS NOTED ON THE PLAN
- CONTROLLER "A"
  HUNTER ACC2 DECODER SERIES TWO-WIRE CONTROLLER MODEL A2C-75D-M WITH TWO A2C-D75 MODULES AND WIRELESS SOLAR SYNC SENSOR
  LOCATE SENSOR AS FIELD DIRECTED BY THE LANDSCAPE ARCHITECT
  SURGE PROTECTION DEVICE WITH GROUNDING DEVICE TO BE SPACED NO MORE THAN 500 FEET APART ALONG PATH
- BERMAD 310 RAM SERIES "MASTER" VALVE, ICD-100 DECODER, HFS SERIES FLOW METER WITH FCT AND ICD-SEN SENSOR DECODER

- MAINLINE PIPE
  3" DIAMETER AND SMALLER SHALL BE SCHEDULE 40 PVC SOLVENT-WELD TYPE
  4" DIAMETER AND LARGER SHALL BE CLASS 200 PVC O-RING GASKET TYPE WITH DUCTILE IRON GASKET FITTINGS
  4" EQUALIZER LINE BETWEEN TANKS SHALL BE SCHEDULE 40.
- CLASS 200 (EXCEPT 1/2 INCH #315) PVC LATERAL PIPE
- ONE 4" CLASS 200 SLEEVE PIPES
- TWO 4" CLASS 200 SLEEVE PIPES AT PAVEMENT CROSSINGS WITH 2 1/2" MAINLINE OR SMALLER UNLESS NOTED OTHERWISE
  ONE 8" AND ONE 4" CLASS 200 SLEEVE PIPE AT PAVEMENT CROSSINGS WITH 4" MAINLINE UNLESS NOTED OTHERWISE

L.I.C. SHALL SELECT SPRAY NOZZLES FOR "HEAD-TO-HEAD" COVERAGE, ADJUSTED FOR NO OVERSPRAY ONTO WALLS AND WALKS. NO OVERSPRAY INTO STREETS IS PERMITTED.

ALL PIPES SHALL BE SIZED TO ALLOW A MAXIMUM FLOW VELOCITY OF 5 FEET PER SECOND

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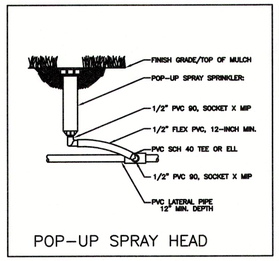
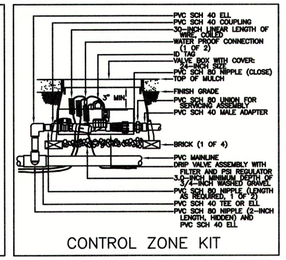
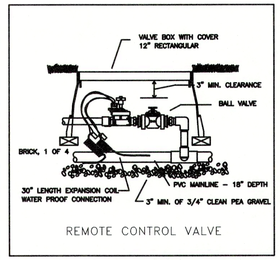


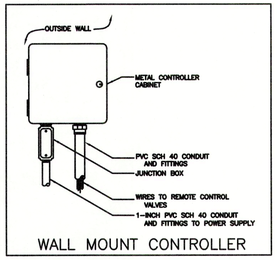
POP-UP SPRAY HEAD



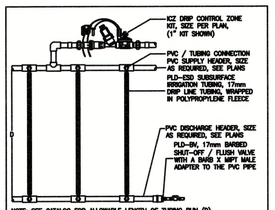
CONTROL ZONE KIT



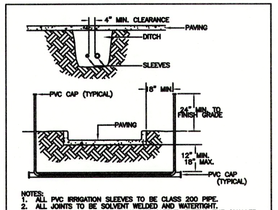
REMOTE CONTROL VALVE



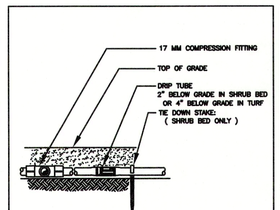
WALL MOUNT CONTROLLER



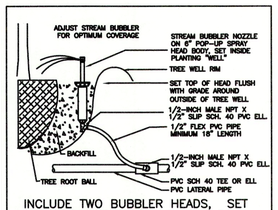
PLD-ESD - PLAN
PVC SUPPLY HEADER AND PVC DISCHARGE HEADER.



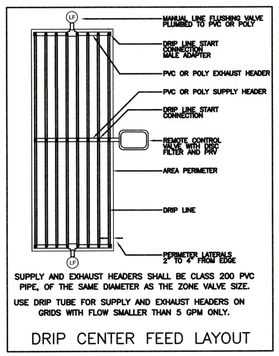
SLEEVING



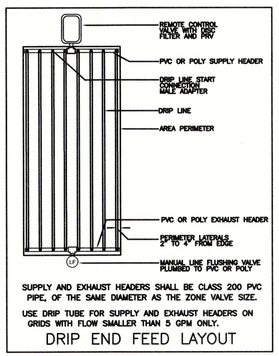
DRIP TUBE



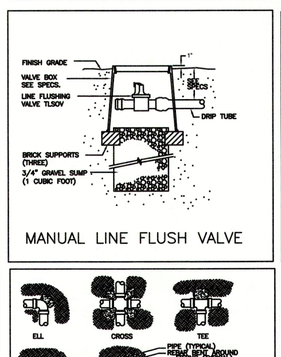
INCLUDE TWO BUBBLER HEADS, SET ON OPPOSITE SIDES OF ROOT BALL
TREE BUBBLER



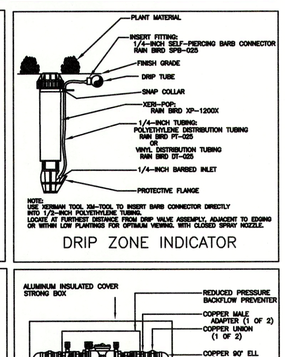
SUPPLY AND EXHAUST HEADERS SHALL BE CLASS 200 PVC PIPE, OF THE SAME DIAMETER AS THE ZONE VALVE SIZE.
USE DRIP TUBE FOR SUPPLY AND EXHAUST HEADERS ON GRIDS WITH FLOW SMALLER THAN 5 GPM ONLY.
DRIP CENTER FEED LAYOUT



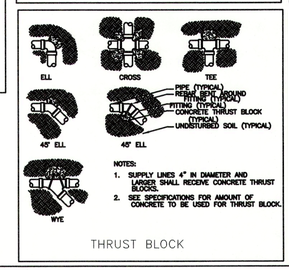
SUPPLY AND EXHAUST HEADERS SHALL BE CLASS 200 PVC PIPE, OF THE SAME DIAMETER AS THE ZONE VALVE SIZE.
USE DRIP TUBE FOR SUPPLY AND EXHAUST HEADERS ON GRIDS WITH FLOW SMALLER THAN 5 GPM ONLY.
DRIP END FEED LAYOUT



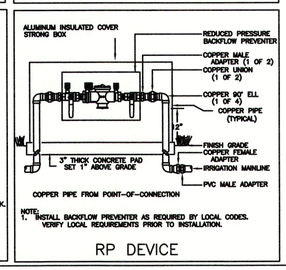
MANUAL LINE FLUSH VALVE



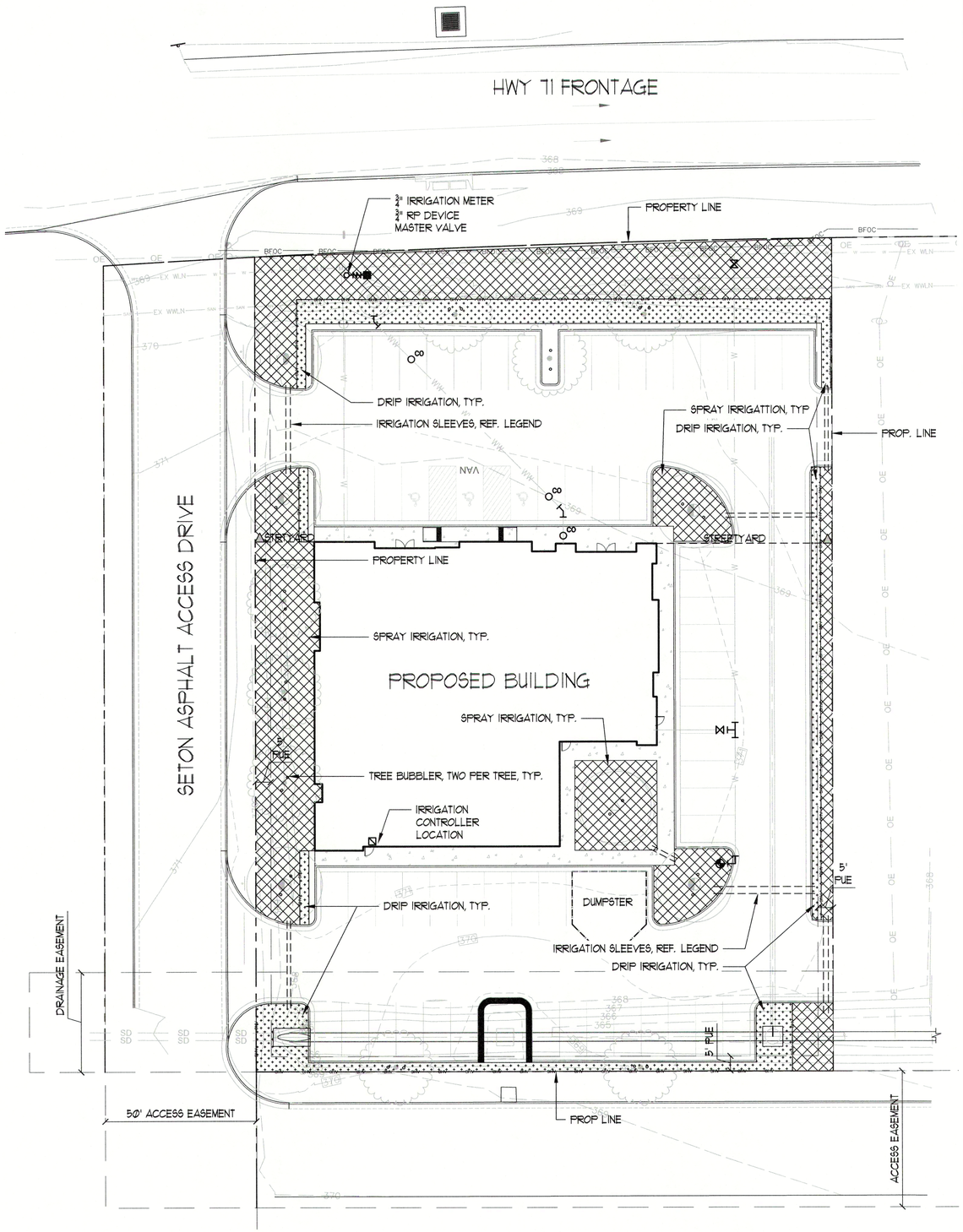
DRIP ZONE INDICATOR



THRUST BLOCK



RP DEVICE



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REGISTERED LANDSCAPE ARCHITECT MELISSA M. ANDREWS 2723 STATE OF TEXAS

10/14/2019

IRRIGATION PLAN AND DETAILS CITY SUBMITTAL

BASTROP GROVE MEDTAIL DEV.
CITY OF BASTROP
BASTROP COUNTY, TEXAS

REVISIONS

SCALE:	AS SHOWN
DRAWN BY:	MAM
CHECKED BY:	MAM
APP. BY:	MAM
PROJECT NO.	
DATE:	10/14/2019

SHEET:
19 OF 29

TEXAS COMMISSION ON ENVIRONMENTAL QUALITY WATER DISTRIBUTION SYSTEM GENERAL CONSTRUCTION NOTES:

1. This water distribution system must be constructed in accordance with the current Texas Commission on Environmental Quality (TCEQ) Rules and Regulations for Public Water Systems 30 Texas Administrative Code (TAC) Chapter 290 Subchapter D. When conflicts are noted with local standards, the more stringent requirement shall be applied. At a minimum, construction for public water systems must always meet TCEQ's "Rules and Regulations for Public Water Systems.

2. All newly installed pipes and related products must conform to American National Standards Institute (ANSI)/NSF International Standard 61 and must be certified by an organization accredited by ANSI [§290.44(a)(1)].

3. Plastic pipe for use in public water systems must bear the NSF International Seal of Approval (NSF - pw) and have an ASTM design pressure rating of at least 150 psi or a standard dimension ratio of 26 or less [§290.44(a)(2)].

4. No pipe which has been used for any purpose other than the conveyance of drinking water shall be accepted or relocated for use in any public drinking water supply [§290.44(a)(3)].

5. All water line crossings of wastewater mains shall be perpendicular [§290.44(e)(4)(B)].

6. Water transmission and distribution lines s hall be installed in accordance with the manufacturer's instructions. However, the top of the water line must be located below the frost line and in no case shall the top of the water line be less than 24 inches below ground surface [§290.44(a)(4)].

7. The maximum allowable lead content of pipes, pipe fittings, plumbing fittings, and fixtures is 0.25 percent [§290.44(b)].

8. The contractor shall install appropriate air release devices with vent openings to the atmosphere covered with 16 -mesh or finer, corrosion resistant screening material or an acceptable equivalent [§290.44(d)(1)].

9. The contractor shall not place the pipe in water or where it can be flooded with water or sewage during its storage or installation [§290.44(f)(1)].

10. When waterlines are laid under any flowing or intermittent stream or semi -permanent body of water the waterline shall be installed in a separate watertight pipe encasement. Valves must be provided on each side of the crossing with facilities to allow the underwater portion of the system to be isolated and tested [§290.44(f)(2)].

11. Pursuant to 30 TAC §290.44(a)(5), the hydrostatic leakage rate shall not exceed the amount allowed or recommended by the most current AWWA formulas for PVC pipe, cast iron and ductile iron pipe. Include the formula s in the notes on the plans.

    The hydrostatic leakage rate for polyvinyl chloride (PVC) pipe and appurtenances shall not exceed the amount allowed or recommended by formulas in America Water Works Association (AWWA) C -605 as required in 30 TAC §290.44(a)(5) . Please ensure that the formula for this calculation is correct and most cu rrent formula is in use;

$$Q = \frac{LP\sqrt{P}}{148{,}000}$$

    Where:

    Q = the quantity of ma keup water in gallons per hour,
    L = the length of the pipe section being tested, in feet,
    D = the nominal dia m eter of the pipe in inches, and
    P = the average test pressure during the hydrostatic test i n pounds per square inch (psi).

    The hydrostatic leakage rate for ductile iron (DI) pipe and appurtenances shall not exceed the amount allowed or recommended by form ulas in America Water Works Association (AWWA) C -600 as required in 30 TAC §290.44(a)(5). Please ensure that the formula for this calculation is correct and most current formula is in use;

$$L = \frac{SP\sqrt{P}}{148{,}000}$$

    Where:

    L = the quantity of makeup water in gallons per hour,
    S = the length of the pipe section being tested, in feet,
    D = the nominal diameter of the pipe in inches, and
    P = the average test pressure during the hydrostatic test in pounds per square inch (psi).

TEXAS COMMISSION ON ENVIRONMENTAL QUALITY WATER DISTRIBUTION SYSTEM GENERAL CONSTRUCTION NOTES:

14. The contractor shall maintain a minim um separation distance in all directions of nine feet between the proposed waterline and wastewater collection facilities including manholes. If this distance cannot be maintained, the contractor must immediately notify the project engineer for further direction. Separation distances, installation methods, and materials utilized must meet §290.44(e)(1) -(4).

15. The separation distance from a potable waterline to a wastewater main or lateral manhole or cleanout shall be a minimum of nine feet. Where the nine-foot separation distance cannot be achieved, the potable waterline shall be encased in a joint of at least 150 psi pressure class pipe at least 18 feet long and two nominal sizes larger than the new conveyance. The space around the carrier pipe shall be supported at five-foot intervals with spacers or be filled to the springline with washed sand. The encasement pipe shall be centered on the crossing and both ends sealed with cement grout or manufactured sealant [§290.44(e)(5)].

16. Fire hydrants shall not be insta lled within nine feet vertically or horizontally of any wastewater line, wastewater lateral, or wastewater service line regardless of construction[§290.44(e)(6)].

17. Suction mains to pumping equipment shall not cross wastewater mains, wastewater laterals, or wastewater service lines. Raw water supply lines shall not be installed within five feet of any tile or concrete wastewater main, wastewater lateral, or wastewater service line [§290.44(e)(7)].

18. Waterlines shall not be installed closer than ten feet to sep tic tank drainfields [§290.44(e)(8)].

19. The contractor shall disinfect the new waterlines in accordance with AWWA Standard C-651-14 or most recent, then flush and sample the lines before being placed into service. Samples shall be collected for microbiologic al analysis to check the effectiveness of the disinfection procedure which shall be repeated if contamination persists. A minimum of one sample for each 1,000 feet of completed waterline will be required or at the next available sampling point beyond 1,000 feet as designated by the design engineer [§290.44(f)(3)].

20. Dechlorination of disinfecting water shall be in strict accordance with current AWWA Standard C655 -09 or most recent.

Revised: February 2019

WATER & WASTEWATER NOTES:

1. Pipe material for water mains shall be pvc (awwa c-900, dr 14), or ductile iron (awwa c-115/151, minimum class 350). Water services (2inches or less) shall be polyethylene tubing (black, 200 psi, dr 9).

2. Pipe material for pressure wastewater mains shall be pvc dr 21 or ductile iron (minimum class 350). Pipe material for gravity wastewater mains shall be pvc (astm d3034, sdr-26).

3. Unless otherwise accepted by the engineer, depth of cover for all lines out of the pavement shall be 42 inches minimum, and depth of cover for all lines under pavement shall be a minimum of 30 inches below subgrade.

4. All fire hydrant leads shall be ductile iron pipe (awwa c-115/151, minimum class 350).

5. All iron pipe and fittings shall be wrapped with minimum 8-mil polyethylene and sealed with duct tape or equal.

6. The contractor shall notify city of bastrop, telephone at (512) 332-8920 to coordinate utility tie-ins and notify at least 48 hours prior to connecting to existing lines.

7. The contractor must obtain a fire hydrant meter from city of bastrop for all water used during construction or, connect to well at plant, must coordinate with city of bastrop.

8. The contractor must obtain a bulk water permit or purchase and install a water meter for all water used during construction. A copy of this permit must be carried at all times by all who use water.

9. Line flushing or any activity using a large quantity of water must be scheduled with city of bastrop, telephone at (512) 332-8920.

10. The contractor, at his expense, shall perform sterilization of all potable water lines constructed and shall provide all equipment (including test gauges), supplies (including concentrated chlorine disinfecting material), and necessary labor required for the sterilization procedure. The sterilization procedure shall be monitored by city of bastrop personnel. Water samples will be collected by the city of bastrop to verify each treated line has attained an initial chlorine concentration of 50 ppm. Where means of flushing is necessary, the contractor, at his expense, shall provide flushing devices and remove said devices prior to final acceptance.

11. Sampling taps shall be brought up to 3 feet above grade and shall be easily accessible for city personnel. At the contractor's request, and in his presence, samples for bacteriological testing will be collected not less than 24 hours after the treated line has been flushed of the concentrated chlorine solution and charged with water approved by the city.

12. The contractor, at his expense, shall perform quality testing for all wastewater pipe installed and pressure pipe hydrostatic testing of all water lines constructed and shall provide all equipment (including pumps and gauges), supplies and labor necessary to perform the tests. Quality and pressure testing shall be monitored by city of bastrop personnel and district personnel.

13. The contractor shall coordinate testing with the city inspector and city of bastrop and provide no less than 24 hours notice prior to performing sterilization, quality testing or pressure testing.

14. The contractor shall not open or close any valves unless authorized by the city of bastrop.

15. All valve boxes and covers shall be cast iron.

16. Contact city of bastrop utility, telephone at (512) 332-8920 for assistance in obtaining existing water and wastewater locations.

17. Embedment materials shall include the material used for bedding, haunching and initial backfill and shall meet the requirements of astm 2321, class 1 material. Embedment material shall be angular 1/4 to 3/4 inch uniformly graded, hard, durable crushed stone. The embedment material shall have 95 percent passing a 3/4 inch sieve and 95 percent retained on a 1/4 inch sieve (no. 4 sieve). No material which is rounded or has smooth surfaces shall be suitable for embedment material. Sand shall not be used for bedding

18. The contractor is hereby notified that connecting to, shutting down, or terminating existing utility lines may have to occur at off-peak hours. Such hours are usually outside normal working hours and possibly between 12 a.M. And 6 a.M.

19. All wastewater construction shall be in accordance with the texas commission on environmental quality (tceq) regulations, 30 tac chapter 213 and 317, as applicable. Whenever tceq and city of bastrop specifications conflict, the more stringent shall apply.

GENERAL NOTES:

1. All construction shall be in accordance with the city of bastrop design and construction standards manual.

2. Any existing utilities, pavement, curbs, sidewalks, structures, trees, etc., not planned for demolition that are damaged or removed shall be repaired or replaced at the applicant's expense.

3. The contractor shall verify all depths and locations of existing utilities prior to any construction. Any discrepancies with the construction plans found in the field shall be brought immediately to the attention of the engineer who shall be responsible for revising the plans are appropriate.

4. Manhole frames, covers, valves, cleanouts, etc. Shall be raised to finished grade after to final paving construction. A concrete square shall be poured around all appurtenances.

5. All areas disturbed or exposed during construction shall be re-vegetated in accordance with the plans and specifications. Re-vegetation is to take place within 14 days of construction inactivity. Re-vegetation of all disturbed or exposed areas shall consist of sodding or seeding, at the contractor's option. However, the type of re-vegetation must equal or exceed the type of vegetation present before construction

6. Prior to any construction, the applicant's engineer shall convene a preconstruction conference between himself, the city of bastrop, the contractor, utility companies, any affected parties and any other entity the city or the engineer may require. Reference development packet for guidance on how to schedule a preconstruction conference.

7. The contractor and the engineer shall keep accurate records of all construction that deviates from the plans. The engineer shall furnish the city of bastrop accurate "as-built" drawings following completion of all construction.

8. When construction is being carried out within easements, the contractor shall confine his work to within the permanent and any temporary easements. Prior to final acceptance, the contractor shall be responsible for removing all trash and debris within the permanent and temporary easements.

9. Prior to any construction, the contractor shall apply for and secure all proper permits from the appropriate authorities.
10. All storm sewer fittings must be pre-cast.

11. Available benchmarks that may be utilized for the construction of this project are described as follows:

12. All responsibility for the adequacy of these plans remains with the engineer who prepared them. In reviewing these plans, the city of bastrop must rely upon the adequacy of the design engineer.

13. The locations of existing underground utilities are shown in an approximate way only and have not been independently verified by the owner or its representative. The contractor shall determine the exact location of all existing utilities before commencing work, and agrees to be fully responsible for any and all damages which might be associated with the contractor's failure to exactly locate and preserve any and all underground utilities.

14. This project is located in the colorado river watershed.

15. No portion of this tract is within the boundaries of the 100-year flood plain of any waterway that is within the limits of study of the federal flood insurance administration firm map no. 48021co335e, dated january 19, 2006, bastrop county, texas. Bastrop county community no. 481193.

16. All mechanical equipment not shown will require screening from public view.

CONSTRUCTION SEQUENCE:

No clearing or rough grading may be done until the approved erosion and sedimentation controls are in place.

1. Hold pre-construction conference.
2. Install temporary erosion and sedimentation controls and stabilized construction entrance as shown on the plans.
3. With the approval of all affected parties, the contractor may begin clearing and grubbing.
4. Install storm drainage and utilities.
5. Complete all rough grading and underground installation within the limits of construction. Insure that all underground utility crossings are completed.
6. Construct site paving and improvements.
7. Complete final grading within limits of construction along areas designated, including ditches and parkways restore construction spoils & staging area to natural grade.
8. Complete permanent erosion control and restoration of site vegetation.
9. Project engineer observes construction and writes concurrence letter to the city of bastrop and the district.
10. After final inspection and acceptance of construction, complete any necessary final dress up of disturbed areas and remove/ dispose of temporary erosion controls in an approved manner.

DEVELOPER INFORMATION: OWNER: GROVE 71 PARTNERS, LP-TYLER DUTTON

ADDRESS: 3809 S. 2ND STREET, D-200
AUSTIN, TEXAS 78704

PHONE: 512 437-6404

DESIGN ENGINEER/REPRESENTATIVE RESPONSIBLE FOR PLAN CHANGES
NAME: CARLSON BRIGANCE & DOERING, INC. - BRENDAN P. McENTEE, P.E.

ADDRESS: 12129 RANCH ROAD 620 NORTH, SUITE 600
AUSTIN TX 78750

PHONE: (512) 280-5160

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DESIGNED BY: | DRAFTED BY:

REVISION | DATE

Carlson, Brigance & Doering, Inc.
Civil Engineering ◆ Surveying
FIRM ID #F3791
Main Office
5501 West William Cannon Dr.
Austin, Texas 78749
Phone No. (512) 280-5160
North Office
12129 RR 620 N., Ste. 600
Austin, Texas 78750
Fax No. (512) 280-5165

SHEET NAME: GENERAL NOTES
JOB NAME: BASTROP GROVE MEDTAIL DEVELOPMENT
PROJECT: CIVIL SITE DEVELOPMENT PLANS

STATE OF TEXAS
BRENDAN P. McENTEE
96200
LICENSED PROFESSIONAL ENGINEER
CARLSON, BRIGANCE & DOERING, INC.
ID# F3791
03/06/2020

DATE 11/25/2019
JOB NUMBER 5135
SHEET 20 OF 29
SHEET NO. 20

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CONSTRUCTION PLAN NOTES

GENERAL NOTES

1. All construction shall be in accordance with the City of Bastrop Design and Construction Standards Manual.
2. Any existing utilities, pavement, curbs, sidewalks, structures, trees, etc., not planned for demolition that are damaged or removed shall be repaired or replaced at the Applicant's expense.
3. The Contractor shall verify all depths and locations of existing utilities prior to any construction. Any discrepancies with the construction plans found in the field shall be brought immediately to the attention of the Engineer who shall be responsible for revising the plans are appropriate.
4. Manhole frames, covers, valves, cleanouts, etc. shall be raised to finished grade after to final paving construction. A concrete square shall be poured around all appurtenances.
5. The Contractor shall give the City of Bastrop 48 hours notice before beginning each phase of construction. Notice shall be given to the Planning and Development Department: telephone 512-332-8841.
6. All areas disturbed or exposed during construction shall be re-vegetated in accordance with the plans and specifications. Re-vegetation is to take place within 14 days of construction inactivity. Re-vegetation of all disturbed or exposed areas shall consist of sodding or seeding, at the Contractor's option. However, the type of re-vegetation must equal or exceed the type of vegetation present before construction
7. Prior to any construction, the Applicant's Engineer shall convene a preconstruction conference between himself, the City of Bastrop, the Contractor, utility companies, any affected parties and any other entity the City or the Engineer may require. Reference Development Packet for guidance on how to schedule a preconstruction conference.
8. The Contractor and the Engineer shall keep accurate records of all construction that deviates from the plans. The Engineer shall furnish the City of Bastrop accurate "As-Built" drawings following completion of all construction. These "As-Built" drawings shall meet with the satisfaction of the Planning and Development Department prior to final acceptance.
9. The Bastrop City Council shall not be petitioned for acceptance until all necessary easement documents have been signed and recorded.
10. When construction is being carried out within easements, the Contractor shall confine his work to within the permanent and any temporary easements. Prior to final acceptance, the Contractor shall be responsible for removing all trash and debris within the permanent and temporary easements. Clean-up shall be to the satisfaction of the Director.
11. Prior to any construction, the Contractor shall apply for and secure all proper permits from the appropriate authorities.
12. Available benchmarks that may be utilized for the construction of this project are described as follows:

TRENCH SAFETY NOTES

1. In accordance with the Laws of the State of Texas and the U. S. Occupational Safety and Health Administration regulations, all trenches over 5 feet in depth in either hard and compact or soft and unstable soil shall be sloped, shored, sheeted, braced or otherwise supported. Furthermore, all trenches less than 5 feet in depth shall also be effectively protected when hazardous ground movement may be expected. Trench safety systems to be utilized for this project will be provided by the contractor to the City.
2. In accordance with the U. S. Occupational Safety and Health Administration regulations, when persons are in trenches 4-feet deep or more, adequate means of exit, such as a ladder or steps, must be provided and located so as to require no more than 25 feet of lateral travel.
3. If trench safety system details were not provided in the plans because trenches were anticipated to be less than 5 feet in depth and during construction it is found that trenches are in fact 5 feet or more in depth or trenches less than 5 feet in depth are in an area where hazardous ground movement is expected, all construction shall cease, the trenched area shall be barricaded and the Engineer notified immediately. Construction shall not resume until appropriate trench safety system details, as designed by a professional engineer, are retained and copies submitted to the City of Bastrop.

STREET AND DRAINAGE NOTES

1. All testing shall be done by an independent laboratory at the Applicant's expense. A City Inspector shall be present during all tests. Testing shall be coordinated with the City inspector and he shall be given a minimum of 24 hours notice prior to any testing. Contact the Planning and Development Department with notice 512-332-8841.
2. Backfill behind the curb shall be compacted to obtain a minimum of 85% maximum density to within 3 inches of top of curb. Material used shall be primarily granular with no rocks larger than 3 inches in the greatest dimension. The remaining 3 inches shall be clean topsoil free from all clods and suitable for sustaining plant life.
3. Depth of cover for all crossings under pavement including gas, electric, telephone, cable TV, water services, etc., shall be a minimum of 30 inches below subgrade.
4. Street rights-of-way shall be graded at a slope of 1/4 inch per foot toward the curb unless otherwise indicated. However, in no case shall the width of right-of-way at 1/4 inch per foot slope be less than 10 feet unless a specific request for an alternate grading scheme is made to and accepted by the City of Bastrop Planning and Development Department.
5. Barricades built to City of Bastrop standards shall be constructed on all dead-end streets and as necessary during construction to maintain job and public safety.
6. All RCP shall be minimum Class III.
7. The paving sections were designed by the engineer in accordance with the current City of Bastrop design criteria. The paving sections are to be constructed as follows:

   Paving and Drives: 2" HMAC Type D, 8" Flex Base, 9" Compact Subgrade
8. The Geotechnical Engineer shall inspect the subgrade for compliance with the design assumptions made during preparation of the Soils Report. Any adjustments that are required shall be made through revision of the construction plans.
9. Where PI's are over 20, subgrades must be stabilized utilizing a method acceptable to the City Engineer. The Geotechnical Engineer shall recommend an appropriate subgrade stabilization if sulfates are determined to be present.

WATER AND WASTEWATER NOTES

1. Pipe material for water mains shall be PVC (AWWA C-900, minimum Class 200), or Ductile Iron (AWWA C-100, minimum Class 200). Water services (2 inches or less) shall be polyethylene tubing (black, 200 psi, DR 9).
2. Pipe material for pressure wastewater mains shall be PVC, or Ductile Iron (minimum Class 250). Pipe material for gravity wastewater mains shall be PVC (ASTM D2241 or D3034, maximum DR-26), Ductile Iron (AWWA C-100, minimum Class 200200).
3. Unless otherwise accepted by the City Engineer, depth of cover for all lines out of the pavement shall be 42 inches minimum, and depth of cover for all lines under pavement shall be a minimum of 30 inches below subgrade.
4. All fire hydrant leads shall be PVC (AWWA C-900, minimum Class 200) or ductile iron pipe (AWWA C-100, minimum Class 200). as approved by the Director of Water and Wastewater during plan review.
5. All iron pipe and fittings shall be wrapped with minimum 8-mil polyethylene and sealed with duct tape or equal accepted by the City Engineer.
6. The Contractor shall contact the City Inspector, telephone at 512-332-8841 to coordinate utility tie-ins and notify him at least 48 hours prior to connecting to existing lines.
7. All manholes shall be concrete with cast iron ring and cover. All manholes located outside of the pavement shall have bolted covers. Tapping of fiberglass manholes shall not be allowed.
8. The Contractor must obtain a bulk water permit or purchase and install a water meter for all water used during construction. A copy of this permit must be carried at all times by all who use water.
9. Line flushing or any activity using a large quantity of water must be scheduled with the City Inspector, telephone at 512-332-8841.
10. The Contractor, at his expense, shall perform sterilization of all potable water lines constructed and shall provide all equipment (including test gauges), supplies (including concentrated chlorine disinfecting material), and necessary labor required for the sterilization procedure. The sterilization procedure shall be monitored by City of Bastrop personnel. Water samples will be collected by the City of Bastrop to verify each treated line has attained an initial chlorine concentration of 50 ppm. Where means of flushing is necessary, the Contractor, at his expense, shall provide flushing devices and remove said devices prior to final acceptance by the City of Bastrop.
11. Sampling taps shall be brought up to 3 feet above grade and shall be easily accessible for City personnel. At the Contractor's request, and in his presence, samples for bacteriological testing will be collected by the City of Bastrop not less than 24 hours after the treated line has been flushed of the concentrated chlorine solution and charged with water approved by the City. The Contractor shall supply a check or money order, payable to the City of Bastrop, to cover the fee charged for testing each water sample. City of Bastrop fee amounts may be obtained by calling the Water and Wastewater Department, telephone at 512-332-8960
12. The Contractor, at his expense, shall perform quality testing for all wastewater pipe installed and pressure pipe hydrostatic testing of all water lines constructed and shall provide all equipment (including pumps and gauges), supplies and labor necessary to perform the tests. Quality and pressure testing shall be monitored by City of Bastrop personnel.
13. The Contractor shall coordinate testing with the City of Inspector and provide no less than 24 hours notice prior to performing sterilization, quality testing or pressure testing.
14. The Contractor shall not open or close any valves unless authorized by the City of Bastrop.
15. All valve boxes and covers shall be plastic.
16. Contact the Water and Wastewater Department, telephone at 512-332-8960 for assistance in obtaining existing water and wastewater locations.
17. The Planning and Development Department, telephone at 512-332-8841 shall be notified 48 hours prior to testing of any building sprinkler piping in order that the Building Official and/or Fire Department may monitor such testing.
18. Sand, as described in Specification item 510 pipe, shall not be used as bedding for wastewater lines. Acceptable bedding materials are pipe bedding stone, pea gravel and in lieu of sand, a naturally occurring or manufactured stone material conforming to ASTM C33 for stone quality and meeting the following gradation specification:

Sieve Size	Percent Retained By Weight
1/2"	0
3/8"	0-2
#4	40-85
#10	95-100

19. The Contractor is hereby notified that connecting to, shutting down, or terminating existing utility lines may have to occur at off-peak hours. Such hours are usually outside normal working hours and possibly between 12 a.m. and 6 a.m.
20. All wastewater construction shall be in accordance with the Texas Commission on Environmental Quality (TCEQ) Regulations, 30 TAC Chapter 213 and 317, as applicable. Whenever TCEQ and City of Bastrop Specifications conflict, the more stringent shall apply.

TRAFFIC MARKING NOTES

1. Any methods, street markings and signage necessary for warning motorists, warning pedestrians or diverting traffic during construction shall conform to the Texas Manual of Uniform Traffic Control Devices for Streets and Highways, latest edition.
2. All pavement markings, markers, paint, traffic buttons, traffic controls and signs shall be installed in accordance with the Texas Department of Transportation Standard Specifications for Construction of Highways, Streets and Bridges and, the Texas Manual of Uniform Traffic Control Devices for Streets and Highways, latest editions.

EROSION AND SEDIMENTATION CONTROL NOTES

1. Erosion control measures, site work and restoration work shall be in accordance with the City of Bastrop Code of Ordinances.
2. All slopes shall be sodded or seeded with approved grass, grass mixtures or ground cover suitable to the area and season in which they are applied.
3. Silt fences, rock berms, sedimentation basins and similarly recognized techniques and materials shall be employed during construction to prevent point source sedimentation loading of downstream facilities. Such installation shall be regularly inspected by the City of Bastrop for effectiveness. Additional measures may be required if, in the opinion of the City Engineer, they are warranted.
4. All temporary erosion control measures shall not be removed until final inspection and approval of the project by the City Inspector. It shall be the responsibility of the Contractor to maintain all temporary erosion control structures and to remove each structure as approved by the City Inspector.
5. All mud, dirt, rocks, debris, etc., spilled, tracked or otherwise deposited on existing paved streets, drives and areas used by the public shall be cleaned up immediately.

BASTROP FIRE DEPARTMENT GENERAL NOTES

1. The bastrop fire department requires final asphalt or concrete pavement on required access roads prior to the start of combustible construction. Any other method of providing "all-weather driving capabilities" shall be required to be documented and approved as an alternate method of construction in accordance with the applicable rules for temporary roads.
2. Fire hydrants shall be installed with the center of the large diameter hose connection (steamer) located at least 18 inches above finished grade. The steamer opening of fire hydrants shall face the approved fire access driveway or public-street set back from curb line(s) an approved distance, typically three (3) to six (6) feet. The area within three (3) feet in all directions from any fire hydrant shall be free of obstructions and the area between the steamer opening and the street or driveway giving emergency vehicle access shall be free of obstructions.
3. Timing of installations: when fire protection facilities are installed by the contractor, such facilities shall include surface access roads. Emergency access roads or drives shall be installed and made serviceable prior to and during the time of construction. When the fire department approves an alternate method of protection, this requirement may be modified as documented in the approval of the alternate method.
4. All emergency access roadways and fire lanes, including pervious/decorative paving, shall be engineered and installed as required to support the axle loads of emergency vehicles. A load capacity sufficient to meet the requirements for hs-20 loading (16 kips/wheel) and a total vehicle live load of 80,000 pounds is considered compliant with this requirement.
5. Fire lanes designated on site plans shall be registered with the bastrop fire department and inspected for final approval.
6. The minimum vertical clearance required for emergency vehicle access roads or drives is 13 fee - 6 inches for the full width of the roadway or driveway.
7. Dumpsters and containers with an individual capacity of 1.5 cubic yards or more shall not be stored in buildings or placed within ten feet of combustible walls, openings, or combustible roof eave lines.

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DESIGNED BY: | DRAFTED BY:

REVISION | DATE

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SHEET NAME: CONSTRUCTION NOTES

JOB NAME: BASTROP GROVE MEDTAIL DEVELOPMENT

PROJECT: CIVIL SITE DEVELOPMENT PLANS

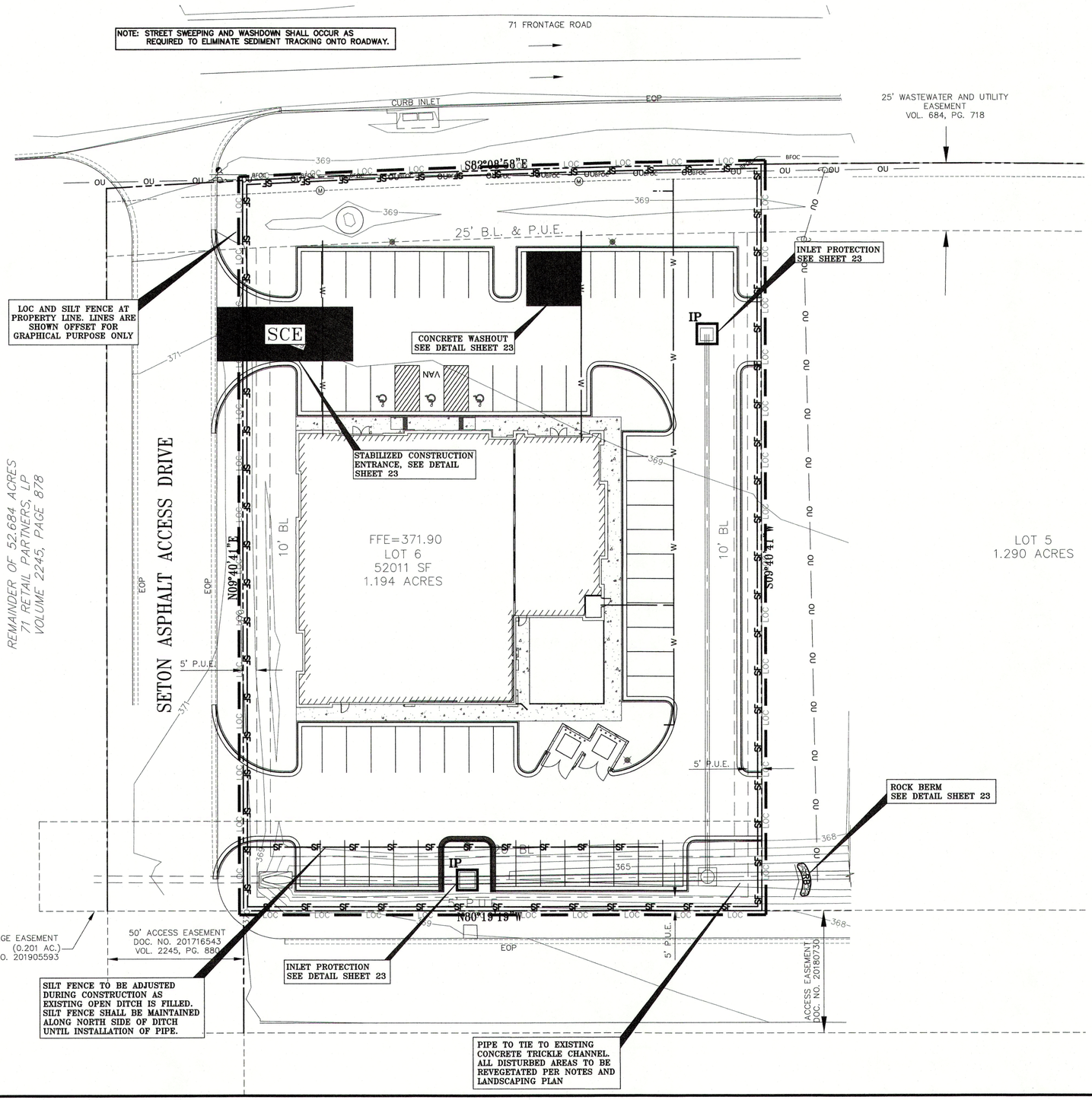
STATE OF TEXAS
BRENDAN P. McENTEE
96200
LICENSED
PROFESSIONAL ENGINEER
CARLSON, BRIGANCE & DOERING, INC.
ID# F3791
Brendan P McEntee
02/06/2020

DATE 11/25/2019

JOB NUMBER 5135

SHEET 21 OF 29

SHEET NO. 21





SCALE: 1" = 20'

LEGEND

- SF — SILT FENCE
- LOC — LIMITS OF CONSTRUCTION
- IP — INLET PROTECTION
- RB — ROCK BERM
- SCE — STABILIZED CONSTRUCTION ENTRANCE
- CONCRETE WASHOUT

WARNING!!!
REVIEW THE SEQUENCE OF CONSTRUCTION ON THE GENERAL NOTES SHEET PRIOR TO BEGINNING CONSTRUCTION

!!! WARNING !!!:
UNDERGROUND UTILITIES SHOWN ON THESE PLANS IS A BEST ESTIMATE BASED ON RECORDS THAT COULD BE OBTAINED AND PHYSICAL FEATURES VISIBLE AT THE GROUND LEVEL. THE ENGINEER MAKES NO ASSERTIONS BEYOND THAT THEY ARE A BEST ESTIMATE AND AN ATTEMPT TO HELP IDENTIFY POSSIBLE UTILITIES IN THE AREA. THE CONTRACTOR MUST CALL ONE CALL IN ACCORDANCE WITH THE NOTES TO BETTER LOCATE ANY UNDERGROUND UTILITIES.

GENERAL EROSION CONTROL NOTES:

1) CONTRACTOR TO FIELD LOCATE DIVERSION, INTERCEPTOR, AND PERIMETER DIKES/DITCHES AS REQUIRED BASED ON THE DRAIN SEQUENCE OF CONSTRUCTION.
2) IF DISTURBED AREA IS NOT WORKED FOR MORE THAN 14 DAYS THEN DISTURBED AREA NEEDS TO BE STABILIZED BY REVEGETATION, MULCH, TARP, OR MATTING.
3) THE ENVIRONMENTAL INSPECTOR HAS THE AUTHORITY TO ADD AND/OR MODIFY EROSION/SEDIMENTATION CONTROLS ON SITE TO KEEP PROJECT IN-COMPLIANCE WITH THE CITY OF BASTROP RULES AND REGULATIONS.
4) THE CONTRACTOR SHALL UTILIZE DUST CONTROL MEASURES DURING SITE CONSTRUCTION SUCH AS WATERING WITH IRRIGATION TRUCKS AND MULCHING AS PER CITY REQUIREMENTS, OR AS DIRECTED BY THE ENVIRONMENTAL INSPECTOR.
5) SILT FENCE TYPE AND INSTALLATION SHALL COMPLY WITH CITY OF BASTROP RULES AND REGULATIONS.
6) CONTRACTOR WILL CHECK AND IF NECESSARY CLEAN UP SPOILS THAT MIGRATE ONTO THE ROADS A MINIMUM OF ONCE DAILY.
7) CONTRACTOR IS SOLEY RESPONSIBLE FOR MEANS AND METHODS OF CONSTRUCTION INCLUDING COMPLIANCE WITH SWPPP INSPECTION, REPORTING, NOI, AND NOT FILING. THE PLAN SHOWN IS THE MINIMUM REQUIRED AND THE CONTRACTOR SHALL MODIFY THE PLAN AS REQUIRED TO ELIMINATE SEDIMENT FROM LEAVING THE SITE.
8) ALL AREAS DISTURBED BY CONSTRUCTION ACTIVITY ARE TO BE REVEGETATED IN ACCORDANCE WITH THIS SHEET AND THE LANDSCAPING PLAN. REFER TO SHEET 23 FOR EROSION CONTROL DETAILS AND ADDITIONAL NOTES REGARDING REVEGETATION.

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DESIGNED BY: | DRAFTED BY:

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SHEET NAME: EROSION CONTROL PLAN

JOB NAME: BASTROP GROVE MEDTAIL DEVELOPMENT

PROJECT: CIVIL SITE DEVELOPMENT PLANS

STATE OF TEXAS
BRENDAN P. McENTEE
96200
LICENSED PROFESSIONAL ENGINEER
CARLSON, BRIGANCE & DOERING, INC.
ID# F3791
02/06/2020

DATE: 11/25/2019
JOB NUMBER: 5135
SHEET: 22 OF 29
SHEET NO.: 22

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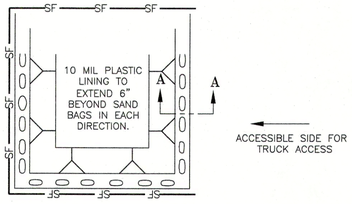
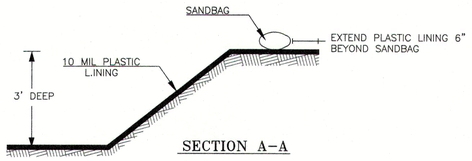


PLAN

ACCESSIBLE SIDE FOR TRUCK ACCESS

NOTE: SIZE VARIES BASED ON ANTICIPATED VOLUME OF CONCRETE TO BE PLACED. MINIMUM SIZE 8'X8' BOTTOM.

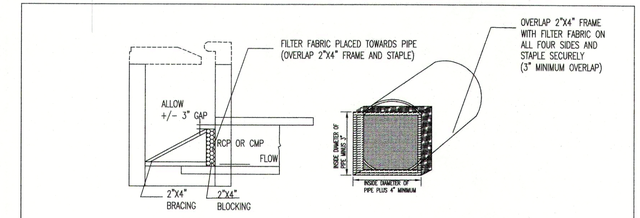


SECTION A–A

CONCRETE WASHOUT AREA NOTES:

1. WASHOUT SHALL BE INSTALLED PRIOR TO PLACING ANY CONCRETE ON–SITE.
2. INSTALL DIRECTIONAL SIGNS AS NECESSARY TO INDICATE WASHOUT LOCATION TO CONCRETE SUPPLY VEHICLES.
3. WASHOUT SHALL BE INSPECTED WEEKLY AND AFTER RAIN EVENTS IN ACCORDANCE WITH SWPPP.
4. CONTRACTOR TO MAINTAIN, REPAIR, ENLARGE OR RELOCATE WASHOUT AS NECESSARY TO MEET PROJECT REQUIREMENTS.
5. WHEN NECESSARY DURING CONSTRUCTION, OR AT THE COMPLETION OF ALL CONSTRUCTION, CONCRETE SHALL BE REMOVED AND LAWFULLY DISPOSED OF AND THE WASHOUT AREA FILLED WITH COMPACTED SELECT FILL.
6. CONCRETE WASHOUT SHALL NOT BE LOCATED WITHIN 50' OF STORM INLET, DITCH, OR SUBSURFACE DRAINAGE SYSTEM.

CONCRETE WASHOUT DETAIL
N.T.S



NOTES:
"STORM INLET SEDIMENT TRAPS" SHALL BE PLACED IN ALL PROPOSED AND EXISTING CURB INLETS AND DROP INLETS AS DIRECTED BY THE CITY OF BASTROP.

THE LATERAL BRACING SHALL BE PLACED IN A MANNER AS TO ADEQUATELY SECURE THE FILTER FRAME TO THE SIDE OF THE INLET, INSURING THE PROPER FUNCTION OF THE SEDIMENT TRAP

FILTER FABRIC MAY BE IDENTICAL TO THAT SPECIFIED A "TEMPORARY SEDIMENT CONTROL FENCE"
OTHER MATERIAL MAY BE USED UPON APPROVAL OF THE CITY OF CEDAR PARK'S PROJECT REPRESENTATIVE.

THE "STORM INLET SEDIMENT TRAP" SHALL BE INSTALLED IN EXISTING INLETS BEFORE CONSTRUCTION BEGINS AND UPON COMPLETION OF THE INLET WALLS IN PROPOSED INLETS OR AS DIRECTED BY THE CITY REPRESENTATIVE.

THE CONTRACTOR WILL BE REQUIRED TO PERFORM PERIODIC MAINTENANCE OF THE SEDIMENT TRAP AND REMOVE ACCUMULATED SILT AS DIRECTED BY THE CITY OF BASTROP.

ALL WOOD SHALL BE PRESSURE TREATED

SEDIMENT TRAPS TO BE REMOVED AFTER PAVING IS COMPLETE

STORM INLET SEDIMENT TRAP (TYPE 1) DETAILS
(TxDOT–AUSTIN DISTRICT)

EROSION AND SEDIMENTATION CONTROL:

1. The contractor shall install erosion/sedimentation controls and fencing for areas outside of the construction area prior to any site preparation work (clearing, grubbing or excavation).
2. The contractor is required to inspect the controls and fences at weekly intervals, and after significant rainfall events to insure that they are functioning properly. The person(s) responsible for maintenance of controls and fences shall immediately make any necessary repairs to damaged areas. Silt accumulation at controls must be removed when the depth reaches six (6) inches.
3. Prior to final acceptance, haul roads and waterway crossings constructed for temporary contractor access must be removed, accumulated sediment removed from the waterway and the area restored to the original grade and revegetated. All land clearing debris shall be disposed of in approved spoil disposal sites.
4. Any methods, street markings and signage necessary for warning motorists, warning pedestrians or diverting traffic during construction shall conform to the texas manual of uniform traffic control devices for streets and highways, latest edition.
5. All pavement markings, markers, paint, traffic buttons, traffic controls and signs shall be installed in accordance with the texas department of transportation standard specifications for construction of highways. Streets, bridges, and the texas manual of uniform traffic control devices for streets and highways, latest editions.
6. Erosion control measures, site work and restoration work shall be in accordance with the city of bastrop code of ordinances.
7. All slopes shall be sodded or seeded with approved grass, grass mixtures or ground cover suitable to the area and season in which they were applied.
8. Silt fences, rock berms, sedimentation basins and similarly recognized techniques and materials shall be employed during construction to prevent point source sedimentation loading of downstream facilities. Such installation shall be regularly inspected by the city of bastrop for effectiveness. Additional measures may be required if, in the opinion of the city engineer, they are warranted.
9. All temporary erosion control measures shall not be removed until final inspection and approval of the project by the city inspector. It shall be the responsibility of the contractor to maintain all temporary erosion control structures and to remove each structure as approved by the city inspector.
10. All mud, dirt, rocks, debris, etc., spilled, tracked or otherwise deposited on existing paved streets. Drives and areas used by the public shall be cleaned up immediately.
11. Permanent erosion control: all disturbed areas shall be restored as noted below:

a. Minimum of four (4) inches of topsoil shall be placed in all drainage channels (except rock), and between the curb and right-of-way.

B. The seeding for permanent erosion control shall be applied over areas disturbed by construction as follows:

broadcast seeding:

(i) from october to february, seeding shall be with one (1) pound per 1,000 square feet of unhulled bermuda or three (3) pounds per

(ii) from march to september, seeding shall be with hulled bermuda at a rate of one (1) pound per 1,000 square feet, with a purity of 95% with 85% germination.

Fertilizer shall be slow release granular or palette type, and shall have an analysis of 15-15-15, and shall be applied at the rate of one (1) pound per 1,000 square feet, once at the time of planting, and again once during the time of establishment.

Mulch type used shall be straw or hay applied at a rate of 45 pounds per 1,000 square feet.

Hydraulic seeding:

(i) from october to february, seeding shall be with one (1) pound per 1,000 square feet of unhulled bermuda, or three (3) pounds per 1,000 square feet of winter rye, with a purity of 95% with 90% germination.

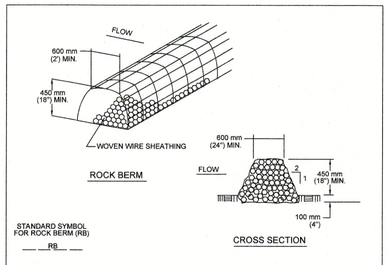
(ii) from march to september, seeding shall be with hulled bermuda at a rate of one (1) pound per 1,000 square feet with a purity of 95% with 95% germination.

Fertilizer shall be a water soluble fertilizer with an analysis of 15-15-15 at a rate of 1.5 pounds per 1,000 square feet.

Mulch type shall be hay, straw or mulch applied at a rate of 45 pounds per 1,000 square feet, with a soil tackifier at a rate of 1.4 pounds per 1,000 square feet.

C. The planted area shall be irrigated or sprinkled in a manner that will not erode the topsoil, but will sufficiently soak to a depth of six (6) inches. The irrigation shall occur at 10-day intervals during the first two (2) months. Rainfall occurrences of 1/2 inch or more shall postpone the watering schedule for ten (10) days.

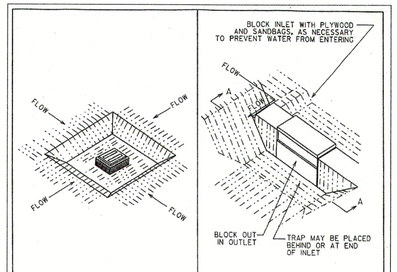
D. Restoration shall be acceptable when the grass has grown at least 1 inch high with 85% coverage, provided no bare spots larger than 20 square feet exist.



STANDARD SYMBOL FOR ROCK BERM (RB)
___RB___

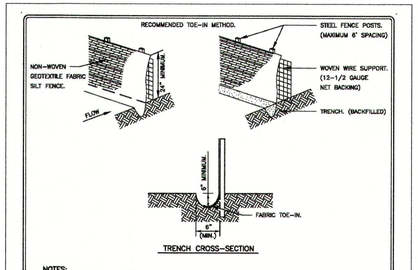
NOTES:
1. USE ONLY OPEN GRADED ROCK 75 to 125 mm (3 to 5") DIAMETER FOR ALL CONDITIONS.
2. THE ROCK BERM SHALL BE SECURED WITH A WOVEN WIRE SHEATHING HAVING MAXIMUM 25 mm (1") OPENING AND MINIMUM WIRE DIAMETER OF 12.9 mm (20 GAUGE).
3. THE ROCK BERM SHALL BE INSPECTED DAILY OR AFTER EACH RAIN, AND THE STONE AND/OR FABRIC CORE-WOVEN SHEATHING SHALL BE REPLACED WHEN THE STRUCTURE CEASES TO FUNCTION AS INTENDED, DUE TO SEDIMENT ACCUMULATION AMONG THE ROCKS, WASHOUT, CONSTRUCTION TRAFFIC DAMAGE, ETC.
4. IF SEDIMENT REACHES A DEPTH EQUAL TO ONE-THIRD THE HEIGHT OF THE BERM OR 150 mm (6"), WHICHEVER IS LESS, THE SEDIMENT SHALL BE REMOVED AND DISPOSED OF ON AN APPROVED SITE AND IN A MANNER THAT WILL NOT CREATE A SEDIMENTION PROBLEM.
5. WHEN THE SITE IS COMPLETELY STABILIZED,THE BERM AND ACCUMULATED SEDIMENT SHALL BE REMOVED AND DISPOSED OF IN AN APPROVED MANNER.

CITY OF AUSTIN WATERSHED PROTECTION DEPARTMENT	ROCK BERM	
RECORD COPY SIGNED BY MORGAN BYARS 8/24/2010 ADOPTED	THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR APPROPRIATE USE OF THIS STANDARD.	STANDARD NO. 639S-1



NOTE:
WHERE CURB IS IN PLACE, PROVIDE A 300 mm (1') WIDE OPENING IN THE CURB, OR USE A SANDBAG TO DAM TO FORCE WATER OVER THE CURB TO THE TRAP.

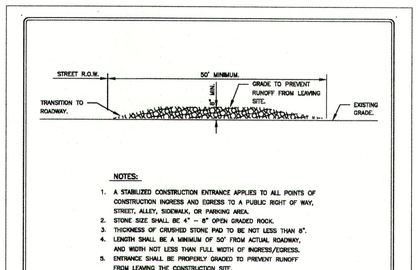
CITY OF AUSTIN WATERSHED PROTECTION DEPARTMENT	STORM INLET SEDIMENT TRAP	
8-27-08 ADOPTED	THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR APPROPRIATE USE OF THIS STANDARD.	STANDARD NO. 632S-1



TRENCH CROSS-SECTION

NOTES:
1. SILT FENCE SHALL CONFORM TO CITY OF BASTROP SPECIFICATION 642.
2. STEEL POSTS WHICH SUPPORT THE SILT FENCE SHALL BE INSTALLED ON A SLIGHT ANGLE TOWARD THE ANTICIPATED RUNOFF SOURCE. POST MUST BE EMBEDDED A MIN. OF ONE (1') FOOT.
3. THE TOE OF THE SILT FENCE SHALL BE TRENCHED IN WITH A SPADE OR MECHANICAL TRENCHER, SO THAT THE DOWNSLOPE FACE OF THE TRENCH IS FLAT AND PERPENDICULAR TO THE LINE OF FLOW. WHERE FENCE CANNOT BE TRENCHED IN (E.G. PAVEMENT) WIDGHT FABRIC FLAP WITH WASHED GRAVEL ON UPHILL SIDE TO PREVENT FLOW UNDER FENCE.
4. THE TRENCH MUST BE A MINIMUM OF 8 INCHES DEEP AND 8 INCHES WIDE TO ALLOW FOR THE SILT FENCE FABRIC TO BE LAID IN THE GROUND AND BACKFILLED WITH COMPACTED MATERIAL.
5. SILT FENCE SHALL BE SECURELY FASTENED TO EACH STEEL SUPPORT POST OR TO WOVEN WIRE, WHICH IN TURN IS SECURELY FASTENED TO THE STEEL FENCE POSTS.
6. INSPECTION SHALL BE MADE WEEKLY OR AFTER EACH RAINFALL EVENT AND REPAIR OR REPLACEMENT SHALL BE MADE PROMPTLY AS NEEDED.
7. SILT FENCE SHALL BE REMOVED WHEN THE SITE IS COMPLETELY STABILIZED SO AS NOT TO BLOCK OR IMPEDE STORM FLOW OR DRAINAGE.
8. ACCUMULATED SILT SHALL BE REMOVED WHEN IT REACHES A DEPTH OF 6 INCHES. THE SILT SHALL BE DISPOSED OF IN AN APPROVED SITE AND IN SUCH A MANNER AS TO NOT CONTRIBUTE TO ADDITIONAL SILTATION.

RECORD SIGNED COPY ON FILE AT PUBLIC WORKS APPROVED MAY 24, 2011 DATE THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR THE APPROPRIATE USE OF THIS DETAIL.	CITY OF BASTROP SILT FENCE DETAIL	DRAWING NO.: EC-02



NOTES:
1. A STABILIZED CONSTRUCTION ENTRANCE APPLIES TO ALL POINTS OF CONSTRUCTION INGRESS AND EGRESS TO A PUBLIC RIGHT OF WAY, STREET, ALLEY, SIDEWALK, OR PARKING AREA.
2. STONE SIZE SHALL BE 4" – 8" OPEN GRADED ROCK.
3. THICKNESS OF CRUSHED STONE PAD TO BE NOT LESS THAN 8".
4. LENGTH SHALL BE A MINIMUM OF 50' FROM ACTUAL ROADWAY, AND WIDTH NOT LESS THAN FULL WIDTH OF INGRESS/EGRESS.
5. ENTRANCE SHALL BE PROPERLY GRADED TO PREVENT RUNOFF FROM LEAVING THE CONSTRUCTION SITE.

THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHTS OF WAY. THIS MAY REQUIRE PERIODIC TOP DRESSING WITH ADDITIONAL STONE AS CONDITIONS DEMAND AND REPAIR AND/OR CLEANOUT OF ANY MEASURES USED TO TRAP SEDIMENT. ALL SEDIMENT SPILLED, DROPPED, WASHED OR TRACKED ONTO PUBLIC RIGHTS OF WAY MUST BE REMOVED IMMEDIATELY BY CONTRACTOR.

AS NECESSARY, WHEELS MUST BE CLEANED TO REMOVE SEDIMENT PRIOR TO ENTRANCE ONTO PUBLIC RIGHT OF WAY. WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON AN AREA STABILIZED WITH CRUSHED STONE WHICH DRAINS INTO AN APPROVED SEDIMENT TRAP OR SEDIMENT BASIN. ALL SEDIMENT SHALL BE PREVENTED FROM ENTERING ANY STORM DRAIN, DITCH OR WATERCOURSE USING APPROVED METHODS.

RECORD SIGNED COPY ON FILE AT PUBLIC WORKS APPROVED MAY 24, 2011 DATE THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR THE APPROPRIATE USE OF THIS DETAIL.	CITY OF BASTROP STABILIZED CONSTRUCTION ENTRANCE DETAIL	DRAWING NO.: EC-01

DESIGNED BY:	DRAFTED BY:

REVISION	DATE

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Phone No. (512) 280-5160 Fax No. (512) 280-5165

SHEET NAME: EROSION CONTROL NOTES & DETAILS

JOB NAME: BASTROP GROVE MEDTAIL DEVELOPMENT

PROJECT: CIVIL SITE DEVELOPMENT PLANS

STATE OF TEXAS
BRENDAN P. McENTEE
96200
LICENSED PROFESSIONAL ENGINEER
CARLSON, BRIGANCE & DOERING, INC.
ID# F3791
02/06/2020

DATE 11/25/2019

JOB NUMBER 5135

SHEET 23 OF 29

SHEET NO. 23

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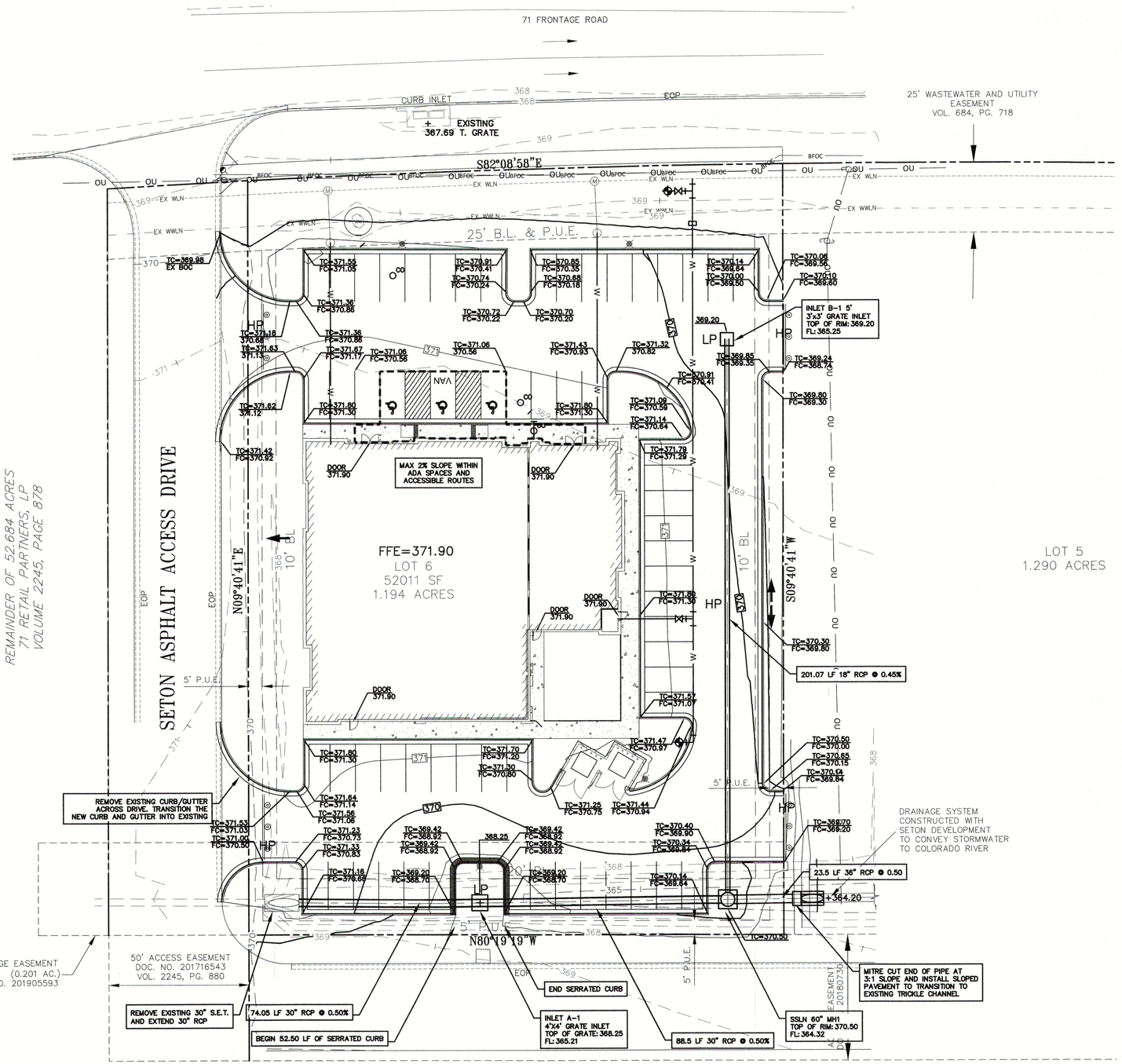

LEGEND

- EXISTING MAJOR CONTOUR (936)
- EXISTING MINOR CONTOUR
- PROPOSED MAJOR CONTOUR (930)
- PROPOSED MINOR CONTOUR
- FLOW ARROW
- TC=XXX.XX / FC=XXX.XX — TOP OF CURB ELEVATION / FACE OF CURB ELEVATION
- PROPOSED GRATE INLET
- PROPOSED STORM MANHOLE
- HP — HIGH POINT
- LP — LOW POINT
- PROPOSED STORM SEWER
- PROPOSED 24" CURB & GUTTER

0 20' 40'

SCALE: 1" = 20'

GRADING NOTES:

1.) UNLESS OTHERWISE SPECIFIED, ALL FINISHED EARTHEN SLOPES ARE TO BE FINE GRADED TO PROVIDE A RELATIVELY UNIFORM SURFACE WITH NO ROCKS GREATER THAN 1-INCH IN DIAMETER, NO MATERIAL GREATER THAN 1-INCHES IN DIAMETER, AND NO DEVIATIONS FROM AN OTHERWISE SMOOTH SURFACE GREATER THAN 4 INCHES IN HEIGHT OR DEPTH WITH NO AREAS OF STANDING WATER

2.) ALL FINISHED SLOPES GREATER THAN 3:1 ARE TO BE COVERED WITH A JUTE MAT, CURLEX MATTING, OR SIMILAR PRODUCT AFTER SEEDING WITH HYDROMULCH AND THE JUTE ANCHORED IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS.

3.) ALL DRAINAGE COMPONENTS ARE TO BE PRECAST CONCRETE. STORM DRAIN PIPE TO BE RCP OR RCPA, CLASS III, PER ASTM C76 AND INLETS TO BE ASTM C913 PER TxDOT STANDARDS WITH GALVANIZED GRATES. INLETS IN PAVED AREAS SHALL INCLUDE PEDESTRIAN GRATES.

4.) REFER TO LANDSCAPE PLAN FOR PLANTING, IRRIGATION, AND TOPSOIL REQUIREMENTS.

5.) REFER TO EROSION CONTROL PLAN FOR TEMPORARY AND PERMANENT REVEGETATION REQUIREMENTS.

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Phone No. (512) 280-5160 Fax No. (512) 280-5165

SHEET NAME: GRADING AND DRAINAGE PLAN

JOB NAME: BASTROP GROVE MEDTAIL DEVELOPMENT

PROJECT: CIVIL SITE DEVELOPMENT PLANS

STATE OF TEXAS
BRENDAN P. McENTEE
96200
LICENSED PROFESSIONAL ENGINEER
CARLSON, BRIGANCE & DOERING, INC.
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02/06/2020

DATE 11/25/2019

JOB NUMBER 5135

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SHEET NO. 24

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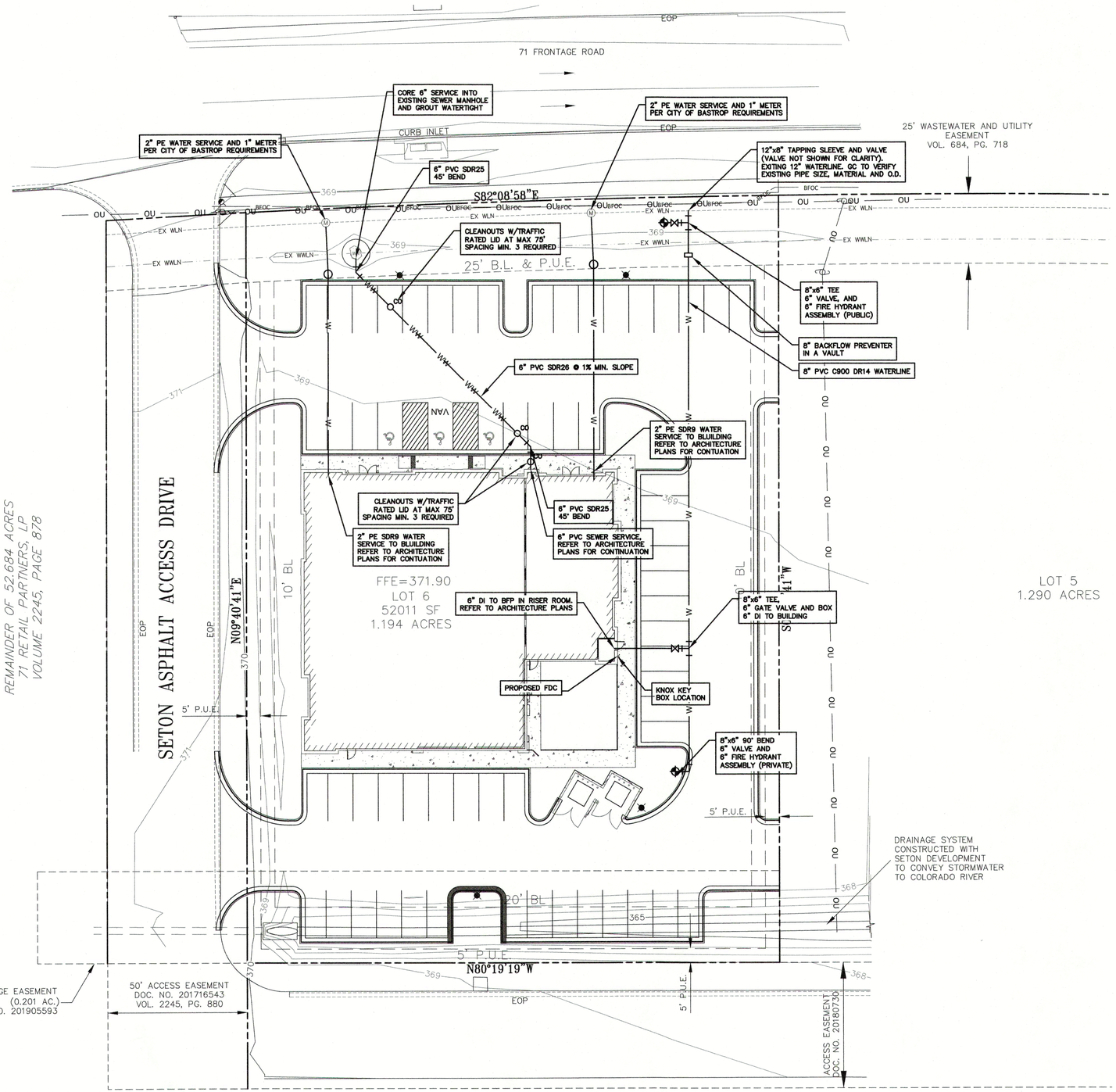

0 30' 60'

SCALE: 1" = 30'

LEGEND

	PROPERTY LINE
703	EXISTING MINOR CONTOURS
700	EXISTING MAJOR CONTOURS
OU	EXISTING OH ELEC/TELE
WLN	EXISTING WATER LINE
WWLN	EXISTING WASTEWATER LINE
	EXISTING EASEMENT/BUFFER LINE
	EXISTING GUY WIRE
	EXISTING POWER POLE
	EXISTING SIGN-ROAD
W	EXISTING WASTEWATER MANHOLE
W	PROPOSED WATER LINE
WW	PROPOSED WASTEWATER LINE
M	PROPOSED WATERMETER LINE
	PROPOSED CLEANOUT
	PROPOSED 45° BEND
	PROPOSED FIRE HYDRANT
	PROPOSED WATER VALVE
	PROPOSED TEE
	PROPOSED 90° BEND
	SITE LIGHTING
	BACKFLOW PREVENTER IN A VAULT

NOTE:
THE LOCATION OF ALL EXISTING UNDERGROUND UTILITIES ARE SHOWN IN APPROXIMATE LOCATIONS ONLY. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK. THE CONTRACTOR WILL AGREE TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE INCURRED BY THEIR FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES, STRUCTURES OR FACILITIES. CONTRACTOR SHALL NOTIFY ENGINEER OF ANY DISCREPANCIES 24 – HOURS PRIOR TO COMMENCING CONSTRUCTION.

UTILITY NOTES:

1. ALL WATER LINES MUST BE CONSTRUCTED IN COMPLIANCE WITH TCEQ RULE 30 TAC SEC. 290.44 RELATED TO WATER DISTRIBUTION LINES. WATER LINES SHALL HAVE A MINIMUM 4' SEPARATION FROM PRESSURE SEWER MAINS
2. ALL HORIZONTAL AND VERTICAL WATER LINE BENDS, TEE'S AND DEAD END'S SHALL BE RESTRAINED TO THE WATER MAIN USING FACTORY RESTRAINED JOINT PIPE OR MECHANICAL JOINT RESTRAINT DEVICES.
3. ALL FILL AREAS ARE TO BE COMPACTED TO 95% PROCTOR DENSITY, PRIOR TO UTILITY INSTALLATION.
4. ALL FITTINGS, VALVES, PLUGS AND OTHER PIPE APPURTENANCES TO BE RESTRAINED.
5. ALL MAINS MUST HAVE A MAXIMUM 48 INCHES OF COVER FROM FINISHED GRADE TO TOP OF PIPE AND A MINIMUM COVER OF 30 INCHES.
6. WATER LINE PIPE SHALL BE C-900 DR-14 BLUE IN COLOR OR DUCTILE IRON PIPE CLASS 350.
7. REFER TO ARCHITECTURAL PLANS FOR EXACT BUILDING PENETRATION, LOCATIONS, SIZE, AND ELEVATIONS.
8. BUILDING IS TO BE SPRINKLED. BACKFLOW PREVENTER IS LOCATED IN SPRINKLER ROOM ALONG REAR WALL. CONTRACTOR TO REFER TO ARCHITECTURAL PLANS FOR BFP, FDC LOCATIONS, AND BUILDING SPRINKLER REQUIREMENTS.
9. REFER TO MEP PLANS FOR REQUIRED ELECTRICAL TRANSFORMER SIZE AS WELL AS PRIMARY AND SECONDARY CONDUIT REQUIREMENTS, ALL CONDUITS ARE TO BE INSTALLED PRIOR TO SUBGRADE COMPACTION AND TESTING.
10. CONSTRUCTION MATERIALS AND METHODS SHALL CONFORM TO CITY DESIGN STANDARDS FOR ALL WORK IN PUBLIC R/W AND EASEMENTS AND TO 2009 INTERNATIONAL PLUMBING CODE, WITH LOCAL AMENDMENTS, FOR WORK ON PRIVATE PROPERTY.
11. IRRIGATION SYSTEM WILL REQUIRE A SEPARATE IRRIGATION PERMIT.
12. UNDERGROUND MAINS SERVING NFPA 13 FIRE SPRINKLER SYSTEMS AND PRIVATE HYDRANTS SHALL BE INSTALLED AND TESTED IN ACCORDANCE WITH NFPA 13, NFPA 24, AND FIRE CODE BY A LICENSED CONTRACTOR WITH A PLUMBING PERMIT. THE ENTIRE MAIN MUST BE HYDROSTATICALLY TESTED AT ONE TIME, UNLESS ISOLATION VALVES ARE PROVIDED BETWEEN TESTED SECTIONS.

CUSTOMER COPY

DESIGNED BY:	DRAFTED BY:

REVISION | DATE

Carlson, Brigance & Doering, Inc.
Civil Engineering ◆ Surveying
FIRM ID #F3791
Main Office: 5501 West William Cannon Dr. Austin, Texas 78749
North Office: 12129 RR 620 N, Ste. 600 Austin, Texas 78750
Phone No. (512) 280-5160 Fax No. (512) 280-5165

SHEET NAME: UTILITY PLAN

JOB NAME: BASTROP GROVE MEDTAIL DEVELOPMENT

PROJECT: CIVIL SITE DEVELOPMENT PLANS

STATE OF TEXAS
BRENDAN P. McENTEE
96200
LICENSED PROFESSIONAL ENGINEER
CARLSON, BRIGANCE & DOERING, INC.
ID# F3791
02/06/2020

DATE: 11/25/2019
JOB NUMBER: 5135
SHEET: 25 OF 29
SHEET NO.: 25

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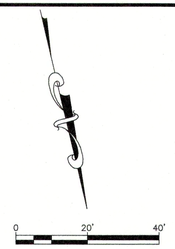

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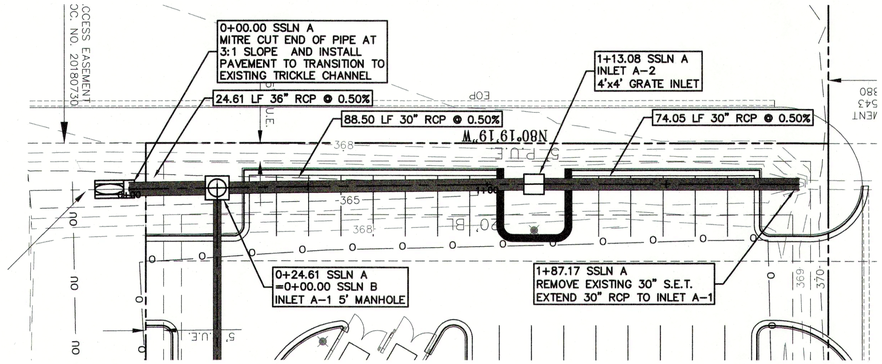
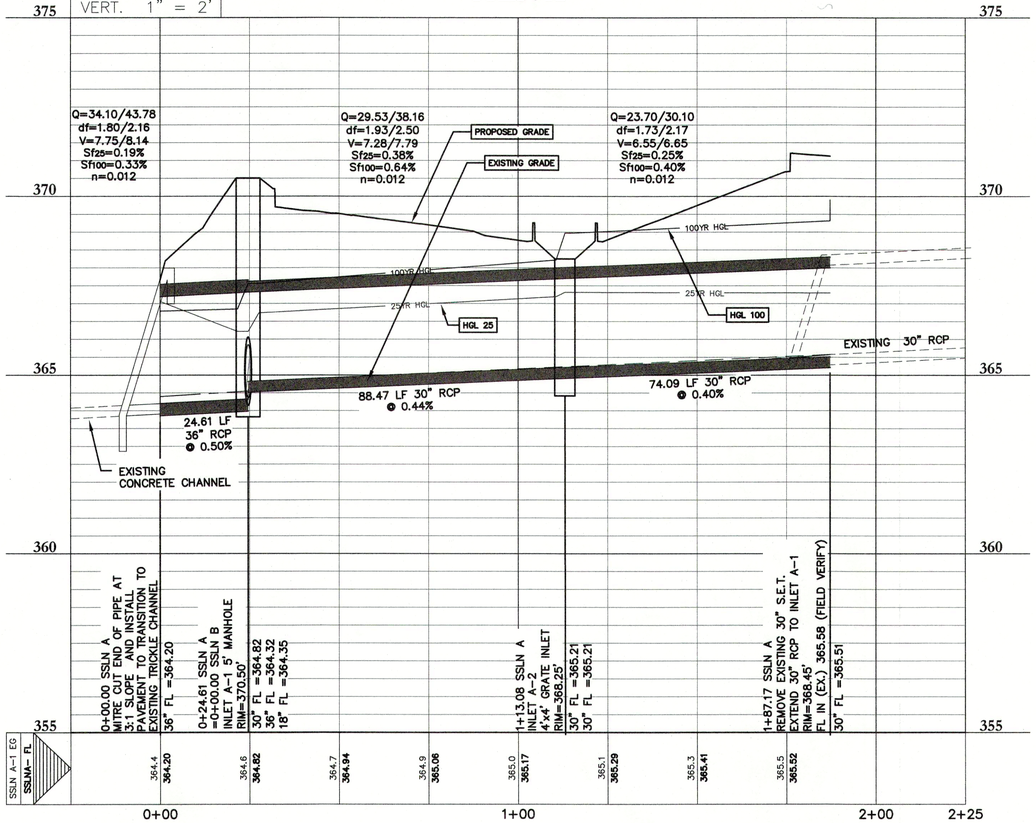
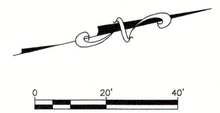


SSLN A

PROFILE SCALE
HORIZ. 1" = 20'
VERT. 1" = 2'





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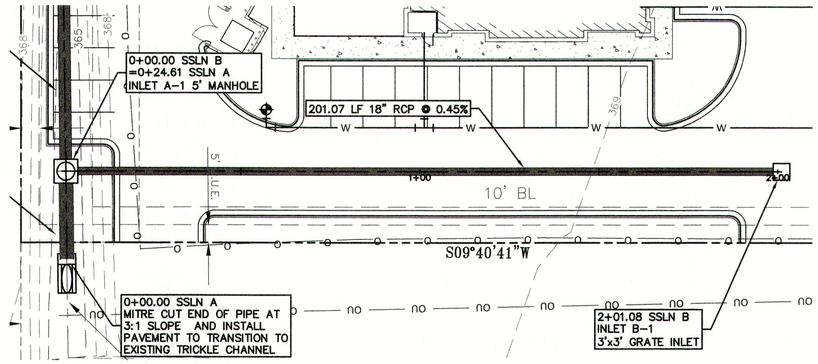

SSLN B

PROFILE SCALE
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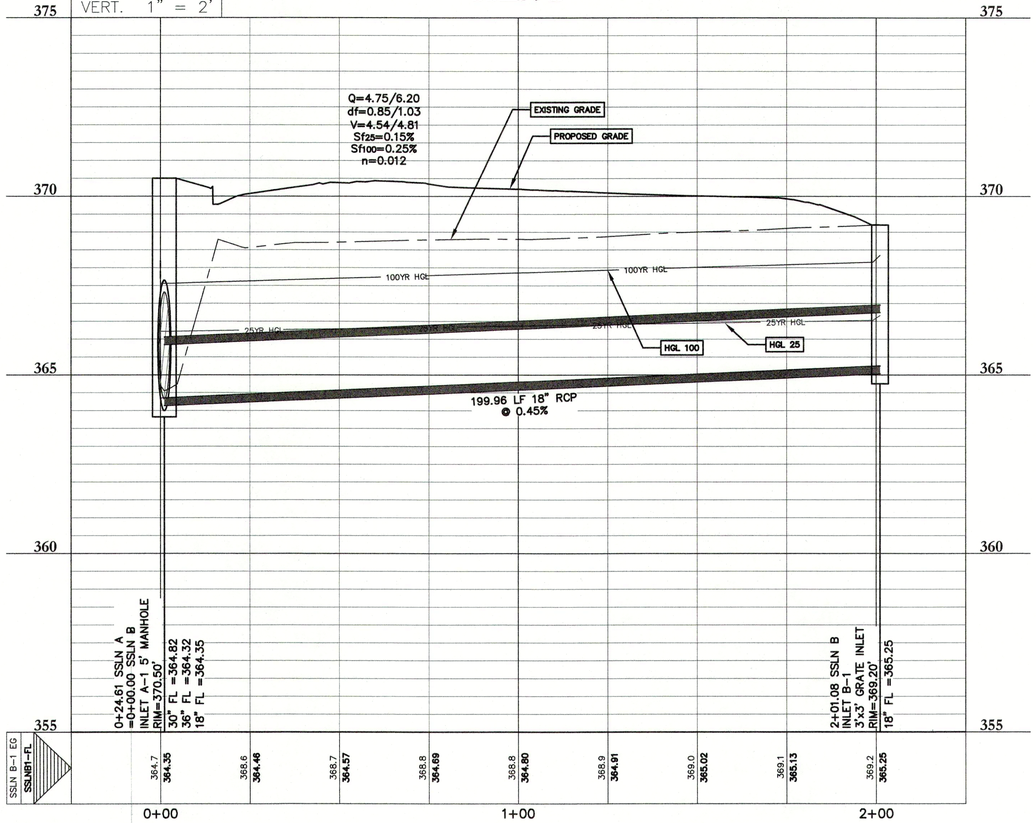
VERT. 1" = 2'



Carlson, Brigance & Doering, Inc.
Civil Engineering ◆ Surveying
FIRM ID #F3791
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5501 West William Cannon Dr. Austin, Texas 78749
Phone No. (512) 280-5160
North Office
12129 RR 620 N., Ste. 600 Austin, Texas 78750
Fax No. (512) 280-5165

DESIGNED BY:
DRAFTED BY:
DATE
REVISION

SHEET NAME: STORM SEWER PROFILES
JOB NAME: BASTROP GROVE MEDTAIL DEVELOPMENT
PROJECT: CIVIL SITE DEVELOPMENT PLANS

STATE OF TEXAS
BRENDAN P. McENTEE
96200
LICENSED PROFESSIONAL ENGINEER
CARLSON, BRIGANCE & DOERING, INC.
ID# F3791
03/06/2020

DATE 11/25/2019
JOB NUMBER 5135
SHEET 26 OF 29
SHEET NO. 26

CUSTOMER COPY

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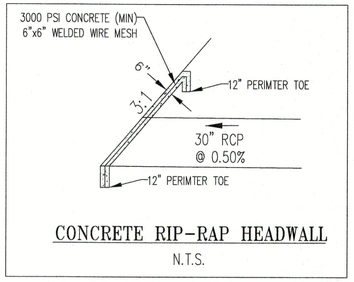
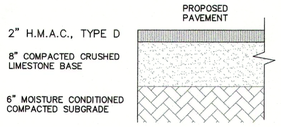


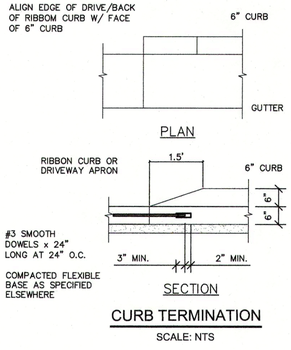
CONCRETE RIP-RAP HEADWALL

N.T.S.



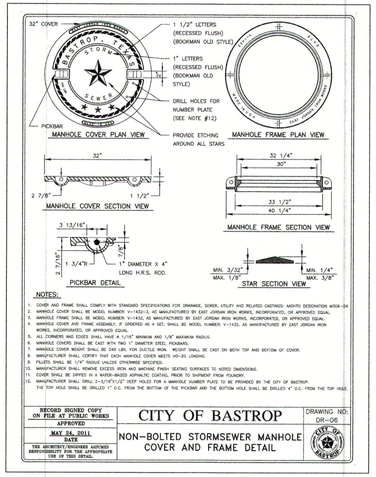
TYP. SECTION THRU EXIST. AND NEW ASPHALT PAVEMENT

SCALE: NTS



CURB TERMINATION

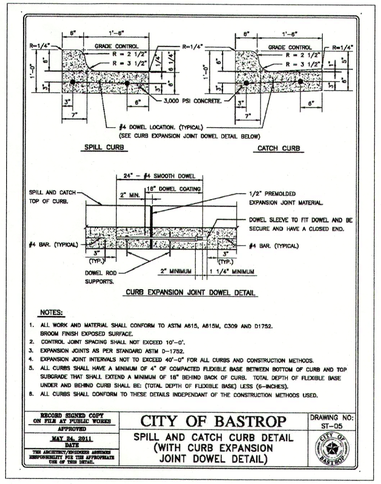
SCALE: NTS



NOTES:

1. COVER AND FRAME SHALL COMPLY WITH STANDARD SPECIFICATIONS FOR DRAINAGE, SEWER, UTILITY AND RELATED CASTINGS (ASSHTO DESIGNATION M306-04
2. MANHOLE COVER SHALL BE MODEL NUMBER V-1432-3, AS MANUFACTURED BY EAST JORDAN IRON WORKS, INCORPORATED, OR APPROVED EQUAL.
3. MANHOLE FRAME SHALL BE MODEL NUMBER V-1432, AS MANUFACTURED BY EAST JORDAN IRON WORKS, INCORPORATED, OR APPROVED EQUAL.
4. MANHOLE COVER AND FRAME ASSEMBLY, IF ORDERED AS A SET, SHALL BE MODEL NUMBER V-1432, AS MANUFACTURED BY EAST JORDAN IRON WORKS, INCORPORATED, OR APPROVED EQUAL.
5. ALL CORNERS AND EDGES SHALL HAVE A 1/16" MINIMUM AND 1/8" MAXIMUM RADIUS.
6. MANHOLE COVER SHALL BE CAST WITH THE WORDS "STORM SEWER" RAISED.
7. MANHOLE COVER WEIGHT SHALL BE 300 LBS. FOR EASTSIDE IRON. WEIGHT SHALL BE CAST ON BOTH TOP AND BOTTOM OF COVER.
8. MANUFACTURER SHALL CERTIFY THAT EACH MANHOLE COVER MEETS H20-25 LOADING.
9. PLATES SHALL BE 1/4" HIGH-S VALUES OTHERWISE SPECIFIED.
10. MANUFACTURER SHALL ROUNDE EXCESS IRON AND MACHINE FINISH SEATING SURFACES TO NOTED DIMENSIONS.
11. COVER SHALL BE DIPPED IN A WATER-BASED ASPHALTIC COATING, PRIOR TO SHIPMENT FROM FOUNDRY.
12. MANUFACTURER SHALL DRILL 2-13/16"x1/2" DEEP HOLES FOR A MANHOLE NUMBER PLATE TO BE PROVIDED BY THE CITY OF BASTROP. THE TOP HOLE SHALL BE DRILLED 1" O.C. FROM THE BOTTOM OF THE PICKBAR AND THE BOTTOM HOLE SHALL BE DRILLED 4" O.C. FROM THE TOP HOLE

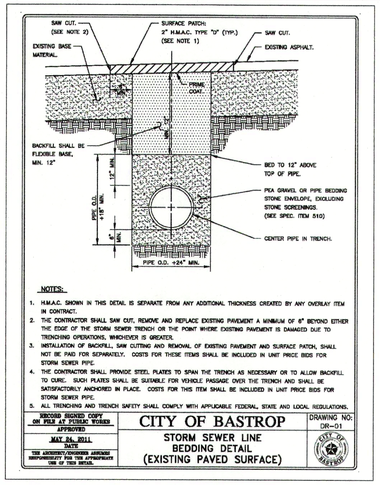
RECORD SIGNED COPY ON FILE AT PUBLIC WORKS APPROVED	CITY OF BASTROP	DRAWING NO: ST-05
MAY 24, 2011 DATE	NON-BOLTED STORMSEWER MANHOLE COVER AND FRAME DETAIL	
THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR THE APPROPRIATE USE OF THIS DETAIL.		



NOTES:

1. ALL WORK AND MATERIAL SHALL CONFORM TO ASTM A615, A615M, C309 AND D1752. BROOM FINISH EXPOSED SURFACE.
2. CONTROL JOINT SPACING SHALL NOT EXCEED 10'-0".
3. EXPANSION JOINTS AS PER STANDARD ASTM D-1752.
4. EXPANSION JOINT INTERVALS NOT TO EXCEED 40'-0" FOR ALL CURBS AND CONSTRUCTION METHODS.
5. ALL CURBS SHALL HAVE A MINIMUM OF 4" OF COMPACTED FLEXIBLE BASE BETWEEN BOTTOM OF CURB AND TOP SUBGRADE THAT SHALL EXTEND A MINIMUM OF 18" BEHIND BACK OF CURB. TOTAL DEPTH OF FLEXIBLE BASE UNDER AND BEHIND CURB SHALL BE: (TOTAL DEPTH OF FLEXIBLE BASE) LESS (6-INCHES).
6. ALL CURBS SHALL CONFORM TO THESE DETAILS INDEPENDANT OF THE CONSTRUCTION METHODS USED.

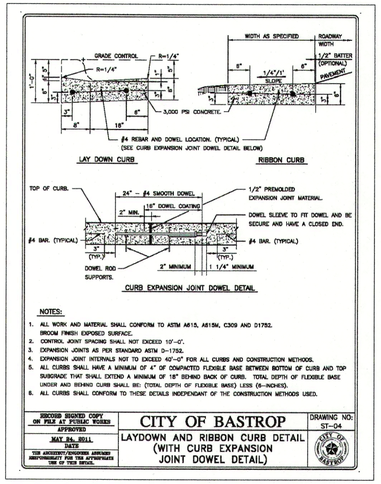
RECORD SIGNED COPY ON FILE AT PUBLIC WORKS APPROVED	CITY OF BASTROP	DRAWING NO: ST-06
MAY 24, 2011 DATE	SPILL AND CATCH CURB DETAIL (WITH CURB EXPANSION JOINT DOWEL DETAIL)	
THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR THE APPROPRIATE USE OF THIS DETAIL.		



NOTES:

1. H.M.A.C. SHOWN IN THIS DETAIL IS SEPARATE FROM ANY ADDITIONAL THICKNESS CREATED BY ANY OVERLAY ITEM IN CONTRACT.
2. THE CONTRACTOR SHALL SAW CUT, REMOVE AND REPLACE EXISTING PAVEMENT A MINIMUM OF 6" BEYOND EITHER THE EDGE OF THE STORM SEWER TRENCH OR THE POINT WHERE EXISTING PAVEMENT IS DAMAGED DUE TO TRENCHING OPERATIONS, WHICHEVER IS GREATER.
3. INSTALLATION OF BACKFILL, SAW CUTTING AND REMOVAL OF EXISTING PAVEMENT AND SURFACE PATCH, SHALL NOT BE PAID FOR SEPARATELY. COSTS FOR THESE ITEMS SHALL BE INCLUDED IN UNIT PRICE BIDS FOR STORM SEWER PIPE.
4. THE CONTRACTOR SHALL PROVIDE STEEL PLATES TO SPAN THE TRENCH AS NECESSARY OR TO ALLOW BACKFILL TO CURE. SUCH PLATES SHALL BE SUITABLE FOR VEHICLE TRAFFIC OVER THE TRENCH AND SHALL BE SATISFACTORILY ANCHORED IN PLACE. COSTS FOR THIS ITEM SHALL BE INCLUDED IN UNIT PRICE BIDS FOR STORM SEWER PIPE.
5. ALL TRENCHING AND TRENCH SAFETY SHALL COMPLY WITH APPLICABLE FEDERAL, STATE AND LOCAL REGULATIONS.

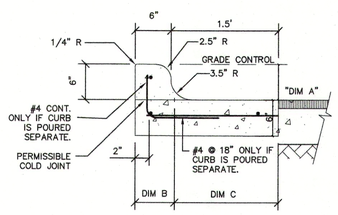
RECORD SIGNED COPY ON FILE AT PUBLIC WORKS APPROVED	CITY OF BASTROP	DRAWING NO: DR-01
MAY 24, 2011 DATE	STORM SEWER LINE BEDDING DETAIL (EXISTING PAVED SURFACE)	
THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR THE APPROPRIATE USE OF THIS DETAIL.		



NOTES:

1. ALL WORK AND MATERIAL SHALL CONFORM TO ASTM A615, A615M, C309 AND D1752. BROOM FINISH EXPOSED SURFACE.
2. CONTROL JOINT SPACING SHALL NOT EXCEED 10'-0".
3. EXPANSION JOINTS AS PER STANDARD ASTM D-1752.
4. EXPANSION JOINT INTERVALS NOT TO EXCEED 40'-0" FOR ALL CURBS AND CONSTRUCTION METHODS.
5. ALL CURBS SHALL HAVE A MINIMUM OF 4" OF COMPACTED FLEXIBLE BASE BETWEEN BOTTOM OF CURB AND TOP SUBGRADE THAT SHALL EXTEND A MINIMUM OF 18" BEHIND BACK OF CURB. TOTAL DEPTH OF FLEXIBLE BASE UNDER AND BEHIND CURB SHALL BE: (TOTAL DEPTH OF FLEXIBLE BASE) LESS (6-INCHES).
6. ALL CURBS SHALL CONFORM TO THESE DETAILS INDEPENDANT OF THE CONSTRUCTION METHODS USED.

RECORD SIGNED COPY ON FILE AT PUBLIC WORKS APPROVED	CITY OF BASTROP	DRAWING NO: ST-04
MAY 24, 2011 DATE	LAYDOWN AND RIBBON CURB DETAIL (WITH CURB EXPANSION JOINT DOWEL DETAIL)	
THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR THE APPROPRIATE USE OF THIS DETAIL.		



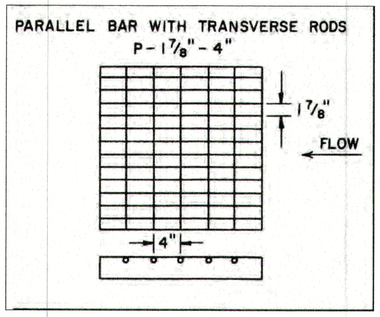
6" CURB

CURB TYPE	DIM "A"	DIM "B"	DIM "C"
SPILL	6-1/4"	7"	1'-5"
CATCH	5"	7"	1'-5"
LAYDOWN	5"	8"	1'-4"

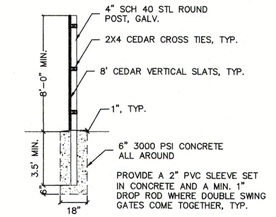
REINFORCED CONCRETE PER OWNER OR GEOTECH REPORT, RECOMMEND AT MIN. 6"

CURB FOR ASPHALT PAVEMENT

SCALE: NTS



GRATE INLET



SECTION A-A

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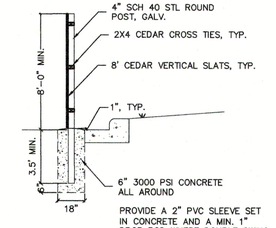
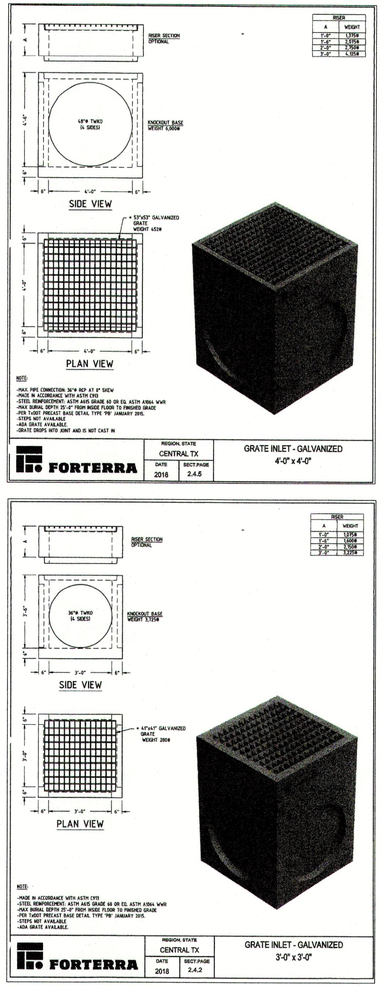


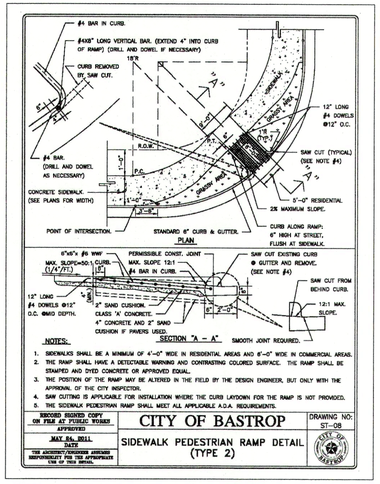
SECTION B-B

SCALE: NTS



NOTE:

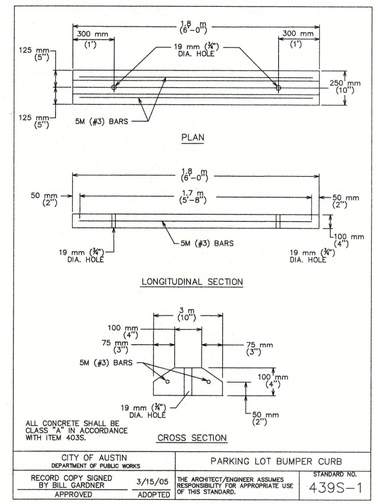
-MAX PIPE CONNECTION 36"ø RCP AT 0° SKEW
-MADE IN ACCORDANCE WITH ASTM C913
-STEEL REINFORCEMENT: ASTM A615 GRADE 60 OR EQ. ASTM A1064 WWR
-MAX BURIAL DEPTH 25'-0" FROM INSIDE FLOOR TO FINISHED GRADE
-PER TXDOT STANDARD DETAIL TYPE 'PB' JANUARY 2015.
-STEPS NOT AVAILABLE
-ADA GRATE AVAILABLE
-GRATE DROPS INTO JOINT AND IS NOT EXIST IN



NOTES:

1. SIDEWALKS SHALL BE A MINIMUM OF 4'-0" WIDE IN RESIDENTIAL AREAS AND 6'-0" WIDE IN COMMERCIAL AREAS.
2. THE RAMP SHALL HAVE A DETECTABLE WARNING AND CONTRASTING COLORED SURFACE. THE RAMP SHALL BE STAMPED AND DYED CONCRETE OR APPROVED EQUAL.
3. THE POSITION OF THE RAMP MAY BE ALTERED IN THE FIELD BY THE DESIGN ENGINEER, BUT ONLY WITH THE APPROVAL OF THE CITY INSPECTOR.
4. SAW CUTTING IS APPLICABLE FOR INSTALLATION WHERE THE CURB LAYDOWN FOR THE RAMP IS NOT PROVIDED.
5. THE SIDEWALK PEDESTRIAN RAMP SHALL MEET ALL APPLICABLE A.D.A. REQUIREMENTS.

RECORD SIGNED COPY ON FILE AT PUBLIC WORKS APPROVED	CITY OF BASTROP	DRAWING NO: ST-08
MAY 24, 2011 DATE	SIDEWALK PEDESTRIAN RAMP DETAIL (TYPE 2)	
THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR THE APPROPRIATE USE OF THIS DETAIL.		



CITY OF AUSTIN DEPARTMENT OF PUBLIC WORKS		PARKING LOT BUMPER CURB	
RECORD COPY SIGNED BY BILL GARDNER APPROVED	3/15/05 ADOPTED	THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR APPROPRIATE USE OF THIS STANDARD.	STANDARD NO. 439S-1

Carlson, Brigance & Doering, Inc.
Civil Engineering ◆ Surveying
FIRM ID #F3791
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Main Office
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Austin, Texas 78749
Phone No. (512) 280-5160

DESIGNED BY:	DRAFTED BY:

DATE

REVISION

SHEET NAME: CONSTRUCTION DETAILS (1 OF 3)

JOB NAME: BASTROP GROVE MEDTAIL DEVELOPMENT

PROJECT: CIVIL SITE DEVELOPMENT PLANS

STATE OF TEXAS
BRENDAN P. McENTEE
96200
LICENSED PROFESSIONAL ENGINEER
CARLSON, BRIGANCE & DOERING, INC.
ID# F3791
12/06/2020

DATE 11/25/2019

JOB NUMBER 5135

SHEET 27 OF 29

SHEET NO. 27

CUSTOMER COPY

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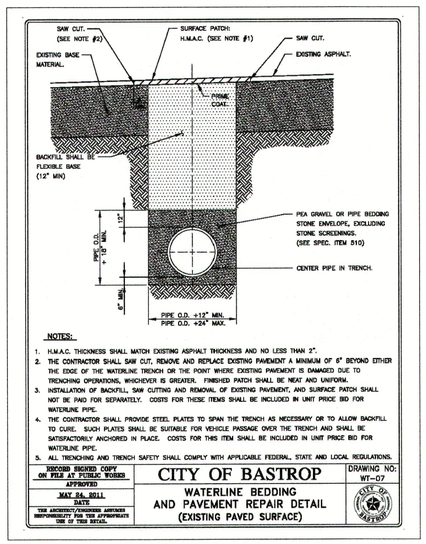
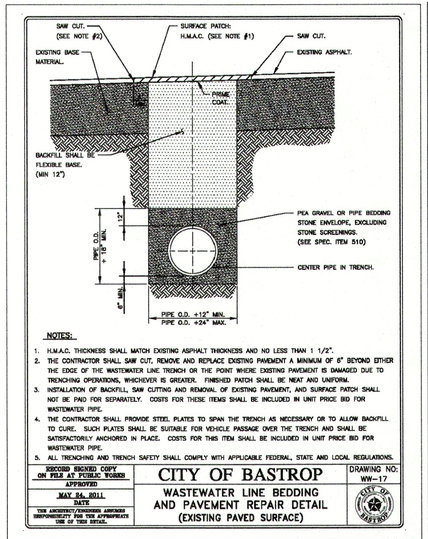
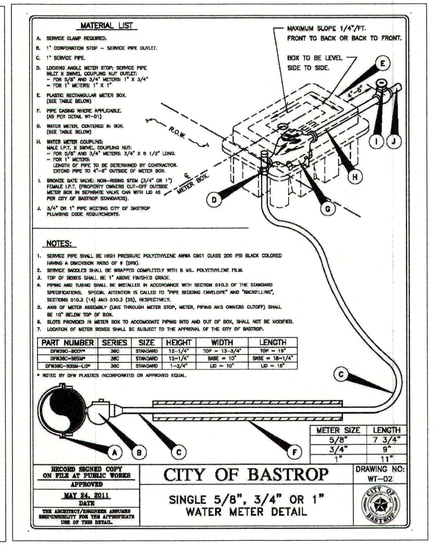
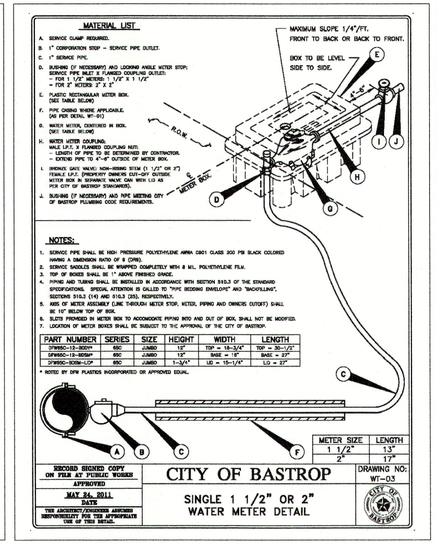
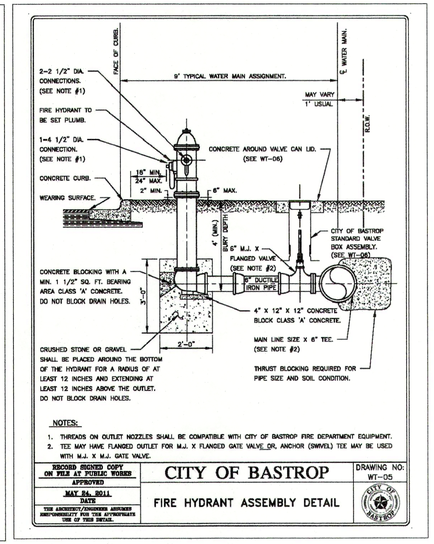
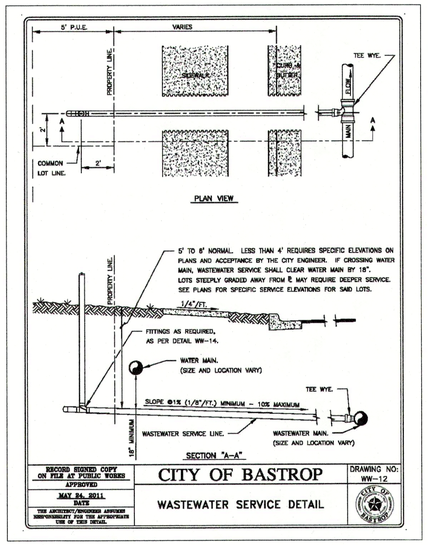


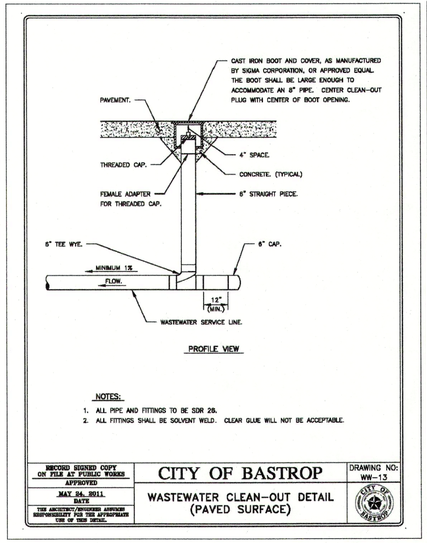


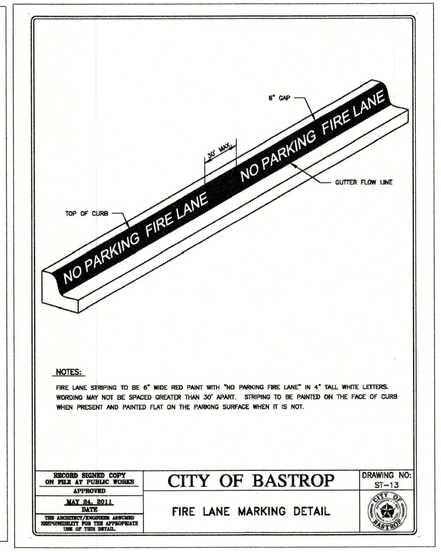


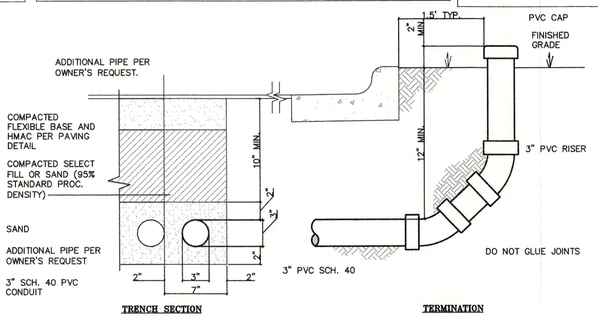






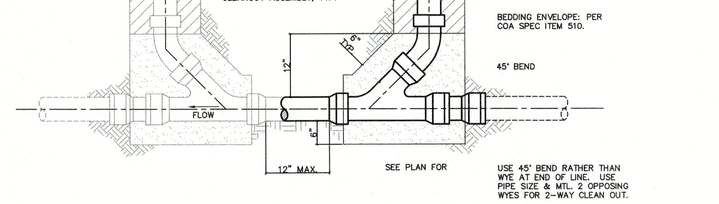






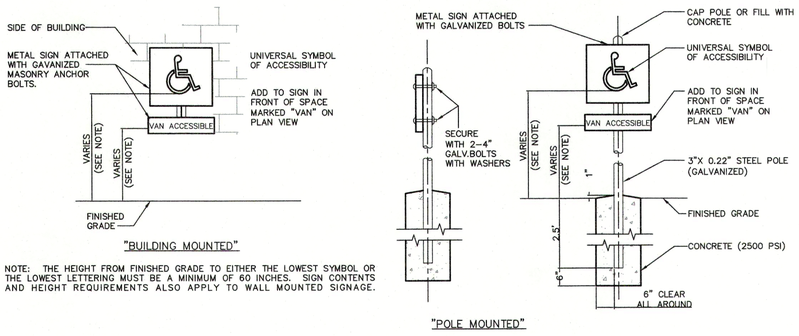
IRRIGATION AND/OR ELECTRICAL SLEEVES

SCALE: NTS



SINGLE/DOUBLE CLEAN-OUT (PRIVATE)

SCALE: NTS



ADA PARKING SIGN

SCALE: NTS (POLE OR WALL MOUNTED)

CUSTOMER COPY

DESIGNED BY: | DRAFTED BY:

DATE | REVISION

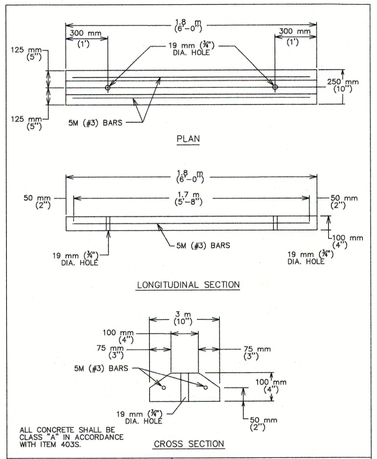
Carlson, Brigance & Doering, Inc.
Civil Engineering ◆ Surveying
CBD
Main Office: 5501 West William Cannon Dr. Austin, Texas 78749
North Office: 12120 IH 35 N., 600 Austin, Texas 78753
Phone No. (512) 280-5160 Fax No. (512) 280-5165

SHEET NAME: CONSTRUCTION DETAILS (2 OF 3)
JOB NAME: BASTROP GROVE MEDTAIL DEVELOPMENT
PROJECT: CIVIL SITE DEVELOPMENT PLANS

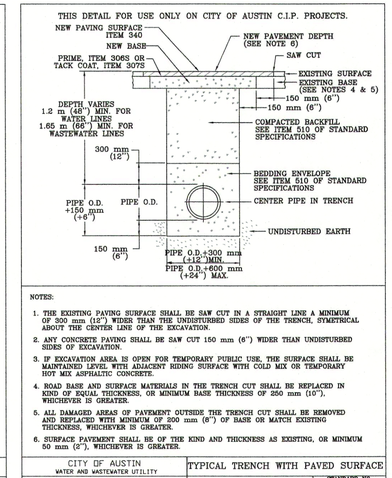
STATE OF TEXAS
BRENDAN P. McENTEE
96200
LICENSED PROFESSIONAL ENGINEER
CARLSON, BRIGANCE & DOERING, INC.
02/06/2020

DATE: 11/25/2019
JOB NUMBER: 5135
SHEET: 28 OF 29
SHEET NO.: 28

FILE PATH:M:\ACD\M5135\dwg\5135-CONSTRUCTION DETAILS.dwg - Feb 06, 2020 - 11:14am



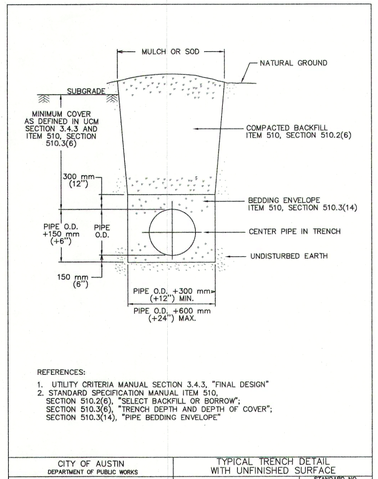
CITY OF AUSTIN DEPARTMENT OF PUBLIC WORKS		PARKING LOT BUMPER CURB	
RECORD COPY SIGNED BY BILL GARDNER	3/15/05	THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR APPROPRIATE USE OF THIS STANDARD.	STANDARD NO. 439S–1
APPROVED	ADOPTED		



NOTES:

1. THE EXISTING PAVING SURFACE SHALL BE SAW CUT IN A STRAIGHT LINE A MINIMUM OF 300 mm (12") WIDER THAN THE UNDISTURBED SIDES OF THE TRENCH, SYMETRICAL ABOUT THE CENTER LINE OF THE EXCAVATION.
2. ANY CONCRETE PAVING SHALL BE SAW CUT 150 mm (6") WIDER THAN UNDISTURBED SIDES OF EXCAVATION.
3. IF EXCAVATION AREA IS OPEN FOR TEMPORARY PUBLIC USE, THE SURFACE SHALL BE MAINTAINED LEVEL WITH ADJACENT RIDING SURFACE WITH COLD MIX OR TEMPORARY HOT MIX ASPHALTIC CONCRETE.
4. ROAD BASE AND SURFACE MATERIALS IN THE TRENCH CUT SHALL BE REPLACED IN KIND OF EQUAL THICKNESS, OR MINIMUM BASE THICKNESS OF 250 mm (10"), WHICHEVER IS GREATER.
5. ALL DAMAGED AREAS OF PAVEMENT OUTSIDE THE TRENCH CUT SHALL BE REMOVED AND REPLACED WITH MINIMUM OF 200 mm (8") OF BASE OR MATCH EXISTING THICKNESS, WHICHEVER IS GREATER.
6. SURFACE PAVEMENT SHALL BE OF THE KIND AND THICKNESS AS EXISTING, OR MINIMUM 50 mm (2"), WHICHEVER IS GREATER.

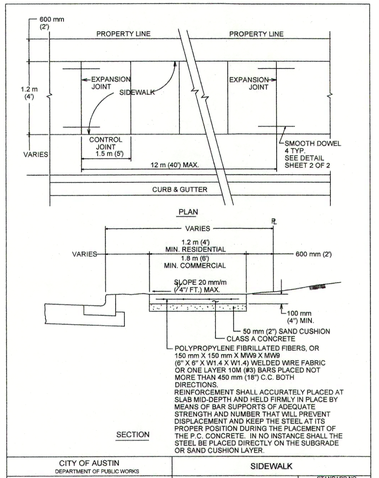
CITY OF AUSTIN WATER AND WASTEWATER UTILITY		TYPICAL TRENCH WITH PAVED SURFACE	
RECORD COPY SIGNED BY KATHI L. FLOWERS	*8/19/02*	*THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR APPROPRIATE USE OF THIS STANDARD.*	STANDARD NO. 510S–3
	ADOPTED		



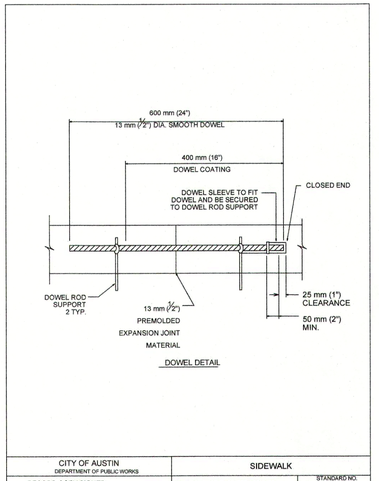
REFERENCES:

1. UTILITY CRITERIA MANUAL SECTION 3.4.3, "FINAL DESIGN"
2. STANDARD SPECIFICATION MANUAL ITEM 510, SECTION 510.2(6), "SELECT BACKFILL OR BORROW"; SECTION 510.3(6), "TRENCH DEPTH AND DEPTH OF COVER"; SECTION 510.3(14), "PIPE BEDDING ENVELOPE"

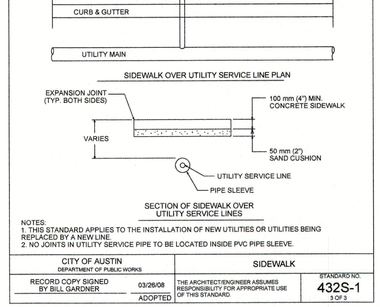
CITY OF AUSTIN DEPARTMENT OF PUBLIC WORKS		TYPICAL TRENCH DETAIL WITH UNFINISHED SURFACE	
RECORD COPY SIGNED BY BILL GARDNER	03/13/06	THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR APPROPRIATE USE OF THIS STANDARD.	STANDARD NO. 510S–5
	ADOPTED		



CITY OF AUSTIN DEPARTMENT OF PUBLIC WORKS		SIDEWALK	
RECORD COPY SIGNED BY BILL GARDNER	03/26/08	THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR APPROPRIATE USE OF THIS STANDARD.	STANDARD NO. 432S-1 1 OF 3
	ADOPTED		

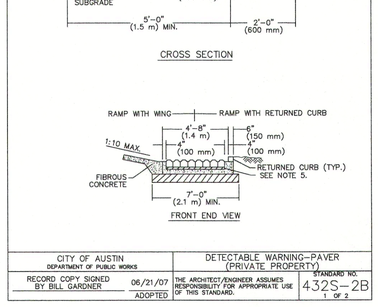


CITY OF AUSTIN DEPARTMENT OF PUBLIC WORKS		SIDEWALK	
RECORD COPY SIGNED BY BILL GARDNER	03/26/08	THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR APPROPRIATE USE OF THIS STANDARD.	STANDARD NO. 432S-1 2 OF 3
	ADOPTED		



NOTES:
1. THIS STANDARD APPLIES TO THE INSTALLATION OF NEW UTILITIES OR UTILITIES BEING REPLACED BY A NEW LINE.
2. NO JOINTS IN UTILITY SERVICE PIPE TO BE LOCATED INSIDE PVC PIPE SLEEVE.

CITY OF AUSTIN DEPARTMENT OF PUBLIC WORKS		SIDEWALK	
RECORD COPY SIGNED BY BILL GARDNER	03/26/08	THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR APPROPRIATE USE OF THIS STANDARD.	STANDARD NO. 432S-1 3 OF 3
	ADOPTED		

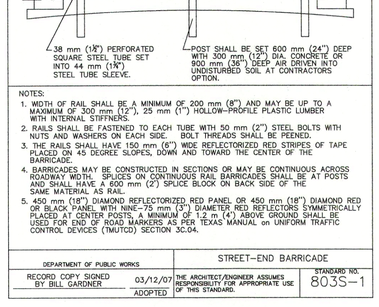


CITY OF AUSTIN DEPARTMENT OF PUBLIC WORKS		DETECTABLE WARNING–PAVER (PRIVATE PROPERTY)	
RECORD COPY SIGNED BY BILL GARDNER	06/21/07	THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR APPROPRIATE USE OF THIS STANDARD.	STANDARD NO. 432S–2B 1 OF 2
	ADOPTED		

GENERAL NOTES:

1. THIS STANDARD IS APPLICABLE FOR RAMP CONSTRUCTION WITHIN PRIVATE PROPERTY ONLY.
2. PAVERS ARE REQUIRED FOR ALL CURB RAMP INSTALLATIONS.
3. PAVERS WILL HAVE DETECTABLE WARNING THAT CONSISTS OF RAISED TRUNCATED DOMES WITH A DIAMETER OF 0.9" (23 mm), A NOMINAL HEIGHT OF 0.2" (5 mm) AND A NOMINAL CENTER TO CENTER SPACING OF 2.35" (60 mm) AND SHALL CONSTRAST VISUALLY WITH ADJOINING SURFACES, EITHER LIGHT-ON-DARK OR DARK-ON-LIGHT (Re: ADAAG SECTION 4.29.2). MATERIAL USED TO PROVIDE CONTRAST SHALL BE AN INTEGRAL PART OF THE WALKING SURFACE. PAVER PATTERN SHALL BE BASKET WEAVE, UNLESS DIRECTED OTHERWISE BY THE ENGINEER OR DESIGNATED REPRESENTATIVE.
4. TYPICAL SIDEWALK WIDTHS AND CURB RADII ARE SHOWN FOR ILLUSTRATION ONLY. REFER TO THE TRANSPORTATION CRITERIA MANUAL FOR SIDEWALK WIDTHS, CURB RADII AND CURB BASES.
5. THE PERMISSIBLE CONSTRUCTION JOINT BETWEEN THE PAVERS AND THE ADJOINING SURFACE SHALL BE LIMITED TO ¼" (6 mm) JOINT SIZE. GAPS LARGER THAN ¼" (6 mm) MUST BE APPROVED BY THE ENGINEER OR DESIGNATED REPRESENTATIVE. ALL JOINTS BETWEEN BRICKS AND ADJOINING SURFACE SHALL BE MORTAR FILLED UNLESS DIRECTED OTHERWISE BY THE ENGINEER OR DESIGNATED REPRESENTATIVE.
6. MORTAR SHALL CONFORM TO STD. SPECIFICATION ITEM SECTION 403S.3.5, MORTAR AND GROUT. ALL OTHER CONCRETE SHALL CONFORM TO STD. SPECIFICATION ITEM 403S, CONCRETE FOR STRUCTURES, UNLESS OTHERWISE NOTED.
7. CURB RAMPS WITH RETURNED CURB MAY ONLY BE USED WHERE PEDESTRIANS WOULD NOT NORMALLY WALK DIAGONALLY ACROSS THE RAMP.

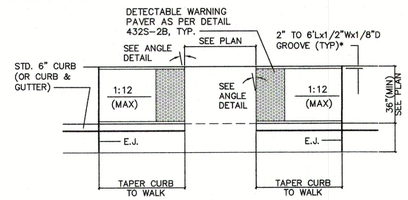
CITY OF AUSTIN DEPARTMENT OF PUBLIC WORKS		DETECTABLE WARNING–PAVER (PRIVATE PROPERTY)	
RECORD COPY SIGNED BY BILL GARDNER	06/21/07	THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR APPROPRIATE USE OF THIS STANDARD.	STANDARD NO. 432S–2B 2 OF 2
	ADOPTED		



NOTES:

1. WIDTH OF RAIL SHALL BE A MINIMUM OF 200 mm (8") AND MAY BE UP TO A MAXIMUM OF 300 mm (12"), 25 mm (1") HOLLOW-PROFILE PLASTIC LUMBER WITH INTERNAL STIFFNERS.
2. RAILS SHALL BE FASTENED TO EACH TUBE WITH 50 mm (2") STEEL BOLTS WITH NUTS AND WASHERS ON EACH SIDE. BOLT THREADS SHALL BE PEENED.
3. THE RAILS SHALL HAVE 150 mm (6") WIDE REFLECTORIZED RED STRIPES OF TAPE PLACED ON 45 DEGREE SLOPES, DOWN AND TOWARD THE CENTER OF THE BARRICADE.
4. BARRICADES MAY BE CONSTRUCTED IN SECTIONS OR MAY BE CONTINUOUS ACROSS ROADWAY WIDTH. SPLICES ON CONTINUOUS RAIL BARRICADES SHALL BE AT POSTS AND SHALL HAVE A 600 mm (2') SPLICE BLOCK ON BACK SIDE OF THE SAME MATERIAL AS RAIL.
5. 450 mm (18") DIAMOND REFLECTORIZED RED PANEL OR 450 mm (18") DIAMOND RED OR BLACK PANEL WITH NINE–75 mm (3") DIAMETER RED REFLECTORS SYMMETRICALLY PLACED AT CENTER POSTS, A MINIMUM OF 1/2 m (4") ABOVE GROUND SHALL BE USED FOR END OF ROAD MARKERS AS PER TEXAS MANUAL on UNIFORM TRAFFIC CONTROL DEVICES (TMUTCD) SECTION 3C.04.

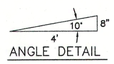
DEPARTMENT OF PUBLIC WORKS		STREET–END BARRICADE	
RECORD COPY SIGNED BY BILL GARDNER	03/12/07	THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR APPROPRIATE USE OF THIS STANDARD.	STANDARD NO. 803S–1
	ADOPTED		



(*) 3:1 SLOPE IF SIDEWALK IS BELOW GRADE. IF ABOVE OR AT FINISHED GRADE SEE TYPICAL SIDEWALK DETAIL

(**) SLOPED PORTION OF CONCRETE TO BE COLORED RED AND BE FINISHED WITH A COURSE BROOM FINISH

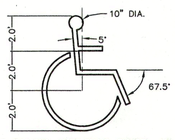
TYPE 4 RAMP



ANGLE DETAIL

HANDICAP RAMP (PRIVATE)

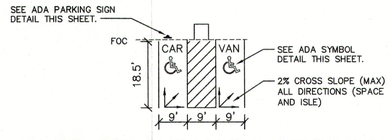
SCALE: NTS



PROVIDE PAINTED WHEELCHAIR SYMBOL AT EACH DESIGNATED HANDICAP PARKING STALL. CENTER SYMBOL IN STALL.
ALL LINES ARE 5" WIDE.

ADA SYMBOL

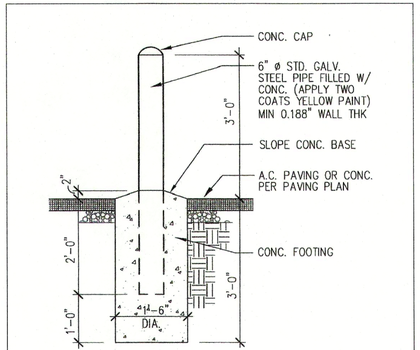
SCALE: NTS



WARNING!! EXCEEDING 2 PERCENT SLOPE IN ANY DIRECTION COULD BE CAUSE FOR REJECTION OF SPACE. CONTRACTOR IS TO VERIFY SPOT ELEVATIONS PRIOR TO CONSTRUCTION AND ENSURE 2% IS NOT EXCEEDED.

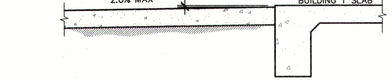
TYPICAL ADA PARKING SPACE

SCALE: NTS



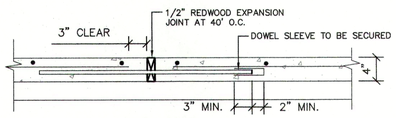
PIPE BOLLARD

SCALE: 3/4"=1'-0"

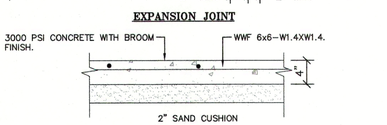


SIDEWALK AT BUILDING ENTRANCE

SCALE: NTS



EXPANSION JOINT



SIDEWALK SECTION

SIDEWALK DETAILS (PRIVATE)

SCALE: NTS

DESIGNED BY:	DRAFTED BY:

DATE	REVISION

Carlson, Brigance & Doering, Inc.
Civil Engineering ◆ Surveying
FIRM ID #F3791
Main Office: 5501 West Courtyard Dr. Austin, Texas 78730
North Office: 12129 Rivera Dr. Suite 600 Austin, Texas 78750
Phone No. (512) 280-5160 Fax No. (512) 280-5165

SHEET NAME: CONSTRUCTION DETAILS (3 OF 3)

JOB NAME: BASTROP GROVE MEDTAIL DEVELOPMENT

PROJECT: CIVIL SITE DEVELOPMENT PLANS

STATE OF TEXAS — BRENDAN P. McENTEE — 96200 — LICENSED PROFESSIONAL ENGINEER

CARLSON, BRIGANCE & DOERING, INC. D# F3791

02/06/2020

DATE 11/25/2019

JOB NUMBER 5135

SHEET 29 OF 29

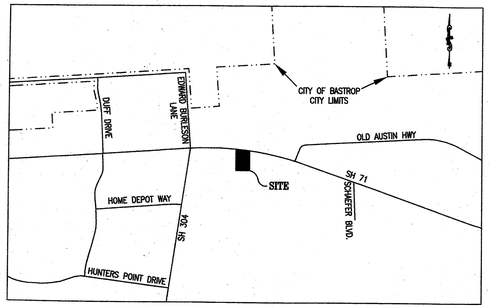
SHEET NO. 29

CUSTOMER COPY

FILE PATH:N:\ACCD-M\5135\dwg\5135-CONSTRUCTION DETAILS.dwg - Feb 06, 2020 - 11:20am

THE FINAL PLAT OF
BASTROP GROVE, SECTION 2

7/12-B



VICINITY MAP
NOT TO SCALE



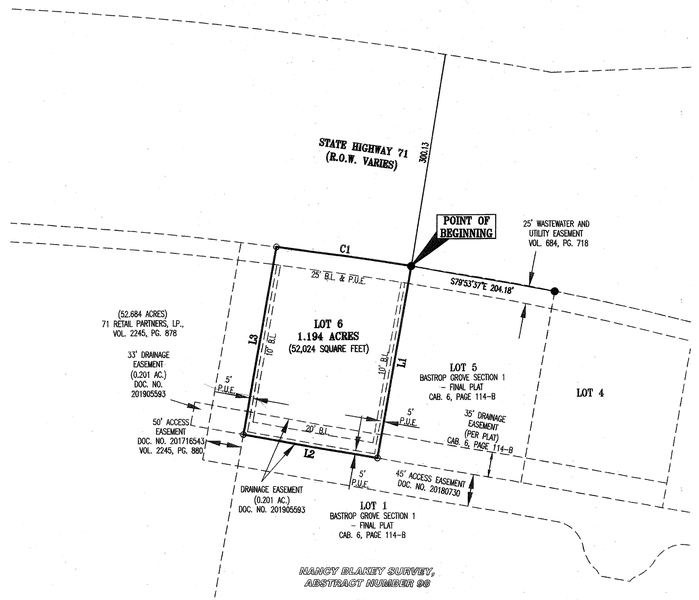
GRAPHIC SCALE

100 0 50 100 200 400

(IN FEET)
1 inch = 100 ft.

LEGEND

○	1/2" CAPPED IRON ROD SET
●	CAPPED IRON ROD FOUND (UNLESS OTHERWISE NOTED)
1	LOT NUMBER
B.L.	BUILDING SETBACK LINE
P.U.E.	PUBLIC UTILITY EASEMENT



Curve Table						
Curve #	Length	Radius	Chord Direction	Chord Length	Tangent	DELTA
C1	190.82	5058.89	S82°05'58"E	190.81	95.42	2°09'40"

Line Table		
Line #	Length	Direction
L1	275.23	S09°40'41"W
L2	190.71	N80°19'19"W
L3	269.15	N09°40'41"E

NO.	REVISION	DATE
1	ORIGINAL SUBMITTAL	07/29/19
2	CITY OF BASTROP COMMENTS	09/03/19
3	OWNERSHIP REVISION	11/25/19

FIELD NOTES

BEING ALL OF THAT CERTAIN 1.194 ACRE (52,024 SQUARE FEET) TRACT OR PARCEL OF LAND OUT OF AND A PART OF THE NANCY BLAKEY SURVEY, ABSTRACT NUMBER 98, SITUATED IN BASTROP COUNTY, TEXAS, BEING ALL OF A CALLED 1.194 ACRE TRACT OF LAND CONVEYED TO GROVE 71 PARTNERS, LP., IN DOCUMENT NUMBER 201916932 OF THE OFFICIAL PUBLIC RECORDS OF BASTROP COUNTY, TEXAS (O.P.R.B.C.TX.), SAID 1.194 ACRE TRACT OF LAND BEING MORE FULLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING, AT A CAPPED ½" IRON ROD FOUND STAMPED "CBD SETSTONE", BEING THE NORTHEASTERN CORNER OF SAID 1.194 ACRE TRACT, SAME BEING A NORTHWESTERN CORNER OF LOT 5, BASTROP GROVE SECTION 1 – FINAL PLAT, A SUBDIVISION RECORDED IN CABINET 6, PAGE 114–B OF THE PLAT RECORDS OF BASTROP COUNTY, TEXAS (P.R.B.C.TX.), AND BEING ALSO A POINT ON A SOUTHERN RIGHT–OF–WAY LINE OF STATE HIGHWAY 71 (R.O.W. VARIES), FOR THE NORTHEASTERN CORNER AND THE POINT OF BEGINNING OF THE HEREIN DESCRIBED TRACT,

THENCE, WITH THE COMMON BOUNDARY LINE OF SAID 1.194 ACRE TRACT AND SAID LOT 5, S09°40'41"W, A DISTANCE OF 275.23 FEET TO A CAPPED ½" IRON ROD SET STAMPED "CBD SETSTONE", BEING THE SOUTHEASTERN CORNER OF SAID 1.194 ACRE TRACT, SAME BEING THE SOUTHWESTERN CORNER OF SAID LOT 5 AND BEING ALSO A POINT ON A NORTHERN BOUNDARY LINE OF LOT 1, SAID BASTROP GROVE SECTION 1 – FINAL PLAT, FOR THE SOUTHEASTERN CORNER OF THE HEREIN DESCRIBED TRACT,

THENCE, WITH THE COMMON BOUNDARY LINE OF SAID 1.194 ACRE TRACT AND SAID LOT 1, N80°19'19"W, A DISTANCE OF 190.71 FEET TO A CAPPED ½" IRON ROD SET STAMPED "CBD SETSTONE", BEING A SOUTHWESTERN CORNER OF SAID 1.194 ACRE TRACT AND BEING ALSO A NORTHERN CORNER OF SAID LOT 1, FOR THE SOUTHWESTERN CORNER OF THE HEREIN DESCRIBED TRACT,

THENCE, WITH THE WESTERN BOUNDARY LINE OF SAID 1.194 ACRE TRACT, N09°40'41"E, A DISTANCE OF 269.15 FEET TO A CAPPED ½" IRON ROD SET STAMPED "CBD SETSTONE", AT A POINT OF CURVATURE, FOR A CURVE TO THE RIGHT, BEING A NORTHWESTERN CORNER OF SAID 1.194 ACRE TRACT, SAME BEING A POINT ON A NORTHERN BOUNDARY LINE OF SAID 52.684 ACRE TRACT AND BEING ALSO A POINT ON A SOUTHERN RIGHT–OF–WAY LINE OF SAID STATE HIGHWAY 71, FOR THE NORTHWESTERN CORNER OF THE HEREIN DESCRIBED TRACT,

THENCE, WITH THE COMMON BOUNDARY LINE OF SAID 1.194 ACRE TRACT, SAID HIGHWAY 71 AND WITH SAID CURVE TO THE RIGHT HAVING A RADIUS OF 5058.89 FEET, AN ARC LENGTH OF 190.82 FEET AND WHOSE CHORD BEARS S82°06'58"E, A DISTANCE OF 190.81 FEET TO THE POINT OF BEGINNING AND CONTAINING 1.194 ACRES (52,024 SQUARE FEET) OF LAND.

DATE: NOVEMBER 25, 2019

OWNER:
GROVE 71 PARTNERS, LP.
C/O JONATHAN KASLING, MANAGER
3809 S. 2ND STREET,
SUITE D–200
AUSTIN, TX. 78704

ENGINEER & SURVEYOR:
CARLSON, BRIGANCE & DOERING, Inc.
5501 WEST WILLIAM CANNON
AUSTIN, TX 78749
(512) 280–5160
(512) 280–5165 fax

F.E.M.A. MAP NO. 48021 C 0355E
BASTROP COUNTY, TEXAS DATED: JANUARY 19, 2006

TOTAL ACREAGE: 1.194 ACRES
SURVEY: NANCY BLAKEY SURVEY, ABSTRACT No. 98

COMMERCIAL LOTS 1 TOTAL: 1.194 ACRES

NO. OF BLOCKS: 1

BENCHMARK:

1) LCRA MOUMENT # A688 – 3" LCRA ALUMINUM DISK FOUND IN THE EAST RIGHT–OF–WAY LINE OF SH 304. BEING +/– 800' NORTH OF THE INTERSECTION OF HUNTERS POINT DRIVE AND SH 304.
N: 10014712.67 E: 3239449.66 ELEV = 365.68'

STATE OF TEXAS §
COUNTY OF BASTROP §

I, ROSE PIETSCH, CLERK OF BASTROP COUNTY, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT OF WRITING AND ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR RECORD IN MY OFFICE ON THE 3rd DAY OF January, 2020 A.D. IN THE PLAT RECORDS OF SAID COUNTY AND STATE IN PLAT CABINET 7, PAGE(s) 12-B. FILED FOR RECORD AT 12:45 O'CLOCK P.M., THIS 3rd DAY OF January, 2020 A.D.

WITNESS MY HAND AND SEAL OF OFFICE OF THE COUNTY CLERK, THE 3rd DAY OF January, 20 20 A.D.

ROSE PIETSCH, COUNTY CLERK, BASTROP COUNTY, TEXAS

BY: DEPUTY

FILED Jan 3, 2020
12:45 P.M.
Rose Pietsch
COUNTY CLERK
BASTROP COUNTY, TEXAS

COUNTY COURT OF BASTROP COUNTY, TEXAS

FLOOD PLAIN NOTE:

NO PORTION OF THIS TRACT LIES WITHIN A DESIGNATED FLOOD HAZARD AREA, THIS TRACT LIES IN ZONE X–500 (0.2 PERCENT ANNUAL CHANCE FLOOD HAZARD), AS SHOWN ON THE FEDERAL FLOOD INSURANCE ADMINISTRATION RATE MAP NO. 48021 C 0355E, FOR BASTROP COUNTY TEXAS, DATED JANUARY 19, 2006. COMMUNITY NUMBER 481193.

GENERAL NOTES:

1. ALL SUBDIVISION PERMITS SHALL CONFORM TO THE CITY OF BASTROP CODE OF ORDINANCES, CONSTRUCTION STANDARDS, AND GENERALLY ACCEPTED ENGINEERING PRACTICES.
2. CONSTRUCTION PLANS AND SPECIFICATIONS FOR ALL SUBDIVISION IMPROVEMENTS SHALL BE REVIEWED AND ACCEPTED BY THE CITY OF BASTROP PRIOR TO ANY CONSTRUCTION WITHIN THE SUBDIVISION.
3. EROSION AND SEDIMENTATION CONTROLS CONSTRUCTED WITH THE SUBDIVISION ORDINANCE OF THE CITY OF BASTROP ARE REQUIRED FOR ALL CONSTRUCTION ON EACH LOT.
4. THE OWNER OF THIS SUBDIVISION, AND HIS OR HER SUCCESSORS AND ASSIGNS, ASSUMES SOLE RESPONSIBILITY FOR PLANS FOR CONSTRUCTION OF SUBDIVISION IMPROVEMENTS WHICH COMPLY WITH APPLICABLE CODES AND REQUIREMENTS OF THE CITY OF BASTROP. THE OWNER UNDERSTANDS AND ACKNOWLEDGES THAT PLAT VACATION OR RE–PLATTING MAY BE REQUIRED, AT THE OWNER'S SOLE EXPENSE, IF PLANS TO CONSTRUCT THIS SUBDIVISION DO NOT COMPLY WITH SUCH CODES AND REQUIREMENTS.
5. CITY ACCEPTANCE OF SUBDIVISION INFRASTRUCTURE OR FISCAL SURETY FOR SUBDIVISION CONSTRUCTION, IN A FORM ACCEPTABLE TO THE CITY OF BASTROP, SHALL BE PROVIDED PRIOR TO FINAL PLAT RECORDATION BY THE CITY.
6. BY APPROVING THIS FINAL PLAT, THE CITY OF BASTROP ASSUMES NO OBLIGATION TO CONSTRUCT ANY INFRASTRUCTURE IN CONNECTION WITH THIS SUBDIVISION. ANY SUBDIVISION INFRASTRUCTURE REQUIRED FOR THE DEVELOPMENT OF THE LOTS IN THIS SUBDIVISION IS THE SOLE RESPONSIBILITY OF THE DEVELOPER AND/OR THE OWNERS OF THE LOTS. FAILURE TO CONSTRUCT ANY REQUIRED INFRASTRUCTURE TO THE CITY STANDARDS MAY BE JUST CAUSE FOR THE CITY TO DENY APPLICATIONS FOR CERTAIN DEVELOPMENT PERMITS INCLUDING BUILDING PERMITS, SITE PLAN APPROVALS AND/OR CERTIFICATE OF OCCUPANCY.
7. NO LOT OR STRUCTURE SHALL BE OCCUPIED PRIOR TO THE APPLICANT SUBMITTING TO THE CITY OF BASTROP DOCUMENTATION OF SUBDIVISION/SITE REGISTRATION WITH THE TEXAS DEPARTMENT OF LICENSING AND REGULATIONS (TDLR) AND PROVIDE DOCUMENTATION OF REVIEW AND COMPLIANCE OF THE SUBDIVISION CONSTRUCTION PLANS WITH TEXAS ARCHITECTURAL BARRIERS ACT (TABA).
8. WATER IS PROVIDED BY THE CITY OF BASTROP.
9. WASTEWATER SERVICE IS PROVIDED BY THE CITY OF BASTROP.
10. ELECTRIC SERVICE WILL PROVIDED BY BLUEBONNET ELECTRIC.
11. GAS SERVICE WILL BE PROVIDED BY CENTERPOINT ENERGY.
12. CABLE SERVICE IS PROVIDED BY SPECTRUM.
13. NO LOT IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTED TO THE APPROVED WATER DISTRIBUTION AND WASTEWATER COLLECTION FACILITIES
14. WASTEWATER AND WATER SYSTEMS SHALL CONFORM TO TCEQ (TEXAS COMMISSION ON ENVIRONMENTAL QUALITY).
15. DEVELOPER/OWNER SHALL BE SOLELY RESPONSIBLE FOR ALL RELOCATIONS AND MODIFICATIONS TO EXISTING UTILITIES.
16. FLOOD WARNING: THE DEGREE OF FLOOD WATER PROTECTION REQUIRED BY THE CITY OF BASTROP FLOOD DAMAGE PREVENTION ORDINANCE IS CONSIDERED REASONABLE FOR THE REGULATORY PURPOSES AND IS BASED ON SCIENTIFIC AND ENGINEERING CONSIDERATIONS. ON RARE OCCASIONS, GREATER FLOODS CAN AND WILL OCCUR AND FLOOD HEIGHTS MAY BE INCREASED BY MAN–MADE OR NATURAL CAUSES. ACCEPTANCE OF THIS FINAL PLAT BY THE CITY COUNCIL DOES NOT IMPLY THAT LAND OUTSIDE OF THE AREA OF SPECIAL FLOOD HAZARDS OR USES PERMITTED IN SUCH AREAS WILL BE FREE FROM FLOODING OR FLOOD DAMAGES. NOR SHALL ACCEPTANCE OF THIS FINAL PLAT CREATE LIABILITY ON THE PART OF THE CITY OF BASTROP OR ANY OFFICIAL OR EMPLOYEE THEREOF FOR ANY FLOOD DAMAGES THAT RESULT FROM RELIANCE ON THE INFORMATION CONTAINED WITHIN THIS FINAL PLAT OR ANY ADMINISTRATION DECISION LAWFULLY MADE HEREUNDER.
17. ALL EASEMENTS ON PRIVATE PROPERTY SHALL BE MAINTAINED BY THE PROPERTY OWNER OR HIS OR HER ASSIGNEES.
18. TEMPORARY OR PERMANENT EASEMENTS ARE TO BE PROVIDED AS REQUIRED AT THE CITY'S SOLE DISCRETION FOR OFF–SITE WATER, WASTEWATER AND DRAINAGE IMPROVEMENTS.
19. PROPERTY OWNERS SHALL PROVIDE FOR ACCESS TO ALL EASEMENTS AS MAY BE NECESSARY AND SHALL NOT PROHIBIT ACCESS BY GOVERNMENTAL AUTHORITIES.
20. IT IS THE RESPONSIBILITY OF EACH BUILDER TO DESIGN AND CONSTRUCT A SUITABLE GRADING AND DRAINAGE SCHEME WHICH WILL CONVEY SURFACE WATER WITHOUT PONDING IN OR AROUND THE LOT, FROM ITS STRUCTURE TO THE DRAINAGE SYSTEM CONSTRUCTED BY THE SUBDIVISION DEVELOPER. LOT DRAINAGE PLAN SHALL BE SUBMITTED FOR REVIEW/APPROVAL BY THE CITY ENGINEER.
21. PUBLIC UTILITY AND DRAINAGE EASEMENTS WHERE SHOWN HEREON ARE INTENDED TO INDICATE AN EASEMENT FOR CONSTRUCTION, OPERATIONS AND MAINTENANCE OF PUBLIC UTILITIES AND DRAINAGE WAYS; INCLUDING BUT NOT LIMITED TO SANITARY SEWERS, FORCE MAINS, WATER LINES, TELEPHONE SIGNAL CONDUITS, ELECTRIC CONDUCTORS, DRAINAGE PIPES AND NATURAL GAS LINES.
22. ALL EASEMENTS OF RECORD AS INDICATED ON THE MOST RECENT TITLE RUN (DATED: APRIL 5, 2019, CONDUCTED BY FIDELITY NATIONAL TITLE INSURANCE COMPANY) FOR THIS PROPERTY ARE SHOWN ON THIS PLAT.
23. THIS PLAT CONFORMS TO THE PRELIMINARY PLAT APPROVED BY THE CITY COUNCIL ON AUGUST 08, 2019.
24. ALL UTILITIES WILL BE UNDERGROUND.
25. IMPACT FEES SHALL BE ASSESSED IN ACCORDANCE WITH THE ORDINANCE EFFECTIVE AT THE TIME OF FINAL PLATTING.
26. ON–SITE STORM WATER DETENTION FACILITIES WILL BE PROVIDED TO REDUCE POST–DEVELOPMENT PEAK RATES OF DISCHARGE OF THE 5, 10, 25, 50 AND 100–YEAR STORM EVENTS.
27. AS SHOWN HEREON, A TWENTY–FIVE (25) FOOT WIDE PUBLIC UTILITY EASEMENT (P.U.E.) IS HEREBY DEDICATED ADJACENT TO STREET RIGHTS–OF–WAY ON ALL LOTS. A FIVE (5) FOOT WIDE P.U.E. IS HEREBY DEDICATED ALONG EACH SIDE AND REAR LOT LINE.
28. NO BUILDINGS, FENCES, LANDSCAPING OR OTHER STRUCTURES ARE PERMITTED WITHIN DRAINAGE EASEMENTS SHOWN, EXCEPT AS APPROVED BY THE CITY OF BASTROP AND/OR BASTROP COUNTY.
29. NO LOT OR STRUCTURE SHALL BE OCCUPIED PRIOR TO THE APPLICANT SUBMITTING TO THE CITY OF BASTROP DOCUMENTATION OF SUBDIVISION/SITE REGISTRATION WITH THE TEXAS DEPARTMENT OF LICENSING AND REGULATIONS (TDLR) AND PROVIDE DOCUMENTATION OF REVIEW AND COMPLIANCE OF THE SUBDIVISION CONSTRUCTION PLANS WITH TEXAS ARCHITECTURAL BARRIERS ACT (TABA).
30. SIDEWALKS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE SUBDIVISION ORDINANCE OF THE CITY OF BASTROP.
31. PRIOR TO CONSTRUCTION OF ANY IMPROVEMENTS ON LOTS IN THIS SUBDIVISION, BUILDING PERMITS WILL BE OBTAINED FROM THE CITY OF BASTROP
32. BUILDING SETBACKS NOT SHOWN SHALL BE IN ACCORDANCE WITH CITY OF BASTROP ZONING ORDINANCE.

STATE OF TEXAS §
COUNTY OF BASTROP § KNOW ALL MEN BY THESE PRESENTS:

THAT, GROVE 71 PARTNERS, LP., JONATHAN KASLING ACTING HEREIN BY AND THROUGH AND BEING THE OWNER OF THAT CERTAIN 1.194 ACRE TRACT OF LAND AS CONVEYED TO GROVE 71 PARTNERS, LP., IN DOCUMENT NUMBER 201916932, OFFICIAL PUBLIC RECORDS OF BASTROP COUNTY, TEXAS, OUT OF THE NANCY BLAKEY SURVEY, ABSTRACT NUMBER 98, SITUATED IN BASTROP COUNTY, TEXAS, DOES HEREBY SUBDIVIDE 1.194 ACRES OF LAND, IN ACCORDANCE WITH THE ATTACHED MAP OR PLAT, TO BE KNOWN AS:

"BASTROP GROVE, SECTION 2 "

AND DOES HEREBY DEDICATE TO THE PUBLIC, THE USE OF THE EASEMENTS SHOWN HEREON, SUBJECT TO ANY EASEMENTS AND/OR RESTRICTIONS HERETOFORE GRANTED AND NOT RELEASED.

WITNESS MY HAND, THIS THE 26 DAY OF November, 20 19, A.D.

JONATHAN KASLING
GROVE 71 PARTNERS, LP.

STATE OF TEXAS §
COUNTY OF BASTROP § KNOW ALL MEN BY THESE PRESENTS:

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Jonathan Kasling KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT OF WRITING, AND HE ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

WITNESS MY HAND AND SEAL OF OFFICE, THIS THE 26 DAY OF November, 2019, A.D.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

APPROVED ON THIS _____ DAY OF _____, 20____ A.D., BY THE PLANNING & ZONING COMMISSION OF THE CITY OF BASTROP.

APPROVED:

Deborah A. Moore
PLANNING & ZONING COMMISSION
CHAIRMAN

ATTEST:

CITY SECRETARY, CITY OF
BASTROP, TEXAS

THIS FLOOD STATEMENT, AS DETERMINED BY A H.U.D.–F.I.A. FLOOD INSURANCE RATE MAP, DOES NOT IMPLY THAT THE PROPERTY OR THE IMPROVEMENTS THEREON WILL BE FREE FROM FLOODING OR FLOOD DAMAGE. ON RARE OCCASIONS, GREATER FLOODS CAN AND WILL OCCUR, AND FLOOD HEIGHTS MAY INCREASE BY MAN–MADE OR NATURAL CAUSES.

THIS STATEMENT SHALL NOT CREATE LIABILITY ON THE PART OF ENGINEER OR SURVEYOR.

STATE OF TEXAS)(
COUNTY OF TRAVIS)(KNOW ALL MEN BY THESE PRESENTS:

I, BRENDAN P. McENTEE, P.E. DO HEREBY CERTIFY THAT THE STREETS AND DRAINAGE DESIGN, AS SHOWN HEREON, COMPLIES WITH THE SUBDIVISION REGULATIONS FOR THE CITY OF BASTROP, AND THAT THE 100 YEAR FLOOD PLAIN IS AS SHOWN AND WILL BE CONTAINED WITHIN THE DRAINAGE EASEMENT AND OR DRAINAGE RIGHT–OF–WAY, AS SHOWN HEREON.

ENGINEERING BY: _____ DATE 11/25/2019
BRENDAN P. McENTEE, P.E. NO. 96200
CARLSON, BRIGANCE & DOERING, INC.
5501 WEST WILLIAM CANNON DRIVE
AUSTIN, TEXAS 78749

STATE OF TEXAS
BRENDAN P. McENTEE
96200
LICENSED PROFESSIONAL ENGINEER

CARLSON, BRIGANCE & DOERING, INC.
ID# F3791

STATE OF TEXAS)(
COUNTY OF TRAVIS)(KNOW ALL MEN BY THESE PRESENTS:

THAT I, AARON V. THOMASON, DO HEREBY CERTIFY THAT I PREPARED THIS PLAT FROM AN ACTUAL AND ACCURATE ON–THE–GROUND SURVEY OF THE LAND AND THAT THE CORNER MONUMENTS SHOWN THEREON WERE PROPERLY PLACED UNDER MY PERSONAL SUPERVISION, IN ACCORDANCE WITH THE SUBDIVISION REGULATION OF THE CITY OF BASTROP, BASTROP COUNTY, TEXAS. ALL EASEMENTS OF RECORD HAVE BEEN IDENTIFIED ON THIS PLAT TO THE BEST OF MY KNOWLEDGE.

SURVEYED BY: _____ DATE 25 Nov 2019
AARON V. THOMASON – R.P.L.S. NO. 6214
CARLSON, BRIGANCE & DOERING, INC.
5501 WEST WILLIAM CANNON DRIVE
AUSTIN, TEXAS 78749

STATE OF TEXAS
REGISTERED
AARON V. THOMASON
6214
PROFESSIONAL LAND SURVEYOR

Carlson, Brigance & Doering, Inc.
FIRM ID #F3791 ◆ REG. # 10024900
Civil Engineering ◆ Surveying
5501 West William Cannon ◆ Austin, Texas 78749
Phone No. (512) 280-5160 ◆ Fax No. (512) 280-5165

PATH–J: \AC3D\5135\Survey\FINAL PLAT – 1.194 AC BASTROP MEDTAIL.dwg



Exhibit B

Grandfathering Review Committee

Date of Decision – March 30, 2021

Applicant: **Carlson, Brigance, and Doering, Inc.**
71 Retail Partners LP

Project: **#21-000055 – Bastrop Grove Section 3 Lot 7 Grandfathering Request**

Members:
Director of Planning & Development
City Engineer
Director of Public Works

DETERMINATION

The Grandfathering Review Committee has evaluated the above referenced project and recognizes certain items of the project as grandfathered as described below.

BASIS OF DETERMINATION AND CLAIMS RECOGNIZED / REJECTED

The original lot layout and dimensions for lot 7 that can be seen on the preliminary plat dated May 22, 2017; thus, the City of Bastrop can justify making a determination that the project is grandfathered to that date. Any plans or permits prior to that date appear to have been for what could only be characterized as a different project, and thus do not support an earlier grandfathering determination. The record for this property and the material you submitted do not provide a basis for a finding that the project is grandfathered to July 24, 2013. In addition to the lot lay out your request states you believe you are grandfathered to property classification. The City agrees that your property classification was commercial, and it remains commercial. This does not apply to (permitted uses) such as C-1 or C-2 which is a zoning district. However, the new zoning (P5) Placetype 5 allows for more diverse building types such as apartments etc., if it is built in the correct form as seen in the Bastrop Building Block Code (B3 Code).

The duration of the 2017 project for purposes of grandfathering for lot 7 was in our opinion was extended upon recording of the final plat for lot 6 which shows progression of the above-mentioned preliminary plat. This continues the grandfathering status.

Certain items properly characterized as zoning are not recognized as grandfathered in accordance with statutory exemptions listed in LGC 245.004.

Contrary to the Project Description Letter (dated March 16, 2021), the City of Bastrop's Building Bastrop Block Code (B3) was enacted (in substantive part) in accordance with the City's statutory zoning authority, and elements of the B3 Code do constitute municipal zoning regulations under LGC 245. Related regulations such as the B3 Technical Manual and Development Manual may be applicable to your project (depending on your specific plans). The City of Bastrop's process for determining grandfathering is governed by LGC 245 as implemented through Article 1.20 of Bastrop's Code of Ordinances [Uniformity of Regulations].

SIGNED:

Trey Job

Trey Job, Assistant City Manager for Community Development

Exhibit C

Carlson, Brigance & Doering, Inc.

Civil Engineering ❖ Surveying

Date: April 14, 2021

Trey Job, Assistant City Manager
City of Bastrop, TX
Planning and Development Department
1311 Chestnut Street
Bastrop, TX 78602

RE: Grandfather Development Status – Lot 7 of Bastrop Grove
Request for Reconsideration

The intent of this letter is to request reconsideration of the March 30, 2021 decision of the City of Bastrop Grandfathering Review Committee (GRC) for Project #21-000055 Bastrop Grove Section 3 Lot 7. This reconsideration is required per Section 1.20.013 of the Bastrop Code of Ordinances as the beginning step of the appeals process.

The reconsideration is requested as the applicant believes the following and requests confirmation of such from the GRC:

- While we appreciate recognition of the 2017 vesting date in the 3/30/21 determination we believe the 7/24/2013 submittal represents the same "project" as the 2017 project and therefore the 7/24/2013 application should be the date of vesting.
- With an approved determination we are vested (property classification) in all permitted uses under the 2017 C-1 zoning district and the earlier submitted C-1 Use charts.
- We are entitled to any currently permitted uses under the P5 Place Type, developed per vested development regulations.
- We request clarification on what "substantive part" of the City's statutory zoning authority is being referred to as allowing enactment of the B3 code.
- We request clarification on what "elements" of zoning within the B3 constitute zoning under LGC245. Only Chapters 2 and 3 of the B3 code address zoning or other related provisions while the balance of the code address items outside of zoning such as subdivision, platting, infrastructure, signage, historic preservation, etc.

Should you have any questions or require any additional information, please feel free to call/email.

Sincerely,

Carlson, Brigance & Doering, Inc.
F-3791

Brendan P. McEntee, P.E.
Branch Manager

Exhibit D

Grandfathering reconsideration denial HIGH

By **Trey Job** *on 04/22/2021 at 6:15 AM*

REQUIRED

Having reviewed the letter peovided by CBD on April 14, 2021 requesting reconsideration, the Grandfatering Committee does not see a basis for chaning its position.
The City of Bastrop's Code of Ordinances provides a process and criteria for making these determinations. The applicant has a requirement to provide new information and factual grounds upon with the city could reach a different conclusion. Neither has been provided.
above is a link to the code reference for convenience

Comments (0)

This Correction Item currently has no comments.

Add your comment

Please enter your comments related to the above correction item.

Make this comment internal use only

Exhibit E

71 Retail Partners LP
C/O Douglas MacMahon
8214 Westchester Drive, Suite 550
Dallas, TX 75225

Dear Mr. MacMahon,

I have reviewed the documents that have been submitted and the previous determinations of the Grandfathering Committee issued by Trey Job, Assistant City Manager (Acting Director of Planning & Development).

This request is to determine which of the previously adopted city codes can be utilized by the current project, not which sections of the current code are applicable. I concur with the determination that the property described as Bastrop Grove, Section 3, Lot 7 is grandfathered to specific regulations in effect as of May 22, 2017, the date of the submittal of the Bastrop Grove Preliminary Plat, which was approved by City Council on August 8, 2017. This is the controlling document for the approval, disapproval, or conditional approval of future application for subdivision, pursuant to LGC § 245.002(a) and (b), as may be amended.

To this end, the project is grandfathered to the Subdivision Ordinance (Chapter 10 of the Code of Ordinances 2017), and specific municipal regulations that informed the subdivision standards, including regulations in effect related to landscaping or tree preservation, open space or park dedication, property classification, lot size, lot dimensions, lot coverage, or building size (Chapter 14 of the Code of Ordinance 2017). As noted in the previous determination, the property classification as of May 22, 2017 was commercial, and the property remains classified as commercial with the Place Type 5 district as rezoned during in the B^3 Code (Attachment 1).

The project is not grandfathered to any regulations exempted by LGC § 245.004, which includes drainage and zoning regulations, which were updated with the Stormwater Drainage Ordinance and the Bastrop Building Block (B^3) Code in 2019. The B^3 Code is a unified development code, which includes subdivision, zoning, and sign regulations.

Sincerely,

Paul A. Hofmann
City Manager

CC: Trey Job, Assistant City Manager
Jennifer Bills, Assistant Planning Director

Enclosure: Attachment 1

Notice of Pending Zoning Change
City of Bastrop
Planning & Zoning Commission
And City Council

Dear Property Owner: 71 RETAIL PARTNERS LP

The **Planning and Zoning Commission** will conduct a public hearing on **Thursday, September 26, 2019 at 6:00 p.m.** and the **City Council** will conduct a public hearing (first reading) **Tuesday, October 8, 2019 at 6:30 p.m.** and a public hearing (second reading) **Tuesday, October 22, 2019 at 6:30 p.m.** in the **City Hall Council Chambers located at 1311 Chestnut Street, Bastrop, Texas** on changing the zoning of all property within the City Limits of Bastrop, Texas.

Property ID/Parcel Number:	126678
Current Zoning:	Commercial-1
New Zoning (Place Type):	P-5 Core

If your property is within a Planned Development District, the change in zoning will not affect your specific Planned Development District standards.

The City will host a Come and Go Open House for citizens on **Thursday, September 19, 2019** from **6:30 p.m. to 8:00 p.m.** in the **City Hall Council Chambers located at 1311 Chestnut Street, Bastrop, Texas.** This is an opportunity to have property-specific questions answered.

Additional information on the Bastrop Building Block Code and a zoning map are available at this website: https://www.cityofbastrop.org/page/buildingbastrop

You may also contact the Planning & Development Department at (512) 332-8840, plan@cityofbastrop.org, visit the office at 1311 Chestnut Street, Bastrop, Texas, or mail the response card below to PO Box 427, Bastrop, Texas 78602.

✂ ----------

PROPERTY OWNER'S RESPONSE

As a property owner within 200 feet: (please check one)

- ☐ I am in favor of the change.
- ☐ I am opposed to the change.
- ☐ I have no objection to the change.

Property Owner Name: _____

Property Address: _____

Mailing Address (if different than property address): _____

Phone (optional): _____ Email (optional): _____

Property Owner's Signature: _____

Additional Comments (Optional): _____

_____

Re: Bastrop Building Block Code Zoning Change

STAFF REPORT

MEETING DATE: August 4, 2021 **AGENDA ITEM:** 3B

TITLE:
Consider action to appoint a Vice-Chair for the Zoning Board of Adjustments.

STAFF REPRESENTATIVE:
Jennifer C. Bills, Assistant Planning Director

STAFF REPORT

MEETING DATE: August 4, 2021 **AGENDA ITEM:** 3C

TITLE:
Public hearing and consider action on a variance request to Section 6.5.003(B) Building Height and Section 6.3.008(D) Lot Occupation to allow a 220-foot tower with an additional 5-foot lighting rod (225-feet total) on a 0.13-acre portion, out of the 223-acre Bastrop Town Tract, Abstract A11 located at 120 east Highway 21, within the City Limits of the City of Bastrop, Texas.

STAFF REPRESENTATIVE:
Jennifer C. Bills, AICP, LEED AP, Assistant Planning Director

ITEM DETAILS:

Site Address:	120 east Highway 21 (Attachment 1)
Total Acreage:	0.13 acres out of 223 acres
Legal Description:	Bastrop Town Tract A11, 223 acres
Property Owner:	Sam & Jane Louis, Kenneth Dryden, C/O Buddy Dryden
Applicant:	Faulk & Foster
Agent Contact:	Ralph Wyngarden
Existing Use:	Agricultural Open Space
Existing Place Type Zoning:	P-2 Rural
Character District:	Lost Pines
Future Land Use:	Rural Residential

BACKGROUND/HISTORY:
The applicant is requesting to build a new 220-foot self-supporting lattice tower, with a 5-foot lighting rod, that will support multiple wireless transmission facilities (Attachment 2).

This new tower will be occupying a 75-foot by 75-foot area of a 223-acre site that takes access from State Highway 21. The location is to the north (behind) of the Texas Department of Transportation offices on East SH 21 (Attachment 3). The property fronting East SH 71 is zoned Place Type 5 – Core. The property to the north, east, and west is all undeveloped, zoned Place Type 2 – Rural Residential and owned by the property owner that is leasing the 75 foot by 75 foot area to the telecommunication provider.

With the adoption of the Bastrop Building Block (B^3) Code, no regulations were adopted that specifically addressed wireless transmission facilities. As the Code is largely form-based and regulates by the relationship of the structure to the Public and Private Realms, there are two

specific code sections that restrict the height of structures. This area is zoned Place Type 2 – Rural. In the Bastrop Building Block (B^3) Code, Section 6.5.003 (B), structures cannot exceed two stories (28 feet) in height. Section 6.3.008 (d) requires that a single story cannot exceed 14 feet in non-residential, and a commercial first story cannot exceed 25 feet. Within the P5 – Core and PEC – Employment Center Place Types, which are primarily commercial districts, the maximum height cannot exceed 5 stories (75 feet).

In order to make future provisions for wireless transmission facilities and to be compliant with the Federal Communication Commission regulations for communication equipment, Planning Staff is currently drafting an amendment to the B^3 Code to address locations and site development requirements for these facilities.

Staff recommends approving the variances to the code sections to allow the additional height for the 225-foot tower.

PUBLIC NOTIFICATION:
Notifications were mailed to 2 adjacent property owners on July 21, 2021. At the time of this report, no comments have been received (Attachment 5).

POLICY EXPLANATION:

Chapter 2 – Zoning Procedures

Article 2.4 Administration

Section 2.4.003 Zoning Board of Adjustments (ZBA)

(c) Authority of Board:

(1) The ZBA has the authority, subject to the Standards established in Sections 211.008 to 211.011 of the Texas Local Government Code and those established herein, to exercise the following powers and perform the following duties:

A. Hear and decide an Appeal that alleges error in an order, requirement, decision, or determination made by an administrative official in the enforcement of this Code;

B. Authorize the expansion or continuation of a nonconforming use or Structure; and

C. Authorize in specific cases a Variance from the terms of this Code.

D. In exercising its authority under "A" above, the ZBA may reverse or affirm, in whole or in part, or modify the administrative official's order, requirement, decision, or determination from which an Appeal is taken and make the correct order, requirement, decision, or determination, and for that purpose the ZBA has the same authority as the administrative official.

(2) The concurring vote of 75% of the members of the ZBA is necessary to:

A. Reverse an order, requirement, decision, or determination of an administrative official;

B. Decide in favor of an Applicant on the proposed expansion of a nonconforming use or Structure; or

C. Authorize a Variance from the terms of this B3 Code.

(f) Variances:

(1) The ZBA may authorize a Variance from these Standards when, in its opinion, undue hardship will result from requiring strict compliance. In making the findings hereinafter required, the ZBA shall take into account the nature of the proposed use of the land involved, existing uses of land in the vicinity, and the probable effect of such Variance upon traffic conditions and upon the public health, safety, convenience and welfare in the vicinity.

(2) In order to grant a Variance from these zoning Standards, the ZBA must make written findings that undue hardship exists, using the following criteria:

A. Special circumstances or conditions exist that affect the land involved such that the strict application of the provisions of this Code would deprive the Applicant of the reasonable use of the land.

B. The Variance is necessary for the preservation and enjoyment of a substantial property right of the Applicant.

C. Granting of the Variance will not be detrimental to the public health, safety or welfare or injurious to other property in the area, and the spirit of the ordinance will be observed. Variances shall be granted only when in harmony with the general purpose and intent of this Code.

D. Granting of a Variance is consistent with the Comprehensive Plan and will not have the effect of preventing the orderly use of other land in the area in accordance with the provisions of this Code.

E. Granting of a Variance must be predicated on a finding that the Applicant's practical difficulties or unnecessary hardship arise from unusual conditions or circumstances, including topography or the exceptional irregularity of the land involved, that are not shared generally by other parcels in the neighborhood or district.

F. A Variance is to be denied if conditions or circumstances relied on for a Variance were created by a person having an interest in the property.

G. Financial hardship to the Applicant, standing alone, shall not be deemed to constitute a hardship.

H. The Applicant bears the burden of proof in establishing the facts justifying a Variance, which shall be documented in the record.

Staff Analysis:

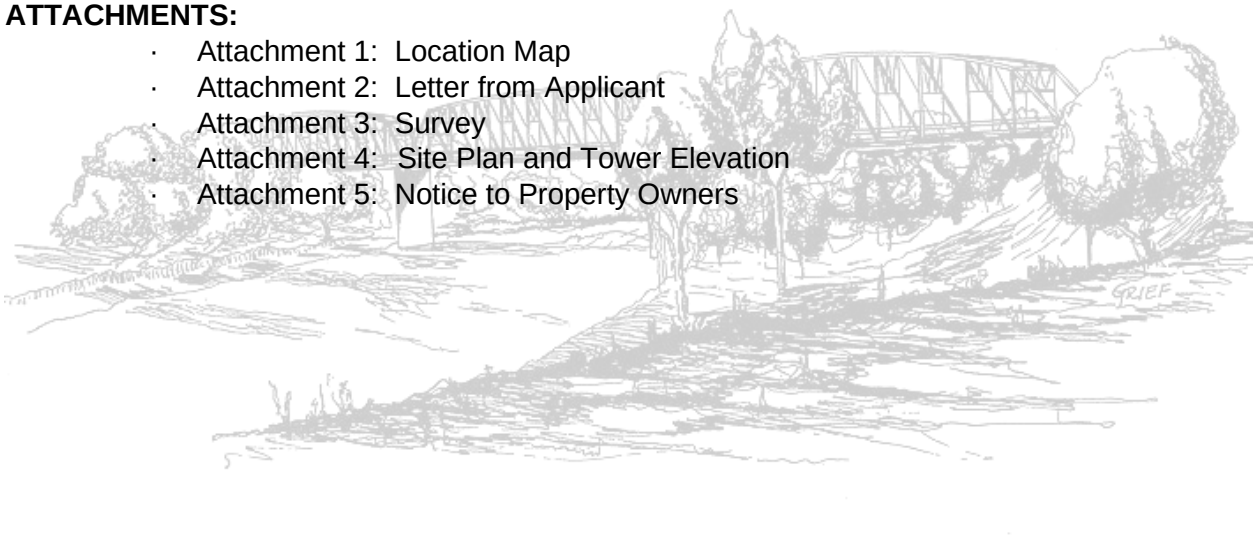
The applicant has documented and provided their facts justifying their request for the variances from the B³ Code (Attachment 2). In this instance, Planning Staff agrees with the applicant that a strict application of the B³ Code provides limited ability to provide new wireless transmission facilities within the city limits, as the maximum height allowance in commercial Place Types is 75 feet in height. This specific location is adjacent to existing commercial and undeveloped land, which will not be injurious to property in the area. Also, this tower will allow for multiple wireless facilities for co-location opportunities.

RECOMMENDATION:

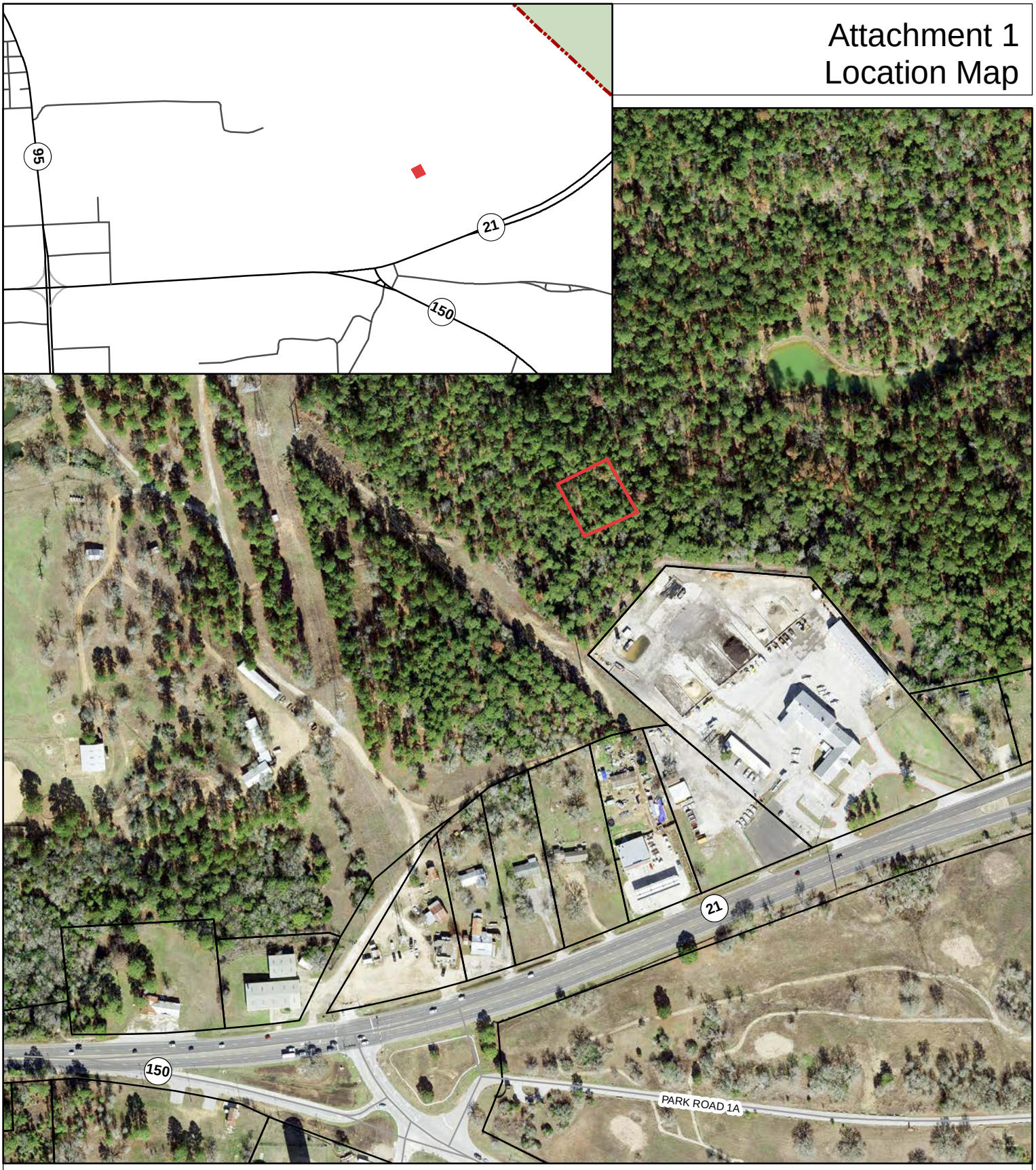
Hold a public hearing and consider action to approve a variance request to Section 6.5.003(B) Building Height and Section 6.3.008(D) Lot Occupation to allow a 220-foot tower with an additional 5-foot lighting rod (225-feet total) on a 0.13-acre portion, out of the 223-acre Bastrop Town Tract, Abstract A11 located at 120 east Highway 21, within the City Limits of the City of Bastrop, Texas.

ATTACHMENTS:

- Attachment 1: Location Map
- Attachment 2: Letter from Applicant
- Attachment 3: Survey
- Attachment 4: Site Plan and Tower Elevation
- Attachment 5: Notice to Property Owners



Attachment 1
Location Map



BASTROPTX
Heart of the Lost Pines
Est. 1832

Variance
Telecommunication Tower

0 100 200 400
Feet

1 inch = 300 feet

N

Date: 7/21/2021

The accuracy and precision of this cartographic data is limited and should be used for information /planning purposes only. This data does not replace surveys conducted by registered Texas land surveyors nor does it constitute an "official" verification of zoning, land use classification, or other classification set forth in local, state, or federal regulatory processes. The City of Bastrop, nor any of its employees, do not make any warranty of merchantability and fitness for particular purpose, or assumes any legal liablity or responsibility for the accuracy, completeness or usefullness of any such information, nor does it represent that its use would not infringe upon privately owned rights.

Faulk&Foster

June 23, 2021

Jennifer C. Bills, Assistant Planning Director
City of Bastrop
1311 Chestnut Street
Bastrop, TX 78602

512-332-8840

Re: Height Variance - Project Description Letter
Applicant: Hemphill, LLC
Hemphill Site Name: 1674 Bastrop Fries
Project: 220' Self-supporting Lattice Tower with 5' lightning rod (225' total tip height). Tower and ground equipment will be within a 75' x 75' fenced compound
Address: 120 E. State Highway 21, Bastrop, TX 78602
Property ID: 22435
Character District: Lost Pines
Place Type: P-2 Rural
Land Owners: Kenneth Lee Dryden, Sam Heard Dryden, and Jane Dryden Louis

Dear Ms. Bills:

Hemphill, LLC proposes to construct a 220' lattice self-support tower with a 5' lightning rod (225' total tip height) to accommodate Verizon Wireless and other future wireless providers.

The hardship is that the Bastrop Building Block B^3 Code does not contain any regulations specific to cell towers and does not make any exceptions to general Place Type height limitations. In the Table of "Building Standards per Place Type," Section 6.5.003.B limits building height for the P-2 Place Type to a maximum of 2 stories. Section 6.3.008(d) limits stories to 14 feet in height. Consequently, the P2 Place Type height limit is 28 feet. Without a variance, cell tower construction is not possible.

Fortunately, the Bastrop Building Block B^3 Code provides for a variance process. Section 2.4.003(f)(1) states:

> *The ZBA may authorize a Variance from these Standards when, in its opinion, undue hardship will result from requiring strict compliance. In making the findings hereinafter required, the ZBA shall take into account the nature of the proposed use of the land involved, existing uses of land in the vicinity, and the probable effect of such Variance upon traffic conditions and upon the public health, safety, convenience and welfare in the vicinity.*

In this case, as pointed out above, strict compliance with the 28 foot height limit prevents cell tower construction. The Bastrop Building Block B^3 fails to take into account the need for taller structures. Consequently, essential wireless infrastructure cannot be put in place.
A variance is consistent with existing uses in the vicinity. The proposed site is situated on a large (223 acre) parcel in a location surrounded by forest and tucked behind the Texas Department of Transportation facility on State Highway 21. It will not negatively impact any nearby uses.
The proposed site is a passive, unstaffed use and will not generate any significant traffic or other burden on public services. It will enhance public health, safety, convenience and welfare

in the vicinity by supporting critical communication and faster response in the event of flood, fire, accident, crime, health crisis, weather threat or other emergencies. Most 911 calls are from cell phones. Data service supports emergency alerts and monitoring of weather radar as well as general convenience for daily needs including work or school from home.

This application meets the variance criteria set forth in Section 2.4.003(f)(2):

A. Special circumstances or conditions exist that affect the land involved such that the strict application of the provisions of this Code would deprive the Applicant of the reasonable use of the land.

The special circumstances are that the Bastrop Building Block B^3 Code does not account for cell towers. Because the P-2 Rural district limits height to two stories (28 feet) and provides no exception for towers. A tower cannot be constructed without a variance.

B. The Variance is necessary for the preservation and enjoyment of a substantial property right of the Applicant.

The variance is necessary to preserve the ability to construct a cell tower to provide essential wireless service in the community. A variance would not only preserve a property right to construct a cell tower, but would also be consistent with strong federal policy encouraging construction of a robust wireless infrastructure throughout the nation.

C. Granting of the Variance will not be detrimental to the public health, safety or welfare or injurious to other property in the area, and the spirit of the ordinance will be observed. Variances shall be granted only when in harmony with the general purpose and intent of this Code.

There will be no injury to other property in the area. The proposed site is situated on a large (223 acre) parcel in a location surrounded by forest and tucked behind the Texas Department of Transportation facility on State Highway 21.

As pointed out above, the benefit to residents, business, and visitors and the positive impact on emergency communications and response times enhance the public health, safety, and welfare.

D. Granting of a Variance is consistent with the Comprehensive Plan and will not have the effect of preventing the orderly use of other land in the area in accordance with the provisions of this Code.

Cell towers are critical community infrastructure supporting orderly use and development in the vicinity. Residents, businesses, and visitors all rely heavily on the availability of quality wireless service.

E. Granting of a Variance must be predicated on a finding that the Applicant's practical difficulties or unnecessary hardship arise from unusual conditions or circumstances, including topography or the exceptional irregularity of the land involved, that are not shared generally by other parcels in the neighborhood or district.

The circumstances arise because the Bastrop Building Block B^3 Code does not account for cell towers. Because the P-2 Rural district limits height to two stories (28 feet) and provides no exception for towers, a tower cannot be constructed without a variance.

F. A Variance is to be denied if conditions or circumstances relied on for a Variance were created by a person having an interest in the property.

The circumstances were not created by a person having an interest in the property.

G. Financial hardship to the Applicant, standing alone, shall not be deemed to constitute a hardship.
Applicant's variance request is not based on financial hardship.

H. The Applicant bears the burden of proof in establishing the facts justifying a Variance, which shall be documented in the record.
The facts presented justify a variance in this case.

Hemphill, LLC respectfully requests a height variance to allow construction of a 220' lattice self-support tower with a 5' lightning rod (225' total tip height) to accommodate Verizon Wireless and other future wireless providers. Please schedule this matter for the August 4 Zoning Board of Adjustment meeting. Thank you.

Sincerely,

Ralph Wyngarden, Sr. Zoning Specialist
Faulk & Foster
678 Front Ave NW, Suite 215
Grand Rapids, MI 49504
Cell: 616-490-9804

GENERAL NOTES

* THIS SPECIFIC PURPOSE SURVEY IS FOR THE LESSEE PREMISES AND EASEMENTS ONLY. THIS SPECIFIC PURPOSE SURVEY WAS PREPARED FOR THE EXCLUSIVE USE OF VERIZON WIRELESS AND EXCLUSIVELY FOR THE TRANSFERRAL OF THE LESSEE PREMISES AND THE RIGHTS OF EASEMENT SHOWN HEREON AND SHALL NOT BE USED AS AN EXHIBIT OR EVIDENCE IN THE FEE SIMPLE TRANSFERRAL OF THE PARENT PARCEL NOR ANY PORTION OR PORTIONS THEREOF. BOUNDARY INFORMATION SHOWN HEREON HAS BEEN COMPILED FROM TAX MAPS AND DEED DESCRIPTIONS ONLY. NO BOUNDARY SURVEY OF THE PARENT PARCEL WAS PERFORMED.

THIS DRAWING DOES NOT REPRESENT A BOUNDARY SURVEY.

THIS SPECIFIC PURPOSE SURVEY WAS PREPARED WITHOUT BENEFIT OF A TITLE REPORT WHICH MAY REVEAL ADDITIONAL CONVEYANCES, EASEMENTS, OR RIGHTS-OF-WAY NOT SHOWN HEREON.

BASIS OF BEARING: GPS OBSERVATIONS CONDUCTED AT THE TIME OF SURVEY.

BASIS OF ELEVATION: GPS OBSERVATIONS CONDUCTED AT THE TIME OF SURVEY.

EQUIPMENT USED FOR ANGULAR & LINEAR MEASUREMENTS: LEICA TPS 1200 ROBOTIC & GEOMAX ZENITH 35 [DATE OF LAST FIELD VISIT: 12/21/2020]

THE 1' CONTOURS AND SPOT ELEVATIONS SHOWN ON THIS SPECIFIC PURPOSE SURVEY ARE ADJUSTED TO NAVD 88 DATUM (COMPUTED USING GEOID18) AND HAVE A VERTICAL ACCURACY OF ± 0.5'. CONTOURS OUTSIDE THE IMMEDIATE SITE AREA ARE APPROXIMATE.

BEARINGS SHOWN ON THIS SPECIFIC PURPOSE SURVEY ARE BASED ON GRID NORTH (NAD 83) TEXAS CENTRAL ZONE.

PER THE FEMA FLOODPLAIN MAPS, THE SITE IS LOCATED IN AN AREA DESIGNATED AS ZONE X (AREA OF MINIMAL FLOOD HAZARD). COMMUNITY PANEL NO. : 48021C0360E DATED: 01/19/2006

NO WETLAND AREAS HAVE BEEN INVESTIGATED BY THIS SPECIFIC PURPOSE SURVEY.

ALL ZONING INFORMATION SHOULD BE VERIFIED WITH THE PROPER ZONING OFFICIALS.

ANY UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM ABOVE GROUND FIELD SURVEY INFORMATION. THE SURVEYOR MAKES NO GUARANTEES THAT ANY UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN-SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT ANY UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED ANY UNDERGROUND UTILITIES.

TEXAS REGISTRATION NO. 10194197

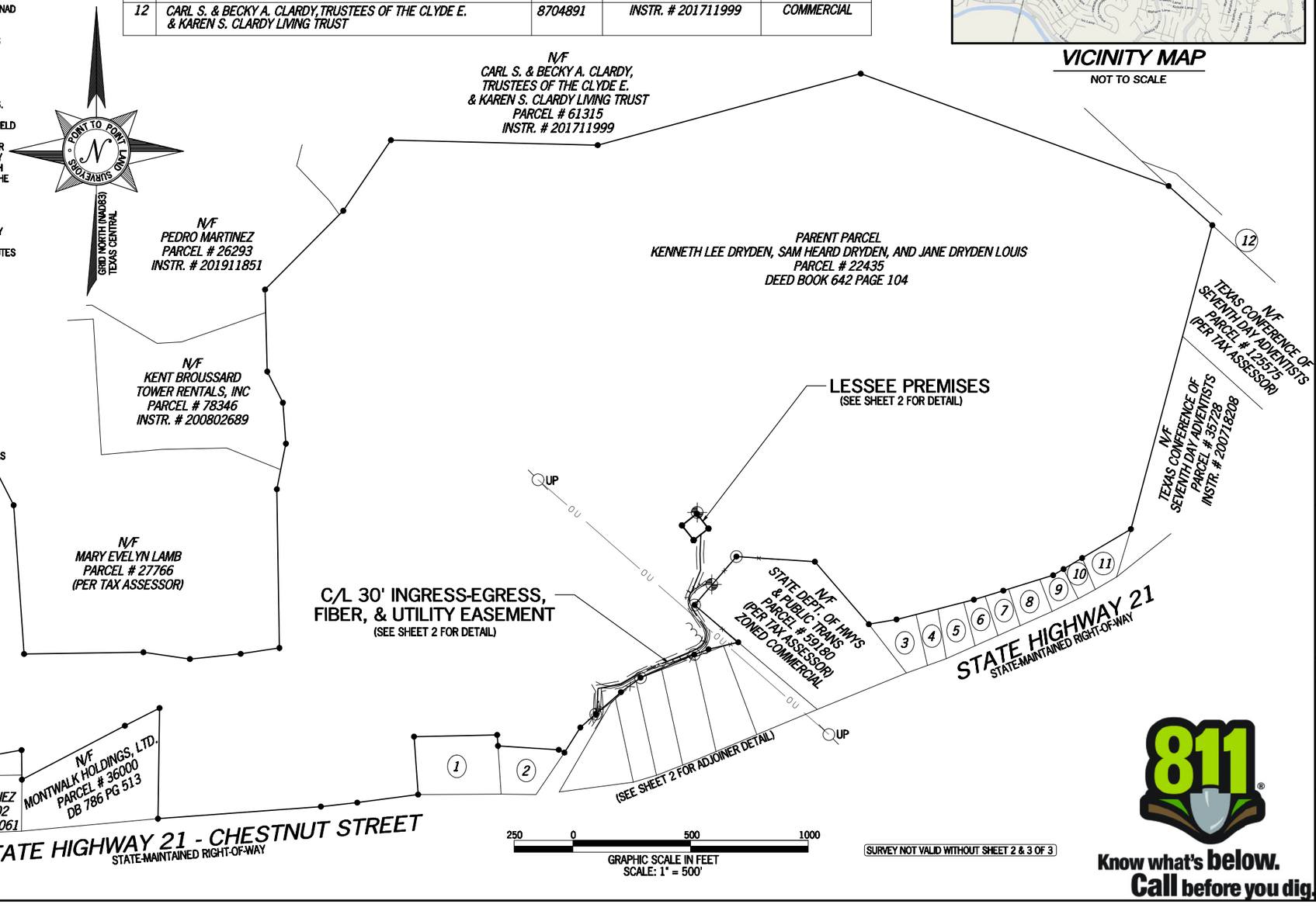
I DO HEREBY CERTIFY THAT THIS SURVEY WAS MADE ON THE GROUND AND UNDER MY SUPERVISION. THE HORIZONTAL DATUM (COORDINATES) ARE IN THE TERMS OF THE NORTH AMERICAN DATUM OF 1983 (NAD83) AND ARE EXPRESSED AS DEGREES, MINUTES AND SECONDS, TO THE NEAREST HUNDREDTH OF A SECOND. THE VERTICAL DATUM (HEIGHTS) ARE IN TERMS OF NORTH AMERICAN VERTICAL DATUM OF 1988 AND ARE DETERMINED TO THE NEAREST TENTH OF A FOOT.

ADJOINER INFORMATION

	NAME	PARCEL	REFERENCE	ZONING
1	GLENN D. SYNNOTT, TRUSTEE OF THE GLENN D. SYNNOTT REVOCABLE LIVING TRUST	35328	INSTR. # 201611776	
2	DOYLE FRANK & LORETTA KATHRYN TORY, TRUSTEES OF THE DOYLE FRANK TORY & LORETTA KATHRYN TORY AB LIVING TRUST	23428	INSTR. # 201110461	COMMERCIAL
3	KILEY RACHELLE ELLSWORTH	52463	INSTR. # 201105415	COMMERCIAL
4	CALVIN RODGER & CAROL LYNN CLARK, CO-TRUSTEES OF THE CALVIN AND CAROL CLARK REVOCABLE TRUST	48644	INSTR. # 201504211	COMMERCIAL
5	APRIL FAYE CUNNINGHAM HANCOCK, JEFFERY DEAN CUNNINGHAM, PAUL GENE CUNNINGHAM, & KATHLEEN CUNNINGHAM COOPER	49909	DB 2084 PG 620	COMMERCIAL
6	GILBERT NEVAREZ & BRENDA BATISTA-NAVEREZ	52924	INSTR. # 201609922	COMMERCIAL
7	JAMES MADSEN & CHANTAL EVANS	52925	INSTR. # 200811243	COMMERCIAL
8	MARILYN HONEA	52926	INSTR. # 200908952	COMMERCIAL
9	210 HWY 21 BASTROP TRUST	52927	INSTR. # 201709419	COMMERCIAL
10	DEBRA SNELL	52928	DB 934 PG 248	COMMERCIAL
11	JOSE AURELIO & ANGELITA MARCIA LOPEZ	52929	INSTR. # 199812351	COMMERCIAL
12	CARL S. & BECKY A. CLARDY,TRUSTEES OF THE CLYDE E. & KAREN S. CLARDY LIVING TRUST	8704891	INSTR. # 201711999	COMMERCIAL



VICINITY MAP
NOT TO SCALE



PARENT PARCEL

OWNER: KENNETH LEE DRYDEN, SAM HEARD DRYDEN, AND JANE DRYDEN LOUIS

SITE ADDRESS: 120 E. STATE HIGHWAY 21 UNIT A & B, BASTROP, TX 78602

PARCEL ID: 22435

AREA: 223.00 ACRES (PER TAX ASSESSOR)

ALL ZONING INFORMATION SHOULD BE VERIFIED WITH THE PROPER ZONING OFFICIALS

REFERENCE: DEED BOOK 642 PAGE 104

LEGEND

KP	KEYPAD
RB	REBAR
UP	UTILITY POLE
POB	POINT OF BEGINNING
POC	POINT OF COMMENCEMENT
IPF	IRON PIN FOUND
OU	OVERHEAD UTILITY
BWF	BARBED WIRE FENCE
CLF	CHAIN LINK FENCE
N/F	NOW OR FORMERLY
CRB	CAPPED REBAR
TBM	TEMPORARY BENCHMARK
TL	TREELINE
OTP	OPEN-TOP PIPE

SURVEY NOT VALID WITHOUT SHEET 2 & 3 OF 3

Know what's below. Call before you dig.

PRELIMINARY

NO.	DATE	REVISION

* SPECIFIC PURPOSE SURVEY PREPARED BY:

POINT TO POINT LAND SURVEYORS
100 Governors Trace, Ste. 103
Peachtree City, GA 30269
(p) 678.565.4440 (f) 678.565.4497
(w) pointtopointsurvey.com
Texas Registration NO. 10194197

SPECIFIC PURPOSE SURVEY PREPARED FOR:

verizon

10300 OLD ALABAMA CONNECTOR ROAD
ALPHARETTA, GA 30022

BASTROP FRIES

SITE NO.
1674

BASTROP TOWN TRACT SURVEY,
ABSTRACT A - 11,
CITY OF BASTROP,
BASTROP COUNTY, TEXAS

DRAWN BY: GJH	SHEET:
CHECKED BY: JKL	1
APPROVED: D. MILLER	OF 3
DATE: PRELIMINARY	
P2P JOB #: 202526TX	

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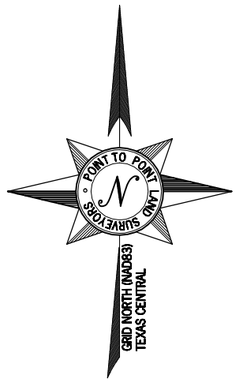


SITE INFORMATION

LESSEE PREMISES = 6,400 SQUARE FEET (0.1469 ACRES)

LATITUDE = 30° 06' 51.6" (NAD 83) (30.114333°)
LONGITUDE = -97° 17' 32.9" (NAD 83) (-97.292472°)
AT CENTER LESSEE PREMISES

ELEVATION AT CENTER OF LESSEE PREMISES = 536' A.M.S.L.

LINE TABLE

LINE	BEARING	DISTANCE
L1	N48°57'59"E	6.60'
L2	N38°16'59"W	80.00'
L3	N51°43'01"E	80.00'
L4	S38°16'59"E	80.00'
L5	S51°43'01"W	80.00'

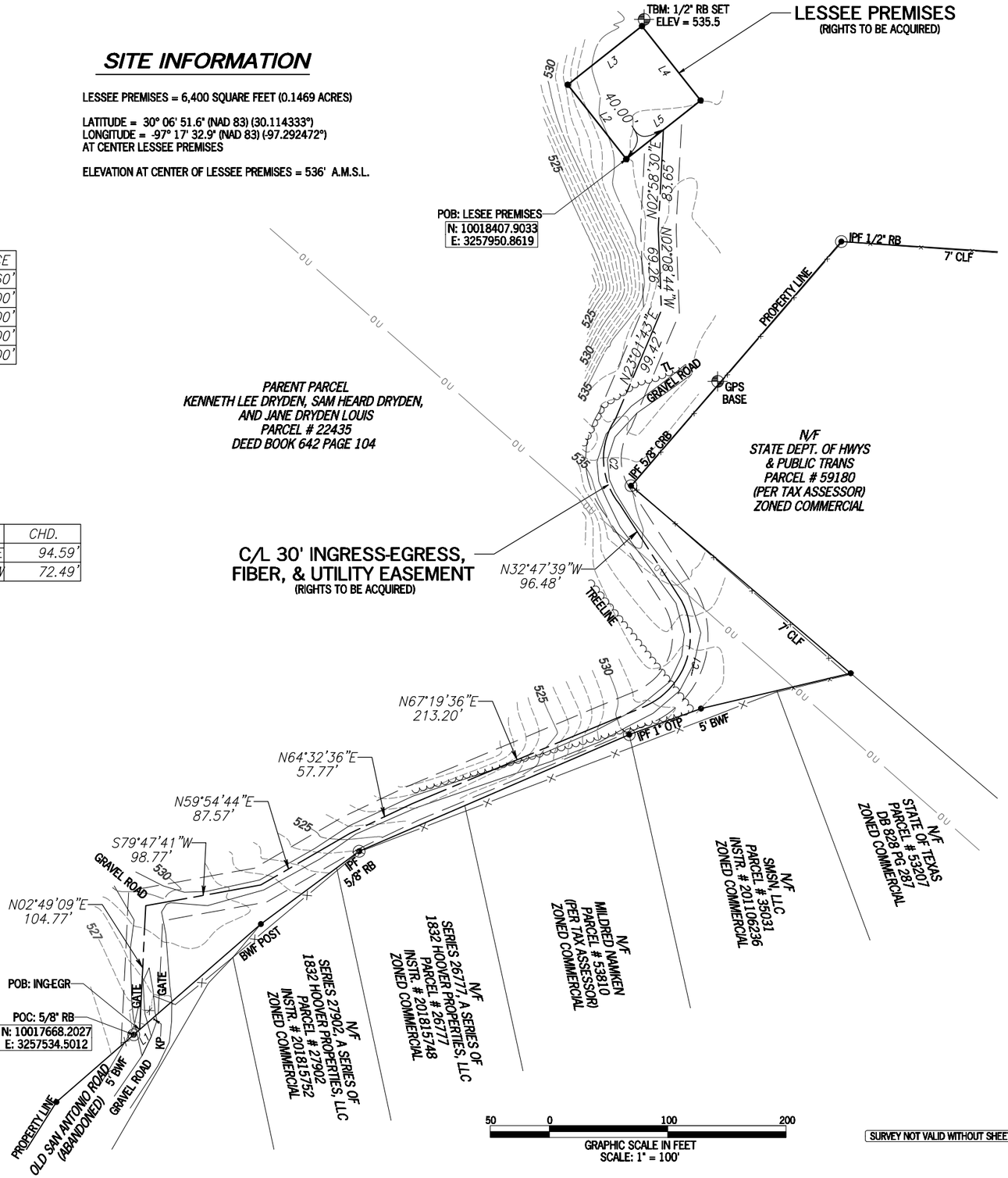
CURVE TABLE

LINE	ARC	RADIUS	CHD. BRG.	CHD.
C1	105.96'	64.92'	N19°10'48"E	94.59'
C2	77.59'	61.15'	N02°55'41"W	72.49'

GPS NOTES

THE FOLLOWING GPS STATISTICS UPON WHICH THIS SURVEY IS BASED HAVE BEEN PRODUCED AT THE 95% CONFIDENCE LEVEL:

POSITIONAL ACCURACY: 0.01 FEET (HORZ) 0.54 FEET (VERT)
TYPE OF EQUIPMENT: GEOMAX ZENITH35 PRO BASE AND ROVER, DUAL FREQUENCY
TYPE OF GPS FIELD PROCEDURE: ONLINE POSITION USER INTERFACE
DATES OF SURVEY: 12/21/2020
DATUM / EPOCH: NAD_83(2011)(EPOCH:2010.0000)
PUBLISHED / FIXED CONTROL USE: N/A
GEOID MODEL: 18
COMBINED GRID FACTOR(S): 0.99997927 CENTERED ON THE GPS BASE POINT AS SHOWN HEREON.
CONVERGENCE ANGLE: 1.56632222°
BENCHMARKS USED: DG9111, DN6089, DF4373



SURVEY NOT VALID WITHOUT SHEET 1 & 3 OF 3

LEGEND

POB	POINT OF BEGINNING
POC	POINT OF COMMENCEMENT
IPF	IRON PIN FOUND
UP	UTILITY POLE
OU	OVERHEAD UTILITY
BWF	BARBED WIRE FENCE
CLF	CHAIN LINK FENCE
N/F	NOW OR FORMERLY
KP	KEYPAD
RB	REBAR
CRB	CAPPED REBAR
TBM	TEMPORARY BENCHMARK
TL	TREELINE
OTP	OPEN-TOP PIPE

PRELIMINARY

NO.	DATE	REVISION

* SPECIFIC PURPOSE SURVEY PREPARED BY:
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Peachtree City, GA 30269
(p) 678.565.4440 (f) 678.565.4497
(w) pointtopointsurvey.com
Texas Registration NO. 10194197

SPECIFIC PURPOSE SURVEY PREPARED FOR:

verizon

10300 OLD ALABAMA CONNECTOR ROAD
ALPHARETTA, GA 30022

BASTROP FRIES

SITE NO.
1674

BASTROP TOWN TRACT SURVEY,
ABSTRACT A - 11,
CITY OF BASTROP,
BASTROP COUNTY, TEXAS

DRAWN BY: GJH
CHECKED BY: JKL
APPROVED: D. MILLER
DATE: PRELIMINARY
P2P JOB #: 202526TX

SHEET: 2 OF 3

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LEGAL DESCRIPTION SHEET

30' INGRESS-EGRESS, FIBER, & UTILITY EASEMENT

TOGETHER WITH A 30-FOOT WIDE INGRESS-EGRESS AND UTILITY EASEMENT (LYING 15 FEET EACH SIDE OF CENTERLINE) LYING AND BEING IN THE BASTROP TOWN TRACT SURVEY, ABSTRACT 11, CITY OF BASTROP, BASTROP COUNTY, TEXAS, BEING A PORTION OF THE LANDS OF KENNETH LEE DRYDEN, SAM HEARD DRYDEN, AND JANE DRYDEN LOUIS, AS RECORDED IN DEED BOOK 642, PAGE 104, BASTROP COUNTY RECORDS, AND BEING DESCRIBED BY THE FOLLOWING CENTERLINE DATA:

TO FIND THE POINT OF BEGINNING, COMMENCE AT A 5/8" REBAR FOUND ON A SOUTHEASTERLY PROPERTY LINE OF SAID LANDS, SAID REBAR HAVING A TEXAS GRID NORTH, NAD83, CENTRAL ZONE VALUE OF N: 10017668.2027, E: 3257534.5012; THENCE RUNNING ALONG THE PROPERTY LINE, NORTH 48°57'59" WEST, 6.60 FEET TO A POINT ON A GRAVEL ROAD, AND THE TRUE POINT OF BEGINNING;

THENCE LEAVING THE PROPERTY LINE AND RUNNING, NORTH 02°49'09" EAST, 104.77 FEET TO A POINT;

THENCE, NORTH 79°47'41" EAST, 98.77 FEET TO A POINT;

THENCE, NORTH 59°54'44" EAST, 87.57 FEET TO A POINT;

THENCE, NORTH 64°32'36" EAST, 57.77 FEET TO A POINT;

THENCE, NORTH 67°19'36" EAST, 213.20 FEET TO A POINT;

THENCE, 105.96 FEET ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 64.92 FEET AND BEING SCRIBED BY A CHORD BEARING, NORTH 19°10'48" EAST, 94.59 FEET TO A POINT;

THENCE, NORTH 32°47'39" WEST, 96.48 FEET TO A POINT;

THENCE, 77.59 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 61.15 FEET AND BEING SCRIBED BY A CHORD BEARING, NORTH 02°55'41" WEST, 72.49 FEET TO A POINT;

THENCE, NORTH 23°01'43" EAST, 99.42 FEET TO A POINT;

THENCE, NORTH 02°08'44" WEST, 69.26 FEET TO A POINT;

THENCE, NORTH 02°58'30" EAST, 83.65 FEET TO THE ENDING AT A POINT ON THE LESSEE PREMISES.

BEARINGS BASED ON TEXAS GRID NORTH, NAD83, CENTRAL ZONE.

LESSEE PREMISES

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN THE BASTROP TOWN TRACT SURVEY, ABSTRACT 11, CITY OF BASTROP, BASTROP COUNTY, TEXAS, BEING A PORTION OF THE LANDS OF KENNETH LEE DRYDEN, SAM HEARD DRYDEN, AND JANE DRYDEN LOUIS, AS RECORDED IN DEED BOOK 642, PAGE 104, BASTROP COUNTY RECORDS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

TO FIND THE POINT OF BEGINNING, COMMENCE AT A 5/8" REBAR FOUND ON A SOUTHEASTERLY PROPERTY LINE OF SAID LANDS, SAID REBAR HAVING A TEXAS GRID NORTH, NAD83, CENTRAL ZONE VALUE OF N: 10017668.2027, E: 3257534.5012; THENCE RUNNING ALONG THE PROPERTY LINE, NORTH 48°57'59" WEST, 6.60 FEET TO A POINT ON A GRAVEL ROAD; THENCE LEAVING THE PROPERTY LINE AND RUNNING, NORTH 02°49'09" EAST, 104.77 FEET TO A POINT; THENCE, NORTH 79°47'41" EAST, 98.77 FEET TO A POINT; THENCE, NORTH 59°54'44" EAST, 87.57 FEET TO A POINT; THENCE, NORTH 64°32'36" EAST, 57.77 FEET TO A POINT; THENCE, NORTH 67°19'36" EAST, 213.20 FEET TO A POINT; THENCE, 105.96 FEET ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 64.92 FEET AND BEING SCRIBED BY A CHORD BEARING, NORTH 19°10'48" EAST, 94.59 FEET TO A POINT; THENCE, NORTH 32°47'39" WEST, 96.48 FEET TO A POINT; THENCE, 77.59 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 61.15 FEET AND BEING SCRIBED BY A CHORD BEARING, NORTH 02°55'41" WEST, 72.49 FEET TO A POINT; THENCE, NORTH 23°01'43" EAST, 99.42 FEET TO A POINT; THENCE, NORTH 02°08'44" WEST, 69.26 FEET TO A POINT; THENCE, NORTH 02°58'30" EAST, 83.65 FEET TO A POINT; THENCE RUNNING, SOUTH 51°43'01" WEST, 40.00 FEET TO A POINT HAVING A TEXAS GRID NORTH, NAD83, CENTRAL ZONE VALUE OF N: 10018407.9033, E: 3257950.8619, AND THE TRUE POINT OF BEGINNING;

THENCE RUNNING, NORTH 38°16'59" WEST, 80.00 FEET TO A POINT;

THENCE, NORTH 51°43'01" EAST, 80.00 FEET TO A POINT;

THENCE, SOUTH 38°16'59" EAST, 80.00 FEET TO A POINT;

THENCE, SOUTH 51°43'01" WEST, 80.00 FEET TO A POINT AND THE POINT OF BEGINNING.

BEARINGS BASED ON TEXAS GRID NORTH, NAD83, CENTRAL ZONE.

SAID TRACT CONTAINS 0.1469 ACRES (6,400 SQUARE FEET), MORE OR LESS.

SURVEY NOT VALID WITHOUT SHEET 1 & 2 OF 3

PRELIMINARY

NO.	DATE	REVISION

* SPECIFIC PURPOSE SURVEY PREPARED BY:

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verizon

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BASTROP FRIES

SITE NO.
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BASTROP TOWN TRACT SURVEY,
ABSTRACT A - 11,
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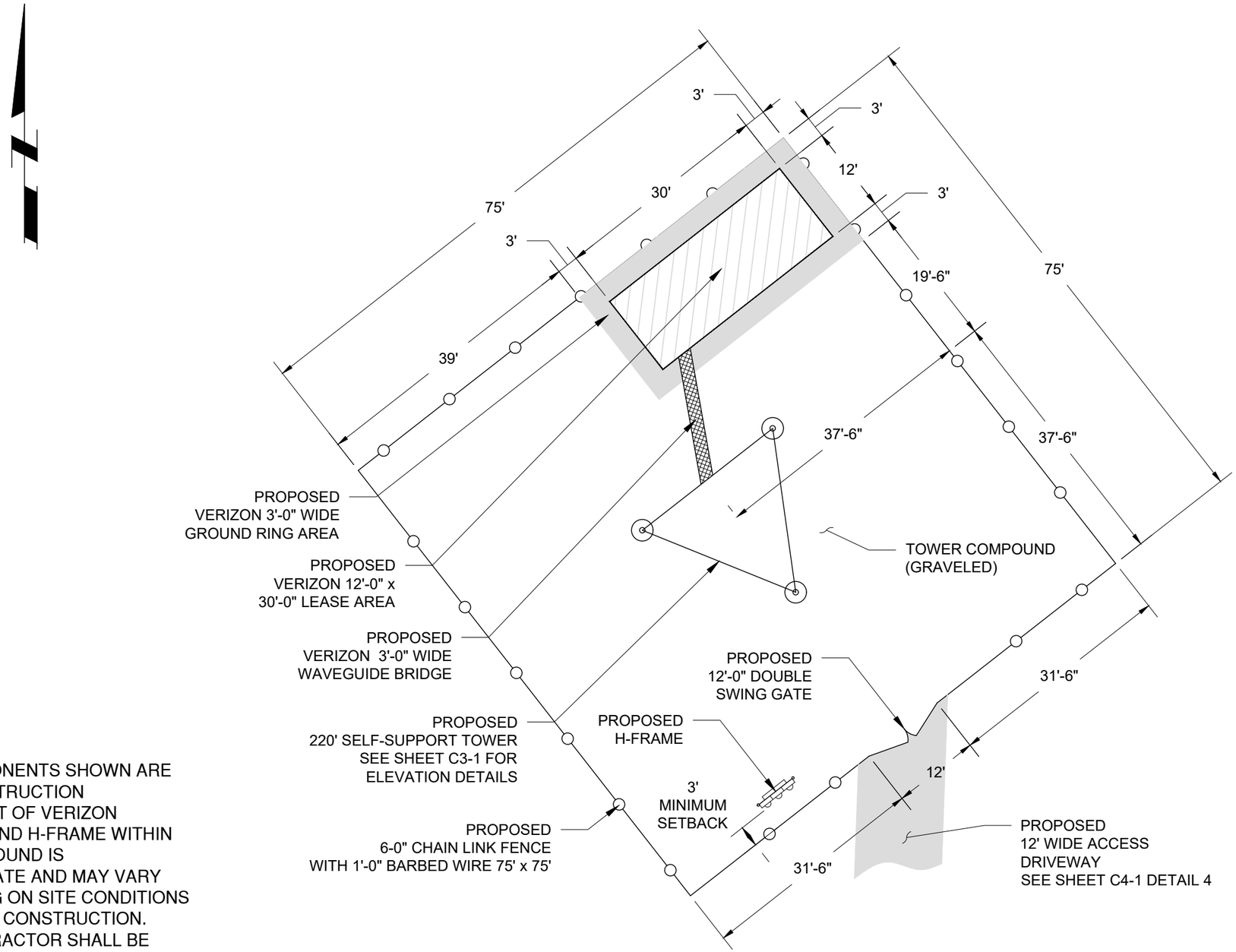
BASTROP COUNTY, TEXAS

DRAWN BY: GJH
CHECKED BY: JKL
APPROVED: D. MILLER
DATE: PRELIMINARY
P2P JOB #: 202526TX

SHEET: 3 OF 3

E:\Dropbox (Point To Point)\P2P Current Jobs\2025\202526TX 1674 Bastrop Fries\202526TX.pro



NOTES:

1. ALL COMPONENTS SHOWN ARE NEW CONSTRUCTION
2. PLACEMENT OF VERIZON BUILDING AND H-FRAME WITHIN THE COMPOUND IS APPROXIMATE AND MAY VARY DEPENDING ON SITE CONDITIONS AT TIME OF CONSTRUCTION.
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE INSTALLATION OF APPROPRIATE EROSION CONTROL MEASURES, INCLUDING SILT FENCES, ON THE DOWN SLOPE SIDES OF ALL SOIL DISTURBING ACTIVITIES. SEE SHEET C4-1 DETAIL 3

HEMPHILL®
1305 NORTH LOUISVILLE AVE
TULSA, OK 74115
(918) 834-2200

STS (SPECIALTY TELECOMUNICATIONS CONSULTANTS, LLC)
13431 BROADWAY EXT., SUITE 120,
OKLAHOMA CITY, OK 73114
405-753-7167

PROJECT NO:	1674
PROJECT NAME:	BASTROP FRIES
911 ADDRESS:	TBD
DRAWN BY:	RGH
CHECKED BY:	MK/SLT/JRH

ISSUED FOR:

APPROVAL

REV	DATE	DESCRIPTION
0	03/01/21	FOR APPROVAL

STATE OF TEXAS
SAMUAL T. CURTIS
117377
LICENSED
PROFESSIONAL ENGINEER

SAMUAL T. CURTIS, P.E.
TEXAS NO. 117377

SCALE

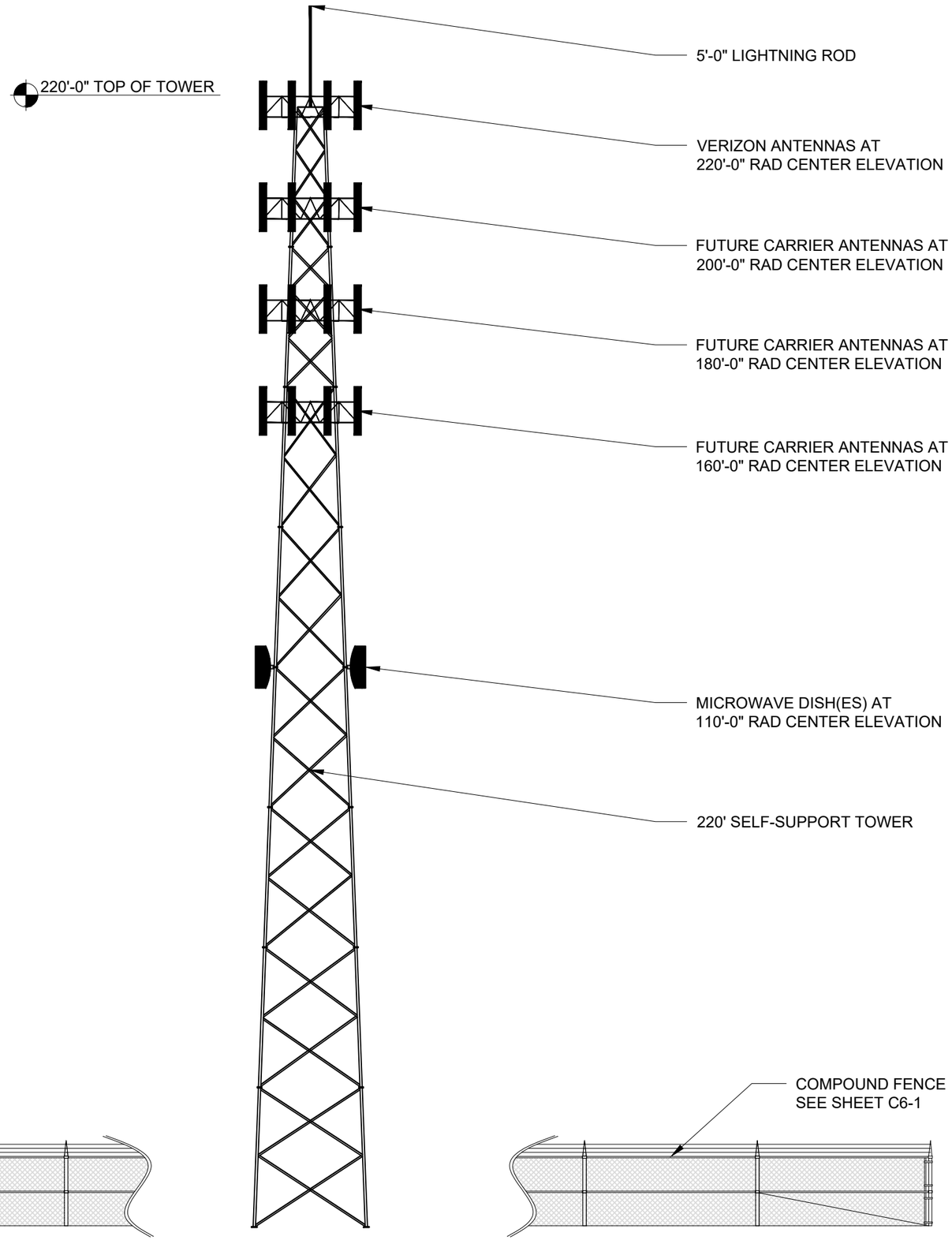
1/16" = 1'-0"

COMPOUND LAYOUT

SHEET NUMBER:	REVISION:
C2-1	0

225'-0" TOTAL TOWER HEIGHT
WITH APPURTENANCES

THESE DRAWINGS ARE NOT INTENDED TO REFLECT THE STRUCTURAL INTEGRITY OF THE TOWER. THE PROPOSED ANTENNAS AND TRANSMISSION LINES SHOWN ARE REPRESENTATIVE IN NATURE AND DO NOT REFLECT THE ACTUAL CONFIGURATIONS REQUIRED. THE CONTRACTOR SHALL REFER TO THE STRUCTURAL ANALYSIS OF THIS TOWER SITE FOR THE APPROVED LOCATION AND CONFIGURATION OF ALL ANTENNAS AND TRANSMISSION LINES. ALL ANTENNAS MUST BE MOUNTED AND THE TRANSMISSION LINES CONFIGURED IN STRICT ACCORDANCE WITH THE STRUCTURAL ANALYSIS.



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SCALE
N.T.S.

TOWER ELEVATION

SHEET NUMBER:	REVISION:
C3-1	0