



June 25, 2021 at 2:00 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. 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.

3. 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

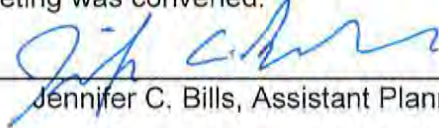
or collectively, nor any members of the city's staff. Accordingly, profane, insulting, or threatening language directed toward the Board and/or any person in the Board's presence will not be tolerated.

4. ITEMS FOR INDIVIDUAL CONSIDERATION

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

5. 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: Tuesday, June 22, 2021 at 1:30 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: June 25, 2020

AGENDA ITEM: 4A

TITLE:

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

STAFF REPRESENTATIVE:

Vivianna Nicole Andres, Development Coordinator

ATTACHMENTS:

Meeting Minutes



Zoning Board of Adjustments

October 7, 2020 Meeting Minutes

The City of Bastrop Zoning Board of Adjustments met Wednesday, October 7, 2020 at 6:00 p.m. online.

1. CALL TO ORDER

Patrick Connell called the meeting to order at 6:00 p.m.

Patrick Connell	Present
Gary Moss	Present
Jimmy Crouch	Present
Scot Robichaud	Present
Jeff Haladyna	Present

2. CITIZEN COMMENTS

There were no citizen comments.

The Zoning Board of Adjustments adjourned from the Regular Meeting to convene into Executive Session at 6:02 pm.

The Zoning Board of Adjustment adjourned from the Executive Session and reconvened into their Regular Meeting at 6:45 pm.

3. ITEMS FOR INDIVIDUAL CONSIDERATION

- 3A. Consider action to approve meeting minutes from the August 5, 2020 Zoning Board of Adjustment Meeting.

Jimmy Crouch made a motion to recommended approval of the August 5, 2020 meeting minutes. Gary Moss seconded the motion and the motion carried unanimously.

- 3B. Public Hearing and consider action on variances from the Bastrop Building Block (B³) Code, Chapter 8 – Signs, Article 8.3 (c) Band Signs for the number of signs, sign height, letter height exceeding the maximums, and continued use of the existing non-conforming internally illuminated pole sign on Bastrop West Commercial, Section 2, Lot 3B Resubdivision, located at 484 (previously 490) State Highway 71, within the City Limits of the City of Bastrop, Texas.

Jennifer Bills presented the information distributed in the Zoning Board of Adjustment Agenda Packet. She discussed the history of the site and the previous signage at that location.

Jennifer Bills discussed with the Board the notifications City Staff had sent out for the public hearing. Jennifer Bills stated Staff agrees with the applicant's request to follow the previous Sign Code in effect before the adoption of the Bastrop Building Block Code, and was recommending approval of the variances from the Bastrop Building Block (B³) Code, Chapter 8 – Signs, Article 8.3 (c) Band Signs for the number of signs, sign height, letter height exceeding the maximums, and continued use of the existing non-conforming internally illuminated pole sign on Bastrop

Zoning Board of Adjustments

October 7, 2020 Meeting Minutes

West Commercial, Section 2, Lot 3B Resubivision, located at 484 (previously 490) State Highway 71, within the City Limits of the City of Bastrop, Texas.

Thomas Mathias, the Managing Director for Real Estate for the Cash Store, spoke with the Board regarding the request. He stated the entire feasibility for the project rests with the approval of the sign variances, if the variance were to not be granted the Cash Store would not move forward with their plans for the site. Additional discussion commenced between the Board and Thomas regarding the sign variance request, and the timing of the change within the Sign Ordinance during the course of this project.

Patrick Connell opened the Public Hearing.

There were no citizens comments from the public.

Patrick Connell closed the Public Hearing.

Larry Nieman, the owner of the property, addressed the Commission stating he was in favor of the zoning variance requests and felt they should be granted due to the changing of the Sign Ordinance after the applicant had initially reached out to obtain the sign standards.

Jimmy Crouch made a motion to deny requested variances from the Bastrop Building Block (B³) Code, Chapter 8 – Signs, Article 8.3 (c) Band Signs for the number of signs, sign height, letter height exceeding the maximums, and continued use of the existing non-conforming internally illuminated pole sign on Bastrop West Commercial, Section 2, Lot 3B Resubivision, located at 484 (previously 490) State Highway 71, within the City Limits of the City of Bastrop, Texas:

1. A sign square footage of 107.16 square feet, where the B³, Article 8.3 c) b allows 57.9 square feet.
2. A total height of 3.46 feet for the south sign, where the B³, Article 8.3 c) d allows 3 feet maximum.
3. A letter height of 27.5 inches on the north sign and 22 inches on the south sign, where the B³, Article 8.3 c) h allows 18 inches maximum.
4. The reuses of the existing non-conforming pole sign with internal illumination, where the B³ Code, Section 8.1.011 Sign Permit Requirements requires all signage to conform to the current provision, including Section 8.1.009 (b) C. requiring all illumination to be external.

The decisions was based on the following findings of facts:

1. The Board properly discussed possible conditions the Board could impose that would mitigate the adverse effects of granting the variances sought. The Board explored opportunities to find a compromise between the previous code standards desired by the Applicant and the adopted Bastrop Building Block Code requirements in order to reduce the overall effect of the increased signage on the site (Item 5).

Zoning Board of Adjustments

October 7, 2020 Meeting Minutes

2. The Board adequately contemplated the nature of the surrounding property and the community's emphasis on bringing buildings and signs up to the standards of the new B³ Codes.
3. The Board sufficiently weighed the evidence of the City of Bastrop's conflicting sign requirements online against the Applicant's duty regarding reasonable inquiry into the status of sign code updates and not having submitted any permit applications prior to the new B³ Codes having been enacted.
4. The Applicant stated that they were not willing to accept any conditions that would change the request. The Applicant repeatedly asserted that they were not empowered to negotiate a compromise or accept anything less than all of the variances as requested in the Applicant.

Scot Robichaud seconded the motion, and the motion carried four to one with Gary Moss opposed.

4. ADJOURNMENT

Gary Moss made a motion to adjourn at 7:43 p.m.. Jimmy Crouch seconded the motion, and the motion carried unanimously.

Chair

Vice-Chair



STAFF REPORT

MEETING DATE: June 25, 2021

AGENDA ITEM: 4B

TITLE:

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.

AGENDA ITEM SUBMITTED BY:

Jennifer C. Bills, Assistant Planning Director

Trey Job, Assistant City Manager of Community Development

ITEM DETAILS:

Site Address: 600 Block of West State Highway 71, east of State Highway 304 and south of State Highway 71 (Attachment 1)

Total Acreage: 1.11 acres

Legal Description: 1.11 acres of land out of the Nancy Blakey Survey, Abstract 98

Property Owner: 71 Retail Partners/Douglas MacMahon

Agent Contact: Carlson, Brigrance, and Doering/Brendan McEntee

Existing Use: Vacant/Undeveloped

Existing Zoning: P-5, Place Type 5 – Core

Future Land Use: General Commercial

BACKGROUND/HISTORY:

The Texas Local Government Code Chapter 245 contains specific language about projects and permits that have been filed with a municipality and establishes the intent of the development projects. Below is a timeline of applications that provide the intent to create a nine-lot commercial subdivision. No other master plan or concept plan has been submitted that further defines the project for the entire subdivision. For Lot 1 and Lot 6, additional site development plans and building permits were submitted and subsequently constructed, completing the projects for those particular lots. However, no plans other than subdivision have been submitted for the remaining seven lots.

With the project information provided to this date, the City determined the appropriate grandfathering date is May 22, 2017, which is the date the applicant submitted the Preliminary Plat that has been moving forward with subsequent permits. The City agrees that the property classification is commercial, and as additional permits are submitted, will review them under the regulations in effect per the grandfathered date for subdivision and specific municipal regulations that informed the subdivision standards, including regulation in effect related to landscaping or tree preservation, open space or park dedication, property classification, lot size, lot dimensions, lot coverage or building size. All other elements will be reviewed under current regulations

(Stormwater Drainage Ordinance and Bastrop Building Block (B³) Code, etc.). The timeline below establishes the applications that have been considered during the review.

The applicant is appealing this determination. The basis for their appeal is included as Attachment 7.

Bastrop Grove Plat Timeline:

- July 24, 2013 – Preliminary Plat for The Grove Application Submitted
 - Eight lot commercial subdivision - Approved by City Council on July 8, 2014
 - Plat expired on March 30, 2015

- August 5, 2013 – Final Plat for Bastrop Grove Phase 1 Application Submitted
 - One lot Final Plat – Comments sent September 29, 2013
 - No response from applicant – expired November 13, 2013 (45 days)

- May 23, 2014 - Final Plat for The Grove Phase 1 Lot 5 Application Submitted
 - One lot Final Plat approved by City Council August 12, 2014
 - 180-day Extension approved by City Council on July 28, 2015
 - Plat expired February 8, 2016

- May 22, 2017 – Preliminary Plat for The Bastrop Grove Application Submitted
 - Approved August 8, 2017, by City Council – replaced expired The Grove Preliminary Plat from July 24, 2013

- March 17, 2018 – Final Plat for Bastrop Grove Section 1 Application Submitted
 - 5 lots approved by City Council on July 24, 2018
 - Recorded July 27, 2018

- May 23, 2018 – Bastrop Grove Drainage Improvements – Improvements to Lots 1 & 2 and offsite Application Submitted
 - Plans Approved October 1, 2018
 - Completed May 17, 2019

- January 3, 2020 – Final Plat for Bastrop Section 2, Lot 6 Application Submitted
 - Approved by Planning & Zoning Commission on November 21, 2019
 - Recorded January 3, 2020

Individual lot timelines for Site Development and Building Permits:

- Bastrop Grove, Phase 1, Lot 1
 - Site Development Plan
 - § Approved July 27, 2018, Amended September 25, 2019
 - § Completed November 19, 2019

 - Building Permits
 - § Issued August 1, 2018
 - § Project/Permit Completed November 19, 2019

- Bastrop Grove, Section 2, Lot 6 – Bastrop Medtail (ARC Medical)
 - Final Drainage Plan
 - § November 22, 2019 Application

§ Permit Completed on May 7, 2021 with City Engineer Acceptance

- February 27, 2020 – Site Development Plan
 - § Submitted February 27, 2020
 - § Permit Completed May 7, 2021
- Building Permit
 - § Submitted March 3, 2020
 - § Project/Permit Completed May 3, 2021

POLICY EXPLANATION:

V.T.C.A. Local Government Code Chapter 245 ("LGC 245"), provides an opportunity for landowners or developers to lock-in certain government regulations that apply to a particular development by filing a specific permit application. are regulated under Section 212.172 of the Texas Local Government Code.

Bastrop adopted Article 1.20 – Uniformity of Requirements, commonly referred to as the “Grandfathering Development Status Ordinance”. This provides standards and procedures to determine possible grandfathered development status of development projects.

Procedure:

1. Applicant submission of Grandfathering Request with documentation
 - a. March 15, 2021 (Attachment 2)
2. Grandfathering Review Committee (Director of Planning, City Engineer, and Public Works Director) makes determination within 15 business days.
 - a. The Committee determination was made and sent on March 30, 2021. (Attachment 3)
3. Applicant can request reconsideration of the determination by the Grandfathering Review Committee within 15 business days of determination.
 - a. Submitted April 14, 2021 (Attachment 4)
4. Grandfathering Review Committee can either affirm or reverse the determination within 15 business days of request.
 - a. Decision upheld – April 22, 2021 (Attachment 5)
5. If the determination reconsideration is denied, the request is automatically forwarded to the City Manager for determination, which must be completed within 15 business days of reconsideration determination.
 - a. Forwarded on April 22, 2021
 - b. Determination on May 7, 2021 (Attachment 6)
6. Applicant can appeal the City Manager’s determination to the Zoning Board of Adjustment within 15 business days of determination.
 - a. Appeal submitted on May 27, 2021.
7. The ZBA must be convened within 30 days after the appeal has been received, or the appeal is deemed to have automatically been denied.
 - a. Meeting called for June 25, 2021 (day 29).

8. Should the appellant be dissatisfied with the actions of the ZBA, the appellant may pursue all legal remedies to review the ZBA's decision as set forth in LGC Section 211.011.

RECOMMENDATION:

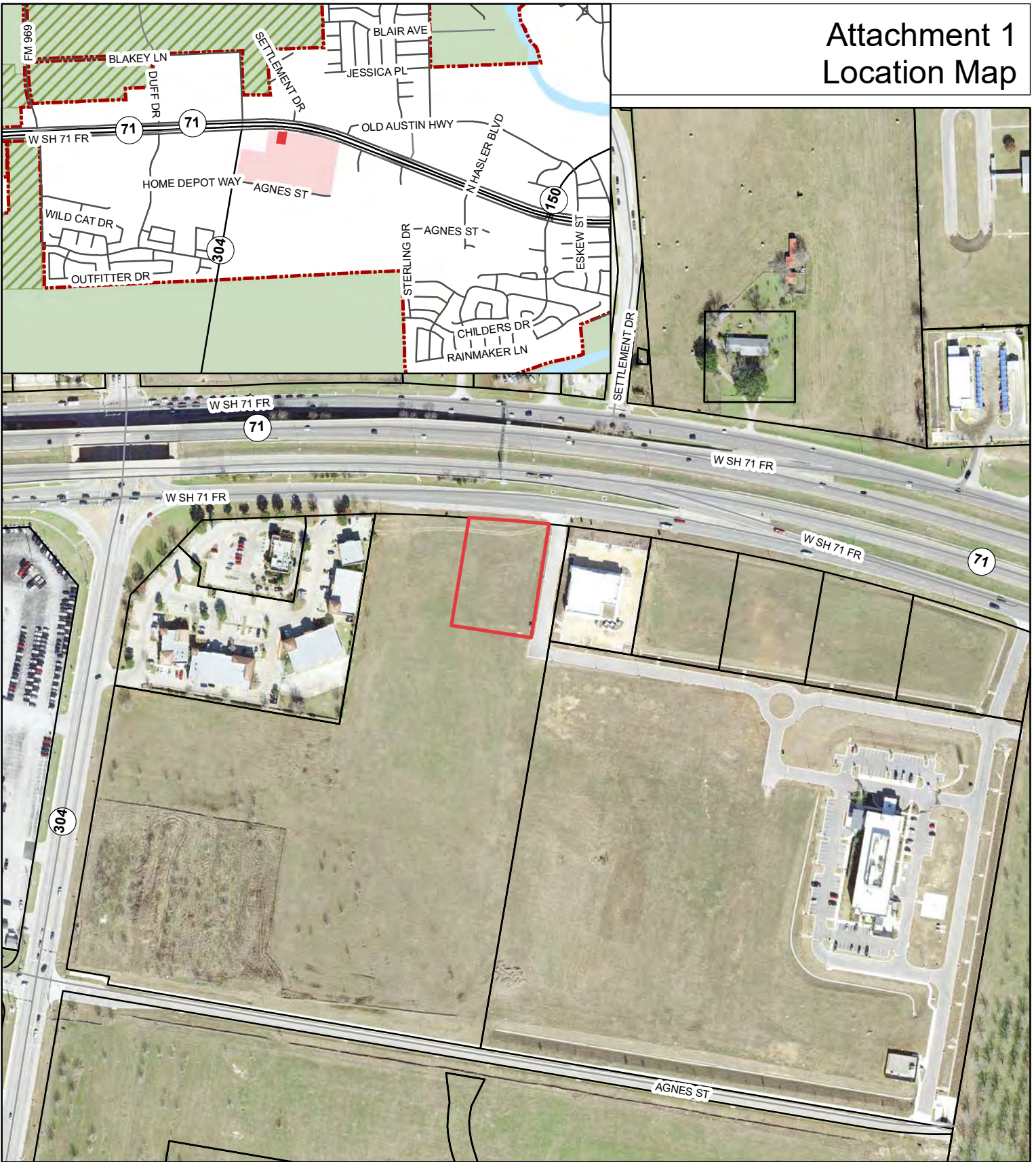
Hold public hearing and consider action to uphold the City Manager's determination on a grandfathering request for Bastrop Grove, Section 3, Lot 7, being 1.11 acres out of Nancy Blakey Survey Abstract 98, located in the 600 Block of West State Highway 71, east of State Highway 304 and south of State Highway 71, within the City Limits of the City of Bastrop, Texas.

ATTACHMENTS:

- Attachment 1 – Location Map
- Attachment 2 – Applicant Grandfathering Request for Bastrop Grove, Section 3, Lot 7 March 15, 2021
- Attachment 3 – Grandfathering Review Committee Determination March 20, 2021
- Attachment 4 – Applicant GRC Reconsideration Request April 14, 2021
- Attachment 5 – GRC Reconsideration Determination April 22, 2021
- Attachment 6 – City Manager Reconsideration Determination May 7, 2021
- Attachment 7 – Applicant Appeal to Zoning Board of Adjustment May 7, 2021



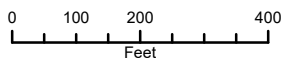
Attachment 1 Location Map



Date: 6/15/2021

Grandfathering Request Bastrop Grove Section 3, Lot 7

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.



1 inch = 300 feet





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: <ul style="list-style-type: none"> 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. McCreary

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: _____



Carlson, Brigance & Doering, Inc.

Civil Engineering ❖ Surveying

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.

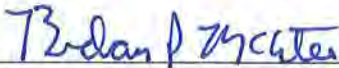
The Project is not dormant, as progress has been made towards completion of the original contemplated project as follows:

- 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

CR# 161472

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 Maria Murnan

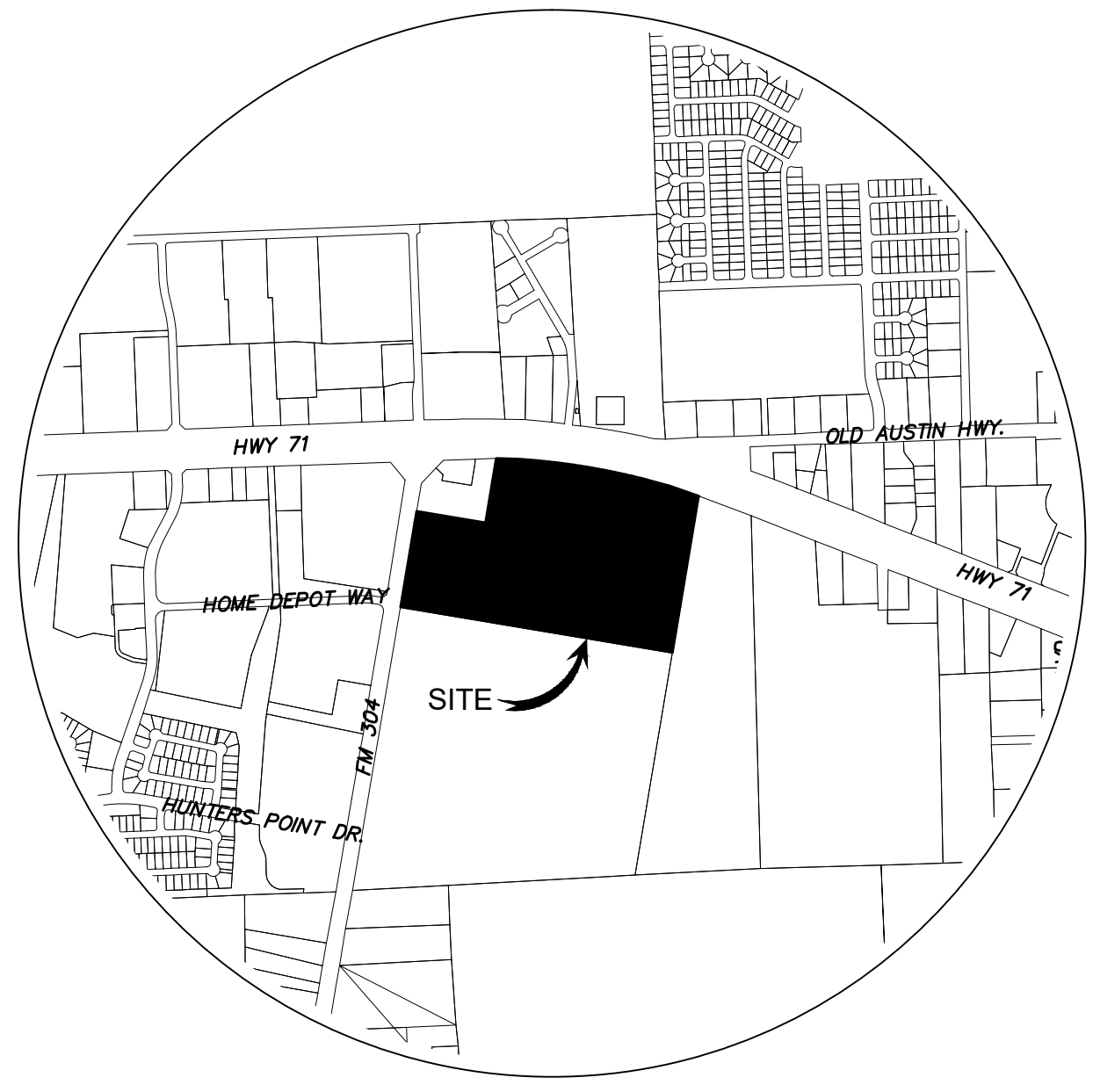
THE GROVE PRELIMINARY PLAT

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

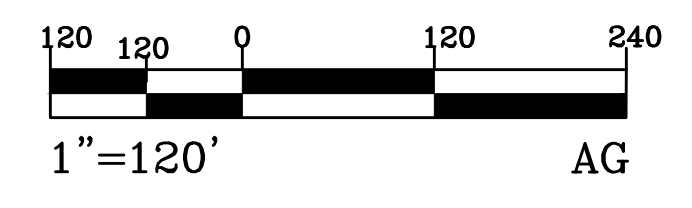


OWNER: 71 RETAIL PARTNERS, L.P.
8214 Westchester Drive, Suite 550
Dallas TEXAS 75225
(214) 849-9831
Douglas MacMahon
dm@morancap.com

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

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
OT OVERHEAD TELEPHONE
UP UTILITY POLE
GW GUY WIRE
WF WIRE FENCE
BL BUILDING LINE
PUE PUBLIC UTILITY EASEMENT VOL. 8, PG. 73-74, PRHCT
DE DRAINAGE EASEMENT VOL. 8, PG. 73-74, PRHCT



C-1
 $\Delta = 17^{\circ}36'16''$
 $R = 5058.89'$
 $L = 1554.38'$
 $CB = S 79^{\circ}29'26''$
 $EC = 1548.27'$

NOTES:

- The Benchmarks used are: LCRA CONTROL MONUMENTS A753, A279, J805, & SHD2.
- 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.
- All subdivision improvement permits shall conform to the City of Bastrop Code of Ordinances, construction standards, and generally accepted engineering practices.
- 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.
- Erosion and sedimentation controls constructed in accordance with the Subdivision Ordinance of the City of Bastrop are required for all construction on each lot.
- Building setbacks not shown shall be in accordance with City of Bastrop Subdivision and Zoning Ordinances.
- Prior to construction of any improvements on lots in this subdivision, building permits will be obtained from the City of Bastrop.
- Sidewalks shall be constructed in accordance with the Subdivision Ordinance of the City of Bastrop.
- All utilities will be underground.
- Developer/Owner shall be solely responsible for all relocation and modifications to existing utilities.
- 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.
- 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 (TABAA).
- No lot in this subdivision shall be occupied until connected to the approved water distribution and wastewater collection facilities.
- Wastewater and Water systems shall conform to TCEQ (Texas Commission on Environmental Quality).
- The impact fees for this subdivision shall be based on Ordinance No. 213-9.
- 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.
- 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-plating 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.
- By approving this preliminary plat, the City of Bastrop assumes no obligation to construct any infrastructure in connection with this subdivision.
- No buildings, fences, landscaping or other structures are permitted within drainage easements shown, except as approved by the City of Bastrop.
- 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

Drawing: C:\324_Moran_Caplan\01_Bastrop_Grove\Drawn\2013_Preliminary_Plat.dwg .d.pprint1
Plot: Jul 24, 2013 11:18:07
Plot: Jul 24, 2013 11:18:07

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

2525 Wallingwood Drive
Bldg. 6 Ste 600
Austin, Texas 78746
(512) 364-0989

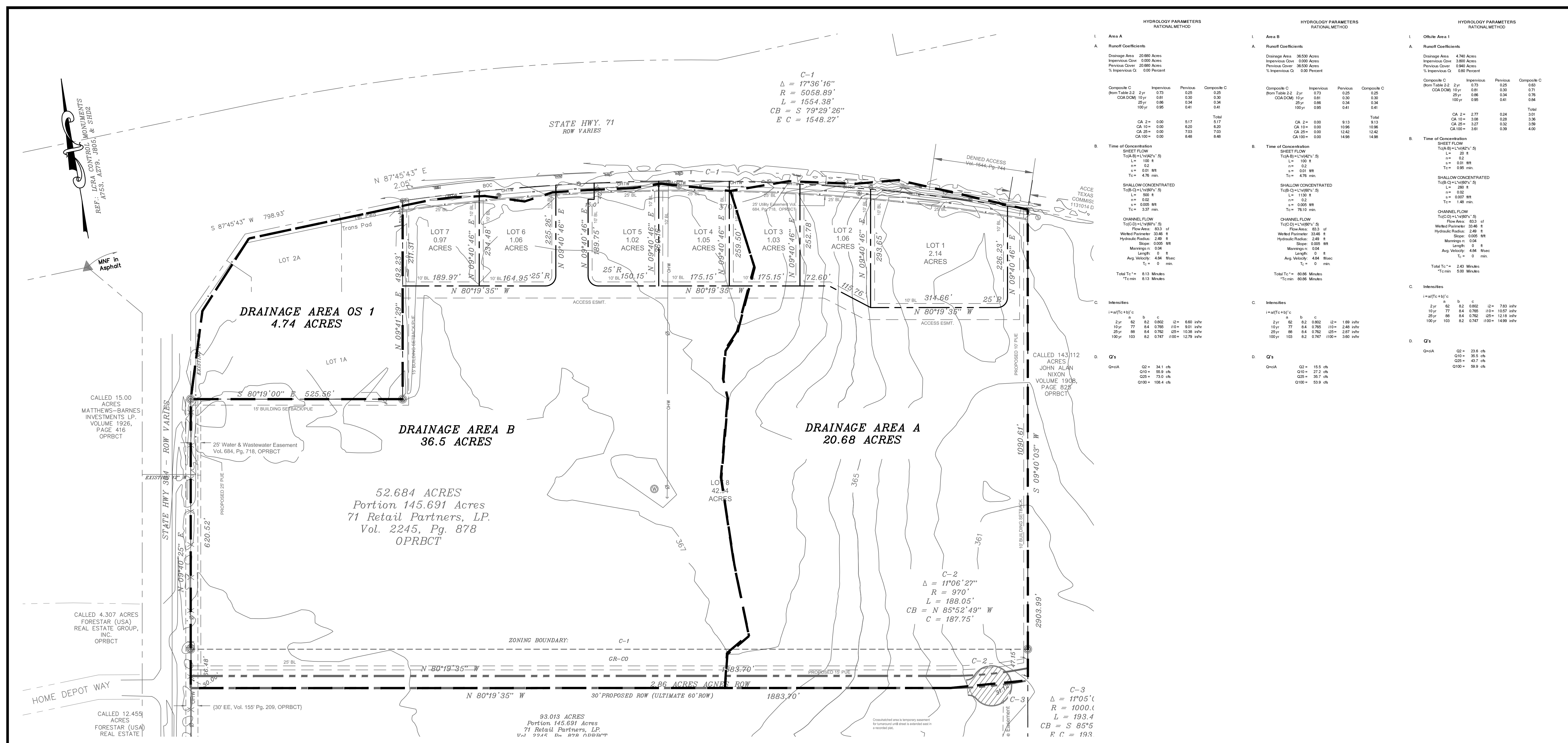
ALDERSON GROUP, INC.
ENGINEERING FIRM
F-11890

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

STATE OF TEXAS
COUNTY OF HAYS

SHEET
1 OF 1

Drawing: C:\1324_Moran_Caplan\01_Batrop_CrownVista\2013_Drainage_Plan.dwg Layout1
 Date: 04/24/13 12:00:07
 Plot: 04/24/13 12:00:07



HYDROLOGY PARAMETERS RATIONAL METHOD				HYDROLOGY PARAMETERS RATIONAL METHOD				HYDROLOGY PARAMETERS RATIONAL METHOD			
Area A				Area B				Offsite Area 1			
Runoff Coefficients				Runoff Coefficients				Runoff Coefficients			
Drainage Area	20.680 Acres	Previous Cover	0.00 Percent	Drainage Area	36.500 Acres	Previous Cover	0.00 Percent	Drainage Area	4.740 Acres	Previous Cover	0.00 Percent
Composite C	0.73	Impervious	0.25	Composite C	0.73	Impervious	0.25	Composite C	0.73	Impervious	0.25
(From Table 2.2)	2yr	CA 100	0.81	(From Table 2.2)	2yr	CA 100	0.81	(From Table 2.2)	2yr	CA 100	0.81
CA 100	0.81	CA 25	0.56	CA 100	0.81	CA 25	0.56	CA 100	0.81	CA 25	0.56
CA 25	0.56	CA 10	0.34	CA 25	0.56	CA 10	0.34	CA 25	0.56	CA 10	0.34
CA 10	0.34	CA 5	0.21	CA 10	0.34	CA 5	0.21	CA 10	0.34	CA 5	0.21
CA 5	0.21	CA 2	0.14	CA 5	0.21	CA 2	0.14	CA 5	0.21	CA 2	0.14
CA 2	0.14	CA 1	0.08	CA 2	0.14	CA 1	0.08	CA 2	0.14	CA 1	0.08
CA 1	0.08	CA 0.5	0.04	CA 1	0.08	CA 0.5	0.04	CA 1	0.08	CA 0.5	0.04
CA 0.5	0.04	CA 0.2	0.02	CA 0.5	0.04	CA 0.2	0.02	CA 0.5	0.04	CA 0.2	0.02
CA 0.2	0.02	CA 0.1	0.01	CA 0.2	0.02	CA 0.1	0.01	CA 0.2	0.02	CA 0.1	0.01
CA 0.1	0.01	CA 0.05	0.005	CA 0.1	0.01	CA 0.05	0.005	CA 0.1	0.01	CA 0.05	0.005
CA 0.05	0.005	CA 0.02	0.002	CA 0.05	0.005	CA 0.02	0.002	CA 0.05	0.005	CA 0.02	

**CITY OF BASTROP
PLANNING DEPARTMENT**

P. O. Box 427 • Bastrop, Texas 78602
(512) 321-0457

**CASH
RECEIPT**

DATE

8/5/13

3261

RECEIVED FROM

ADDRESS

American National Bank of Texas
South West of way me of Hwy 71

DOLLARS \$ 320.00

FOR:

Final Plat

CH# 16993

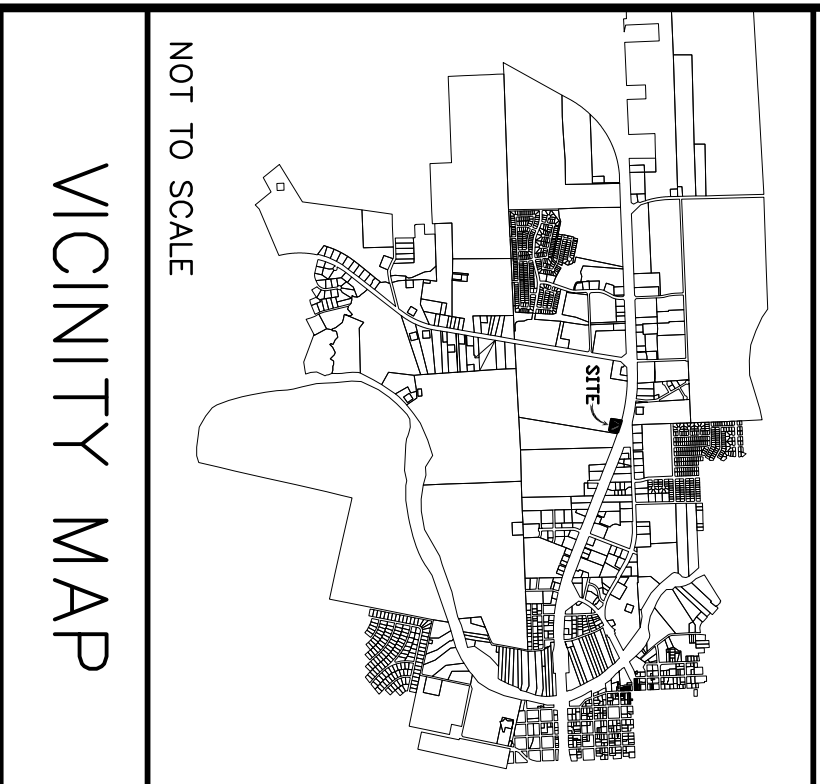
ACCOUNT		HOW PAID	
AMT. OF ACCOUNT		CASH	
AMT. PAID		CHECK	320
BALANCE DUE		MONEY ORDER	00

BY

[Signature]

NORTH
 BEARING BASIS: STATE PLANE COORDINATES NAD83/TEXAS
 SOUTH CENTRAL ZONE, SCALE FACTOR 0.99998842
 ICR CONTROL MONUMENTS A753, A279, J806, & SHD2

- 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 limits 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

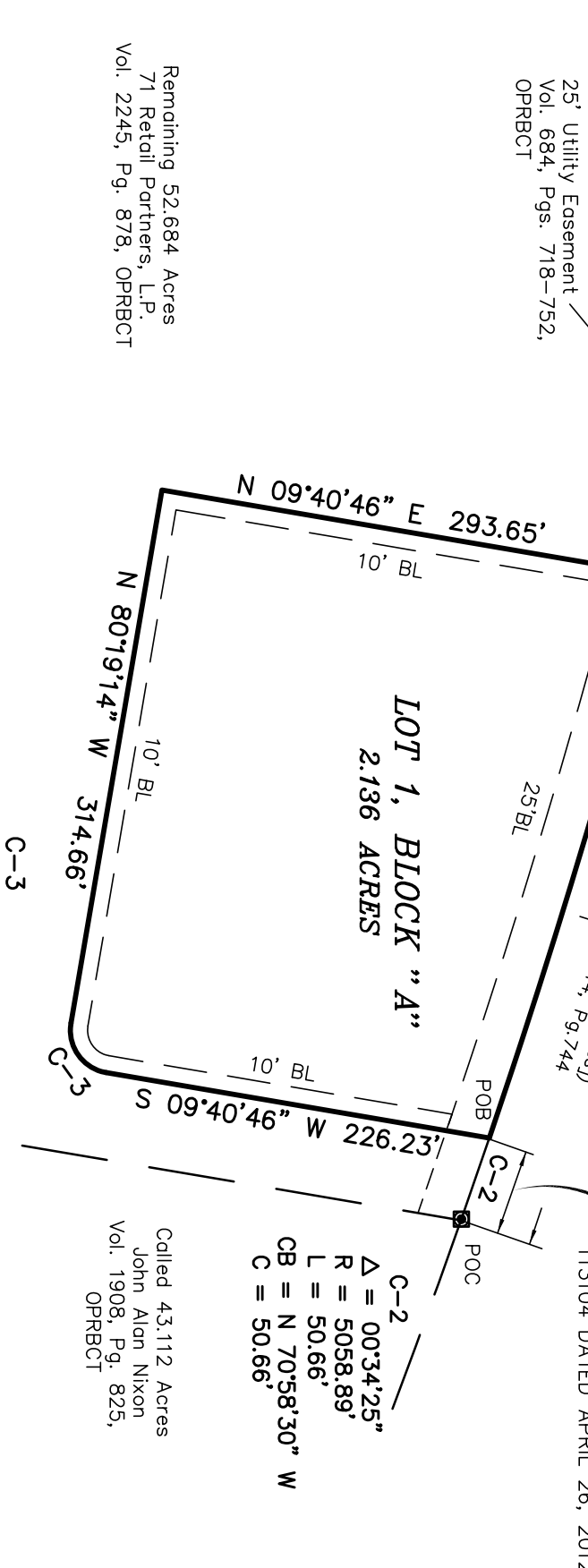
SCHOOL DISTRICT
 This subdivision lies within the Bastrop Independent School District.

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 subdivision shall be occupied until connected to a public sewer system or to an on-site wastewater system 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.



C-1
 $\Delta = 0352.39''$
 $R = 5058.89'$
 $L = 342.37'$
 $CB = S 73°12'03'' E$
 $C = 342.30'$

C-2
 $\Delta = 0034.25''$
 $R = 5058.89'$
 $L = 50.66'$
 $CB = N 70°58'30'' W$
 $C = 50.66'$

C-3
 $\Delta = 90°00'00''$
 $R = 25.00'$
 $L = 39.27'$
 $CB = S 54°40'46'' W$
 $C = 35.36'$

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

Mayor _____ City Secretary _____
 ATTEST BY: _____

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 Pietsch
 County Clerk
 Bastrop County, Texas

STATE OF TEXAS
 COUNTY OF BASTROP
 DESCRIPTION
 2.136 ACRES
 NANCY BLAKEY SURVEY, A-98

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 JOHN ALAN NIXON, 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, Dallas, 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

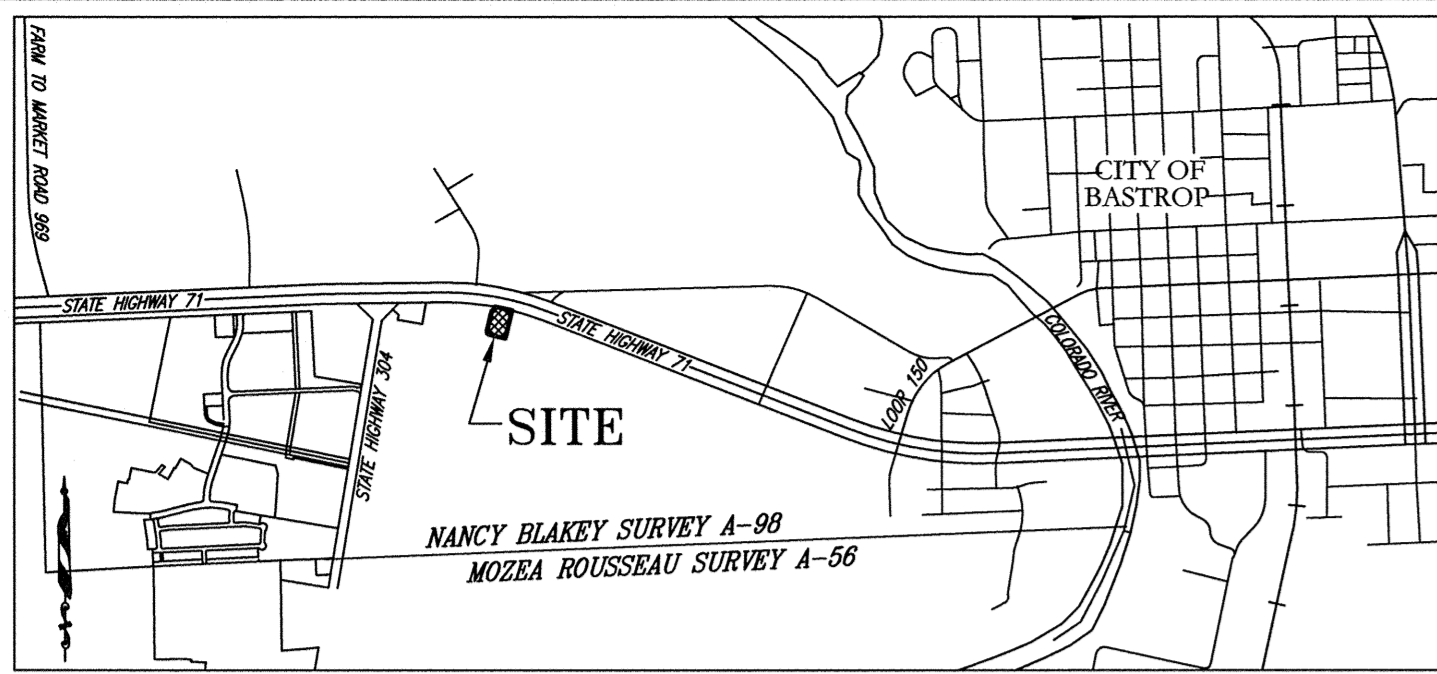
THE STATE OF TEXAS
 KNOW ALL MEN BY THESE PRESENTS

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

<p>STAUDT SURVEYING, INC. Thomas E. Staudt P.O. Box # 3984 Dripping Springs, Texas 78620 (512)858-2236</p>	<p>SUBDIVISION PLAT OF THE GROVE PHASE 1 CITY OF BASTROP BASTROP COUNTY, TEXAS</p>	Rev.	Date:
		Dr. By: TES	JULY 2013
<p>GRAPHIC SCALE IN FEET</p>		Job #:	DWG #:
		13092	LOT1

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



LOCATION MAP
NOT TO SCALE

SCALE: 1" = 100'

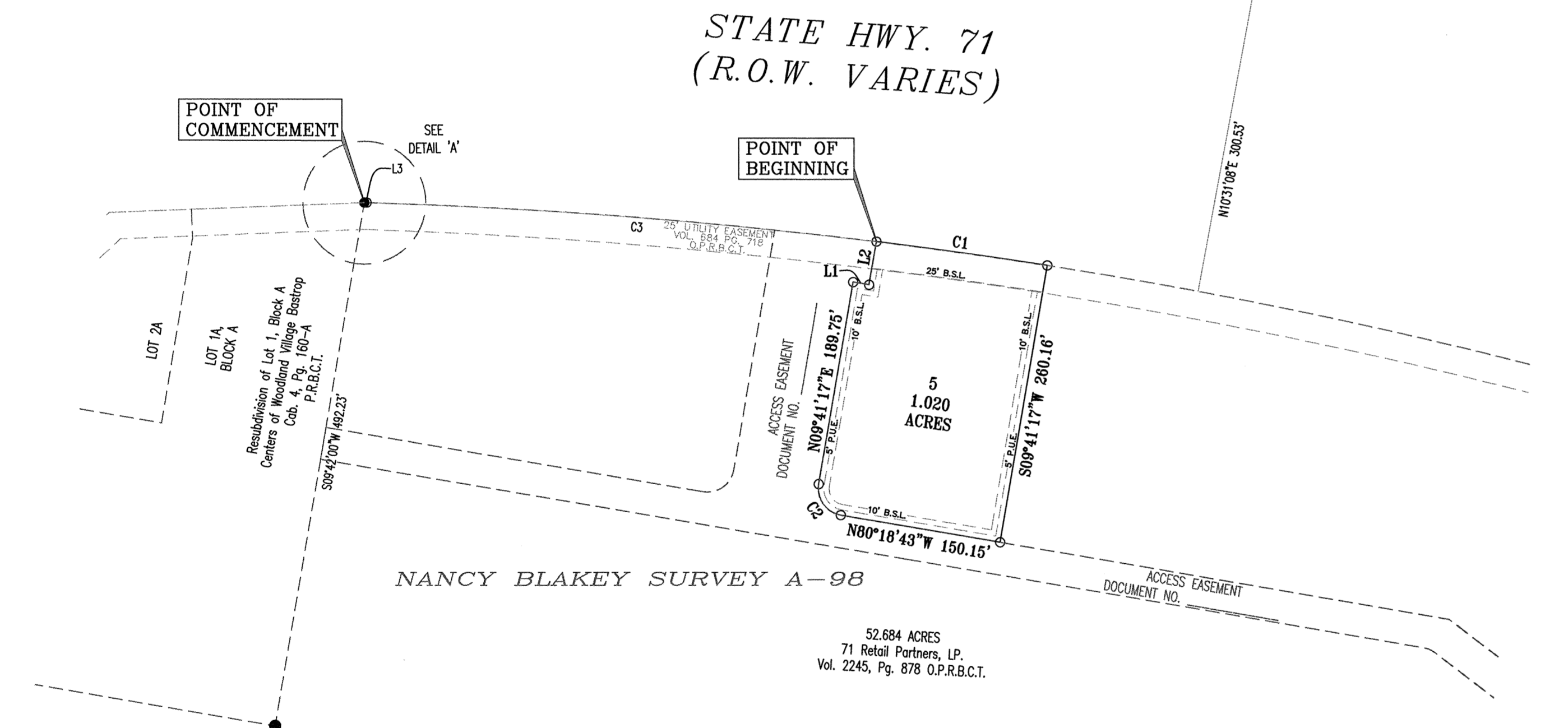
GRAPHIC SCALE



(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



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 PARTICULARLY 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:

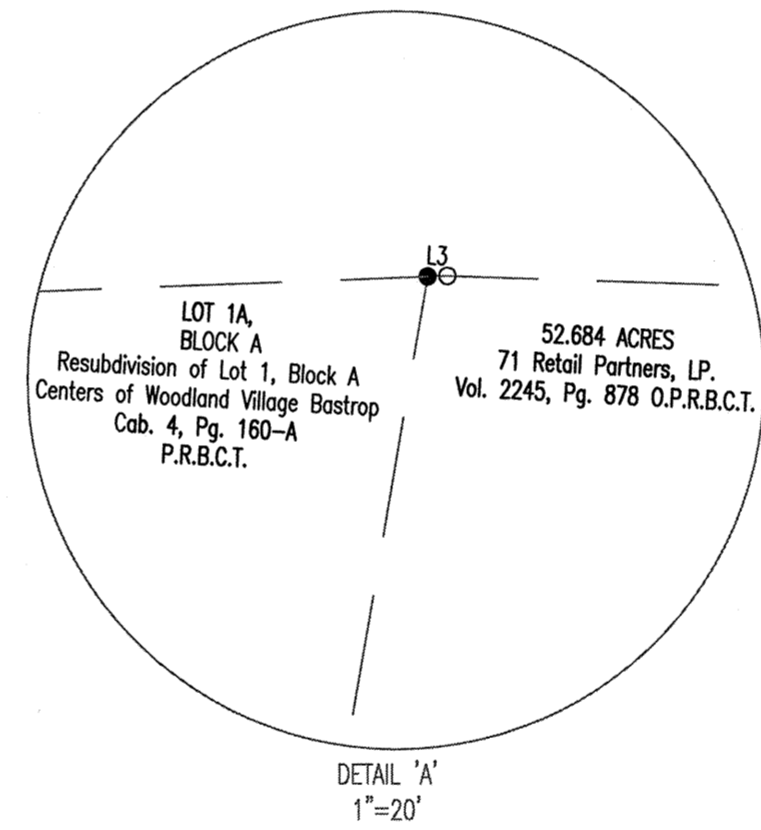
COMMENCING, at a capped 1/2" iron rod found for the northeastern corner of Lot 1A, Block A, Resubdivision of Lot 1, Block A, Centers of Woodland Village Bastrop, a subdivision recorded in Cab. 4, Page 160-A, Plat Records of Bastrop County, Texas, also being in the southern right-of-way line of State Highway 71, (R.O.W. varies), from which a 1/2" iron rod found for the southeastern corner of said Lot 1A, also being an angle corner of said 52.684 acre tract, bears S59°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°45'14"E, a distance of 2.85 feet to a capped 1/2" 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 475.25 feet and whose chord bears N35°18'43"W, a distance of 474.88 feet to a capped 1/2" 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 160.22 feet and whose chord bears S81°59'48"E, a distance of 160.22 feet to a capped 1/2" 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 360.16 feet to a capped 1/2" iron rod set.
2. N87°18'43"W, a distance of 150.15 feet to a capped 1/2" 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 1/2" iron rod set.
4. N09°41'17"E, a distance of 189.75 feet to a capped 1/2" iron rod set.
5. S87°18'43"E, a distance of 15.00 feet to a capped 1/2" 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	S89°35'39"E	474.88	237.70	5°22'49"

Line Table		
Line #	Length	Direction
L1	15.00	S87°18'43"E
L2	40.70	N09°41'17"E
L3	2.05	N87°46'14"E

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, A279, 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. 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. 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.

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, THIS THE ____ DAY OF _____, 20____, A.D.

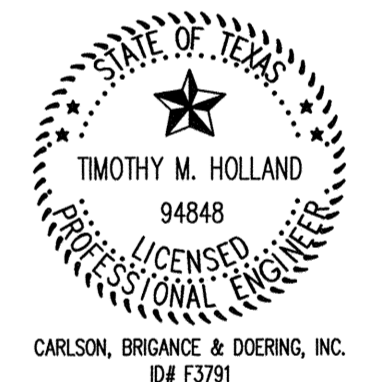
_____, COUNTY CLERK, BASTROP COUNTY, TEXAS

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.

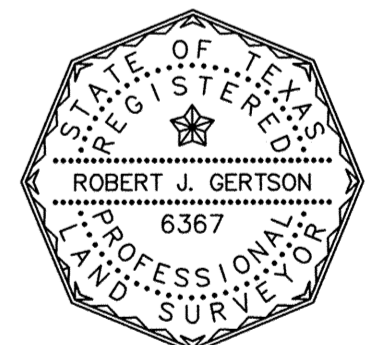
ENGINEERING BY: Timothy M. Holland DATE 5-28-14
TIMOTHY M. HOLLAND, P.E. NO. 94848
CARLSON, BRIGANCE & DOERING, INC.
5501 WEST WILLIAM CANNON DRIVE
AUSTIN, TEXAS 78749



STATE OF TEXAS)
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: Robert J. Gertson 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



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

APPROVED: _____
HEN KESSELIUS,
MAYOR OF THE CITY OF BASTROP, TEXAS
ATTEST: _____
CITY SECRETARY, CITY OF BASTROP, TEXAS

SHEET NO. 1 OF 1 RC

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

REVISION	DATE	COMMENT



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

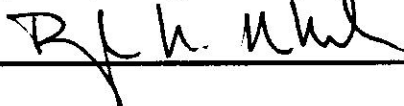
Engineer / Surveyor (all plats must be prepared by a licensed engineer or land surveyor):

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: 

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.	✓			

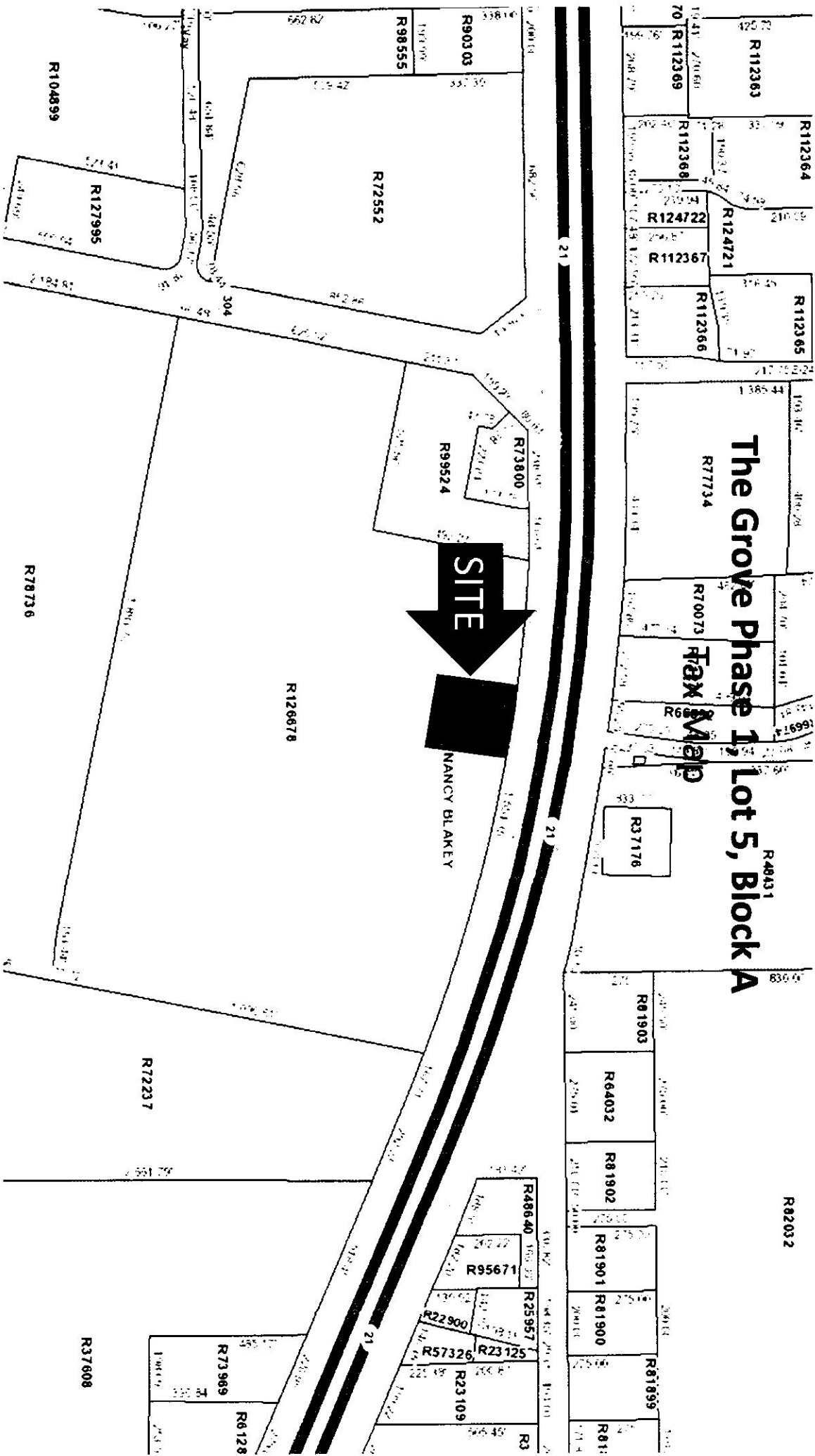
ADMINISTRATIVE PLAT APPLICATION

<p>Section 4.40.3.A</p>	<p>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.</p>	<p align="center">✓</p>			
<p>Section 4.40.3.B</p>	<p>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</p>	<p align="center">✓</p>			

<p align="center">To Be Completed By Applicant Indicate Below Compliance With The Following.</p>					<p align="center">To Be Completed By Staff</p>
	<p align="center">Yes</p>	<p align="center">No</p>	<p align="center">Comments</p>	<p align="center">Reviewed By:</p>	
<p>Section 4.40.3.C</p>	<p>A certificate of ownership acknowledged before a notary public by the owners and any holders of liens against the land.</p>	<p align="center">✓</p>			
<p>Section 4.40.3.D</p>	<p>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.</p>	<p align="center">✓</p>			
<p>Section 4.40.3.E</p>	<p>A certificate of approval to be signed by the mayor shall be placed on the face of the plat. See Section 4.20.3.</p>	<p align="center">✓</p>			
<p>Section 4.40.3.F</p>	<p>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</p>	<p align="center">✓</p>			

ADMINISTRATIVE PLAT APPLICATION

	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



NANCY BLAKEY

21

21

21

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

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 ~~LLP~~, 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 DEPEND 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.

Executed as of July 3rd, 2013

GRANTOR:

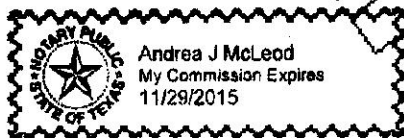
MC BASTROP 71, LP,
a Texas limited partnership
By: MC Bastrop 71 GP, LLC,
a Texas limited liability company,
its General Partner

By: *[Signature]*
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.



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

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 CP 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 11, 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 1/2 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;

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, 325.56 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.anbt.com

88-151/1119

1006

Printed By User: Andrea McLeod 05/23/14 09:51:50 am

	5/23/2014
	450.00

➔ PAY **450.00**
 ONLY Four Five Zero 00/100

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

PAY Four Hundred Fifty and 00/100 Dollars

TO THE City of Bastrop
ORDER
OF



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

⑈001006⑈ ⑆111901519⑆4300160514⑈



Carlson, Brigrance & 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.

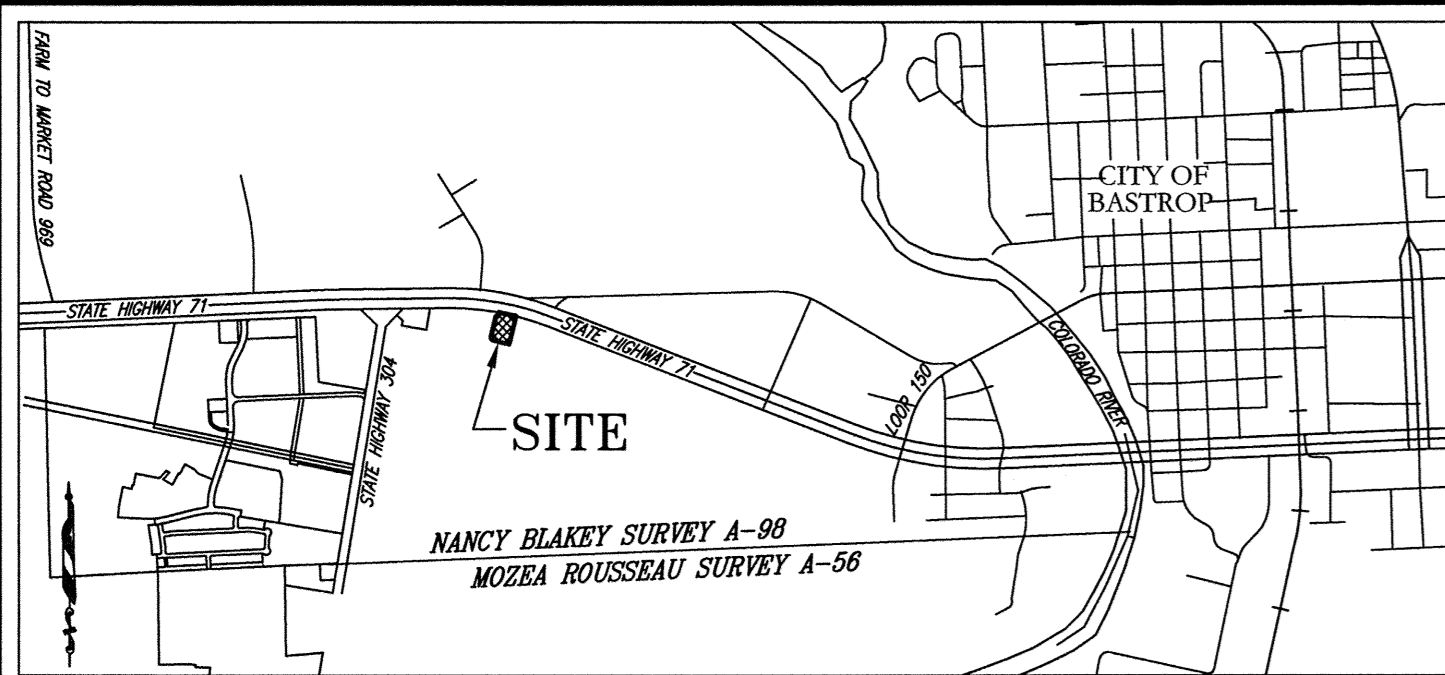
Sincerely,

CARLSON, BRIGANCE, & DOERING INC.

A handwritten signature in blue ink, appearing to read 'R. Gertson', with a stylized flourish at the end.

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

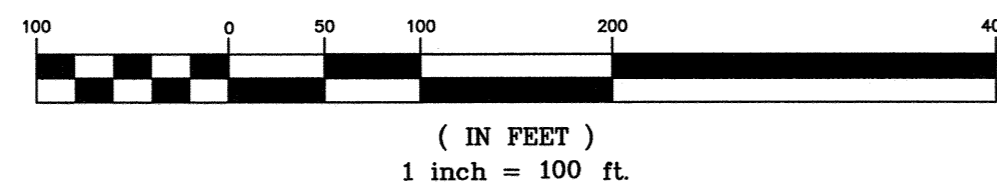
THE FINAL PLAT OF THE GROVE PHASE 1, LOT 5, BLOCK A



LOCATION MAP
NOT TO SCALE

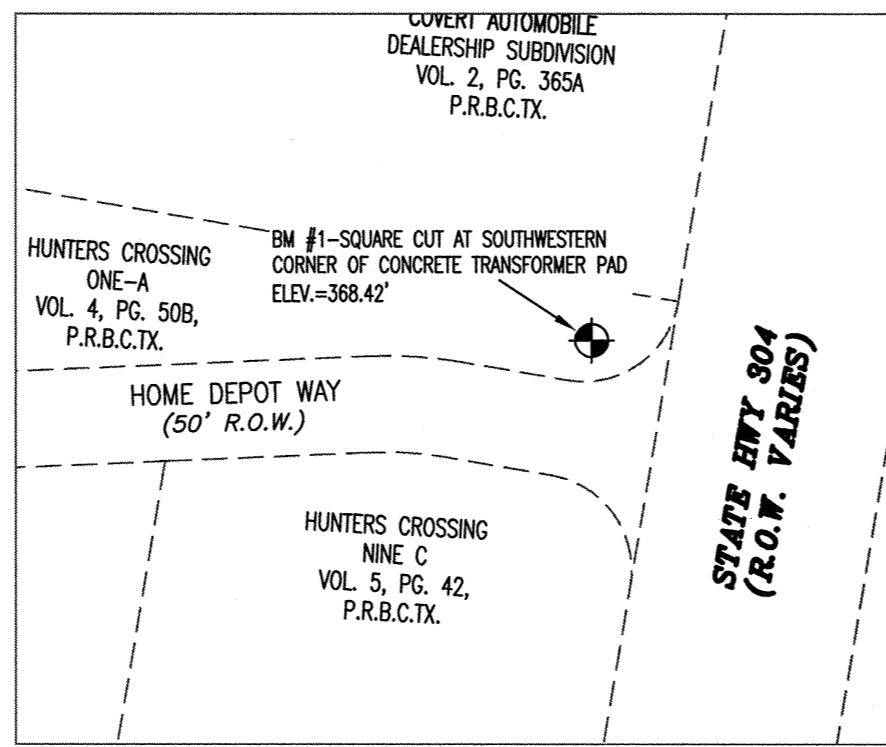
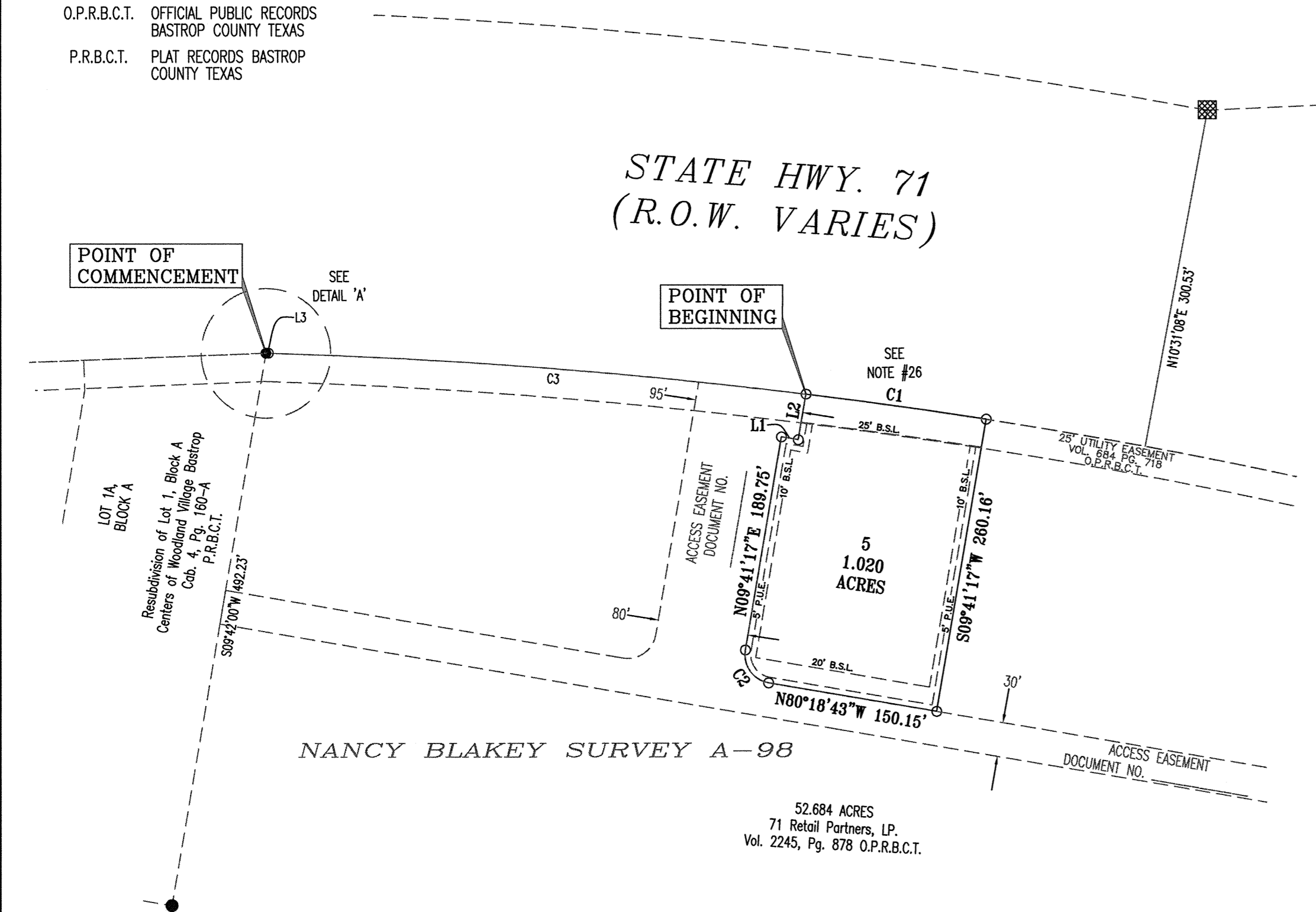
SCALE: 1" = 100'

GRAPHIC SCALE

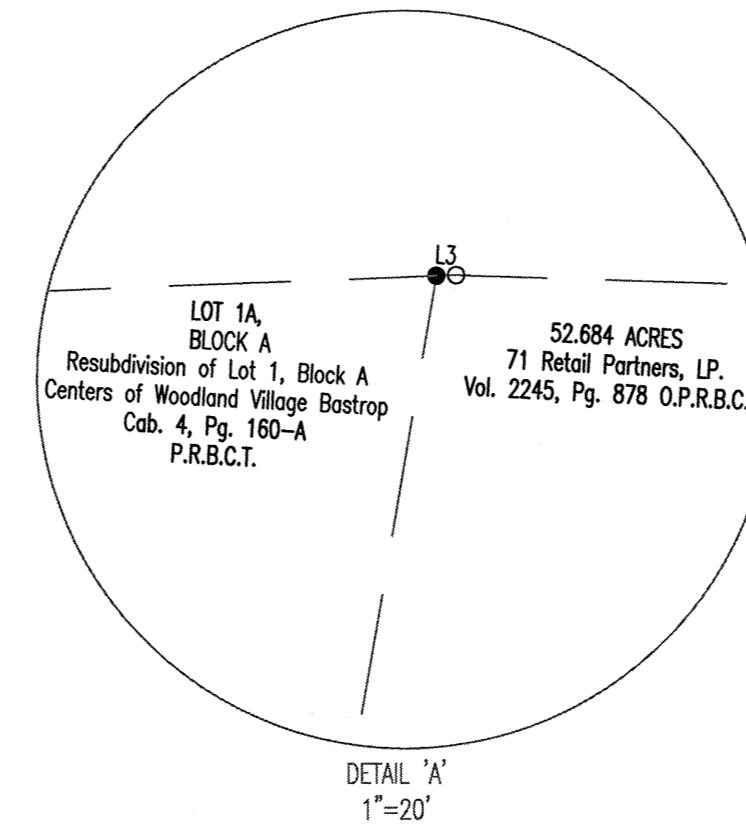


LEGEND

- 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:
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, APPROXIMATELY 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°58'46"E	160.22	80.12	1°46'53"
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: ELIEBONNET 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, APPROXIMATELY 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 OF 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 TANKING 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.

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 PARTICULARLY 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 1/2" 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 Cdb. 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 1/2" iron rod found for the southwestern 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,

1. N87°46'14"E, a distance of 2.05 feet to a capped 1/2" 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 1/2" iron rod set, at a point of curvature to the right, for the northernmost northeastern 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°58'46"E, a distance of 160.22 feet to a capped 1/2" 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 1/2" iron rod set,
2. N80°18'43"W, a distance of 150.15 feet to a capped 1/2" 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 1/2" iron rod set,
4. N09°41'17"E, a distance of 160.23 feet to a capped 1/2" iron rod set,
5. S80°18'43"E, a distance of 15.00 feet to a capped 1/2" 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.

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.,

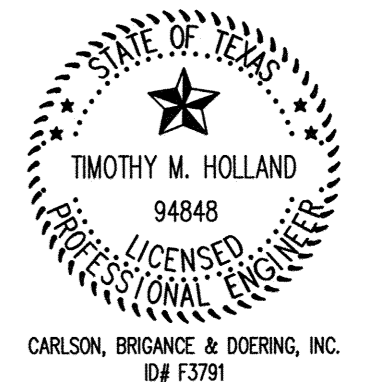
WITNESS MY HAND AND SEAL OF OFFICE OF THE COUNTY CLERK, THIS THE ____ DAY OF _____, 20____, A.D.
_____, COUNTY CLERK, BASTROP COUNTY, TEXAS

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.

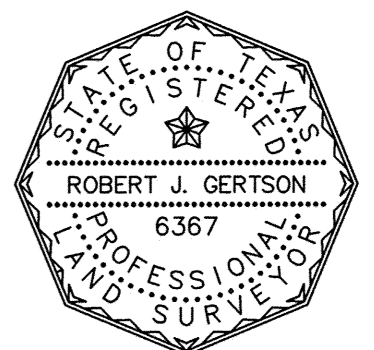
ENGINEERING BY: *Timothy M. Holland* DATE 7-29-2014
TIMOTHY M. HOLLAND, P.E. NO. 94848
CARLSON, BRIGANCE & DOERING, INC.
5501 WEST WILLIAM CANNON DRIVE
AUSTIN, TEXAS 78749



STATE OF TEXAS)
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: *Robert J. Gertson* 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



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

APPROVED: _____
KEN KESSELIUS,
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

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 RESOLUTIONS; 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.

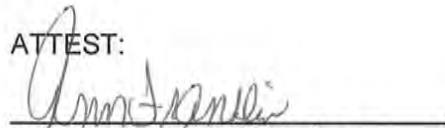
CITY OF BASTROP, TEXAS

APPROVED:



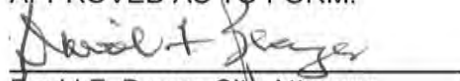
Bonnie B. Schroeder, Mayor

ATTEST:

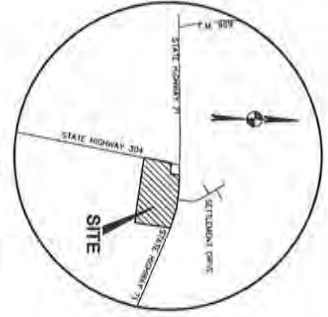


Ann Franklin, City Secretary

APPROVED AS TO FORM:



David F. Bragg, City Attorney



VICINITY MAP

BASTROP GROVE PRELIMINARY PLAT

OWNER: TI RETAIL PARTNERS LP
8214 WESTCHESTER DRIVE, SUITE 590
DALLAS, TEXAS 75225

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

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

WATERSHED STATUS:
THIS SITE IS LOCATED WITHIN THE LOWER COLORADO RAIN FOREST WATERSHED.

FLOODPLAIN INFORMATION:
A PORTION OF THE SUBJECT PROPERTY IS LOCATED WITHIN THE BOUNDARIES OF THE 500-YEAR FLOODPLAIN AS DETERMINED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, FEDERAL CITY OF BASTROP. FLOODPLAIN INFORMATION FROM FEMA RECORDS, ESTABLISHED DATED JANUARY 19, 2009 FOR BASTROP COUNTY, TEXAS PER VOLUME 208 PLAT 04.

LEGAL DESCRIPTION:
6.641 ACRES OF THE UNIMPROVED TRACT, TRACT NO. 48, S1/4 SECTION 16, CITY OF BASTROP, BASTROP COUNTY, TEXAS PER VOLUME 208 PLAT 04.

UTILITY PROVIDERS:
WATER SERVICE: CITY OF BASTROP
SEWER SERVICE: CITY OF BASTROP
ELECTRIC SERVICE: BASTROP ELECTRIC COOPERATIVE
TELEPHONE: AT&T



221 West Smith Street, Suite 600
Austin, Texas 78701
Tel: 512.328.0011
Fax: 512.328.0012
www.stantec.com
Copyright © 2017

BASTROP GROVE
ZONING: COMMERCIAL-1
NO. OF LOTS: 9
LOT PORCENT: 51.25 ACRES
TOTAL PORCENT: 51.25 ACRES
TOTAL ACRES: 32.88 ACRES

SUBMISSION NO.:
ADDRESS:

SUBMITTED DATE: MAY 22, 2017

SUBMITTED BY:

Joseph Farris
JOSEPH FARRIS, P.E., P.E.
STANTEC CONSULTING SERVICES, INC.
221 WEST SMITH STREET, SUITE 600
AUSTIN, TEXAS 78701
(512) 328-0011

07/27/2017
DATE



APPROVED FOR ACCEPTANCE:

CITY ENGINEER

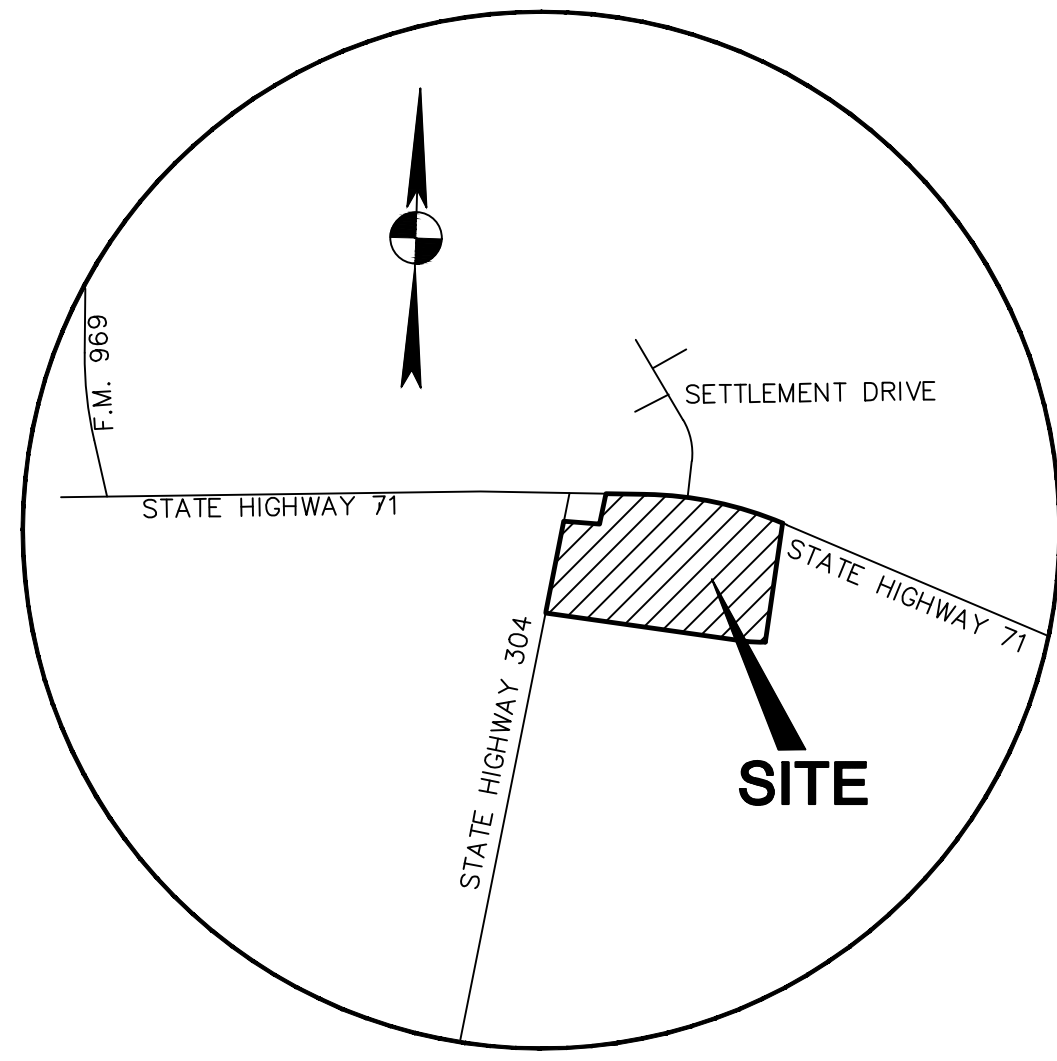
DATE

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

SHEET INDEX

NO.	DESCRIPTION	REVISION (NO. & DATE)	ISSUED BY	DATE	CITY OF AUSTIN APPROVAL DATE	DATE

ALL RESPONSIBILITY FOR THE ACCURACY OF THESE PLANS REMAINS WITH THE SUBMITTER. THE CITY OF BASTROP DOES NOT WARRANT THAT THESE PLANS ARE CORRECT OR COMPLETE. THE CITY OF BASTROP DOES NOT WARRANT THAT THESE PLANS WILL BE CONSIDERED AS A BASIS FOR ANY OTHER ACTION. THE SUBMITTER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF BASTROP AND THE STATE OF TEXAS. THE SUBMITTER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF BASTROP AND THE STATE OF TEXAS. THE SUBMITTER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF BASTROP AND THE STATE OF TEXAS.



VICINITY MAP
N.T.S.

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

BASTROP GROVE PRELIMINARY PLAT

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

BASTROP GROVE

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

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.

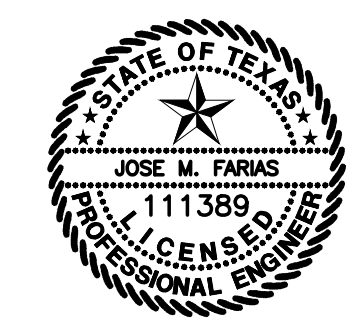
UTILITY PROVIDERS:

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

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



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 IMAGED

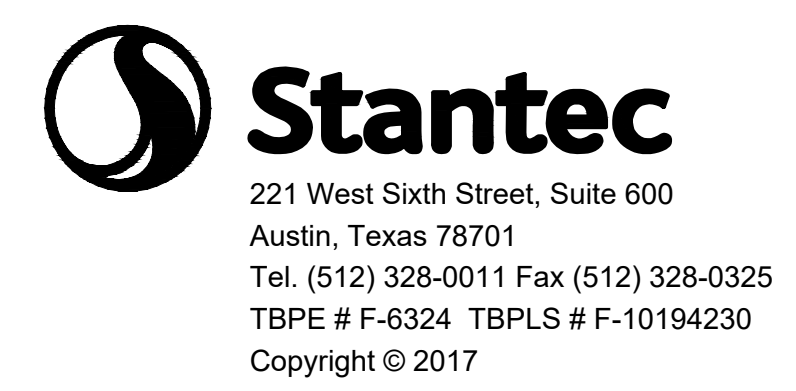
APPROVED FOR ACCEPTANCE: _____

CITY COUNCIL _____ DATE _____

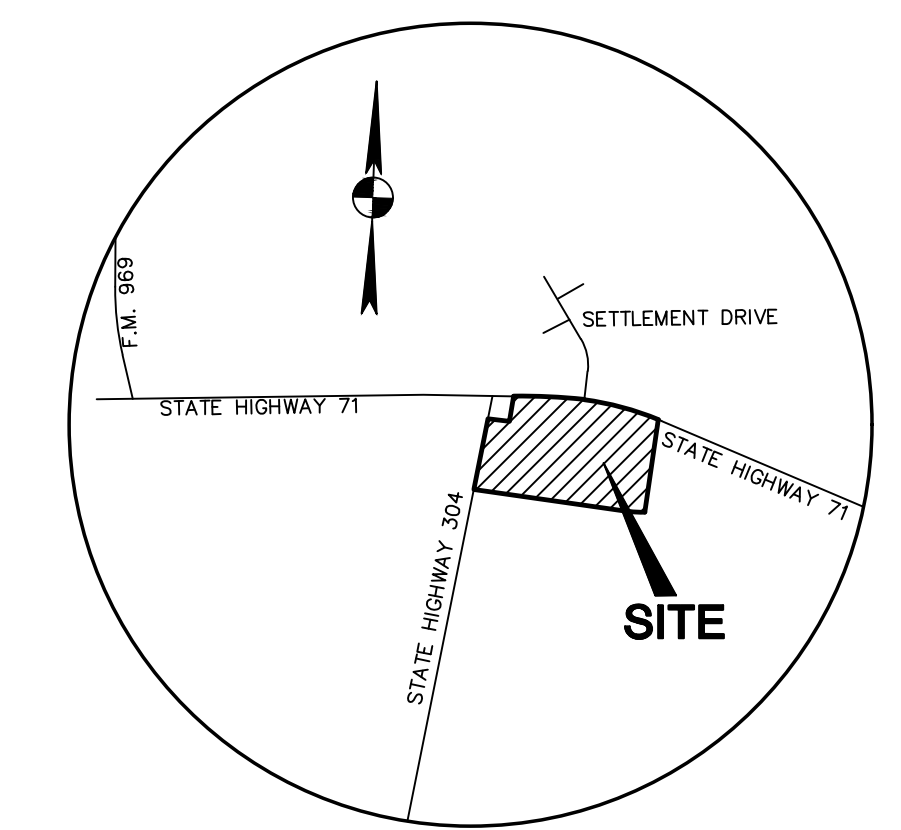
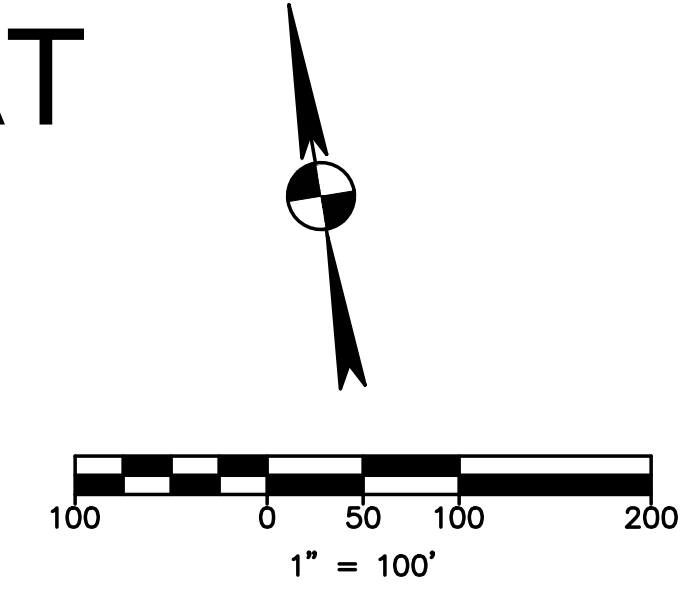
I, JOSE M. FARIS, P.E., P.E. AM AUTHORIZED UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF ENGINEERING, AND HEREBY CERTIFY THAT THIS PRELIMINARY PLAN IS FEASIBLE FROM AN ENGINEERING STANDPOINT AND COMPLIES WITH THE ENGINEERING RELATED PORTIONS OF CHAPTER 10 OF THE BASTROP CITY CODE 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\222010772T12.dwg



BASTROP GROVE PRELIMINARY PLAT



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

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 CUY
 - FIRE HYDRANT
 - WATER VALVE
 - CABLE TV RISER
 - ELECTRIC BOX
 - ELECTRIC METER
 - OVERHEAD ELEC. LINE
 - WASTE WATER MANHOLE
 - STORMSEWER MANHOLE
 - WASTE WATER CLEANOUT
 - WASTE WATER LINE
 - UNDERGROUND CABLE MARKER
 - SIGN
 - (XXX) RECORD INFORMATION
 - P.O.B. POINT OF BEGINNING

ZONING: COMMERCIAL-1

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°43'09"E	2.31'
L5	N9°40'21"E	25.69'
L6	S80°19'40"E	120.01'
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' 54.79"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
C4	204.20'	5058.31'	2°18'47"	204.19'	N79° 56' 27.16"W
C5	201.55'	5058.31'	2°16'59"	201.53'	N77° 38' 34.52"W
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° 40' 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. 4802100355E, DATED JANUARY 19, 2006, 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:

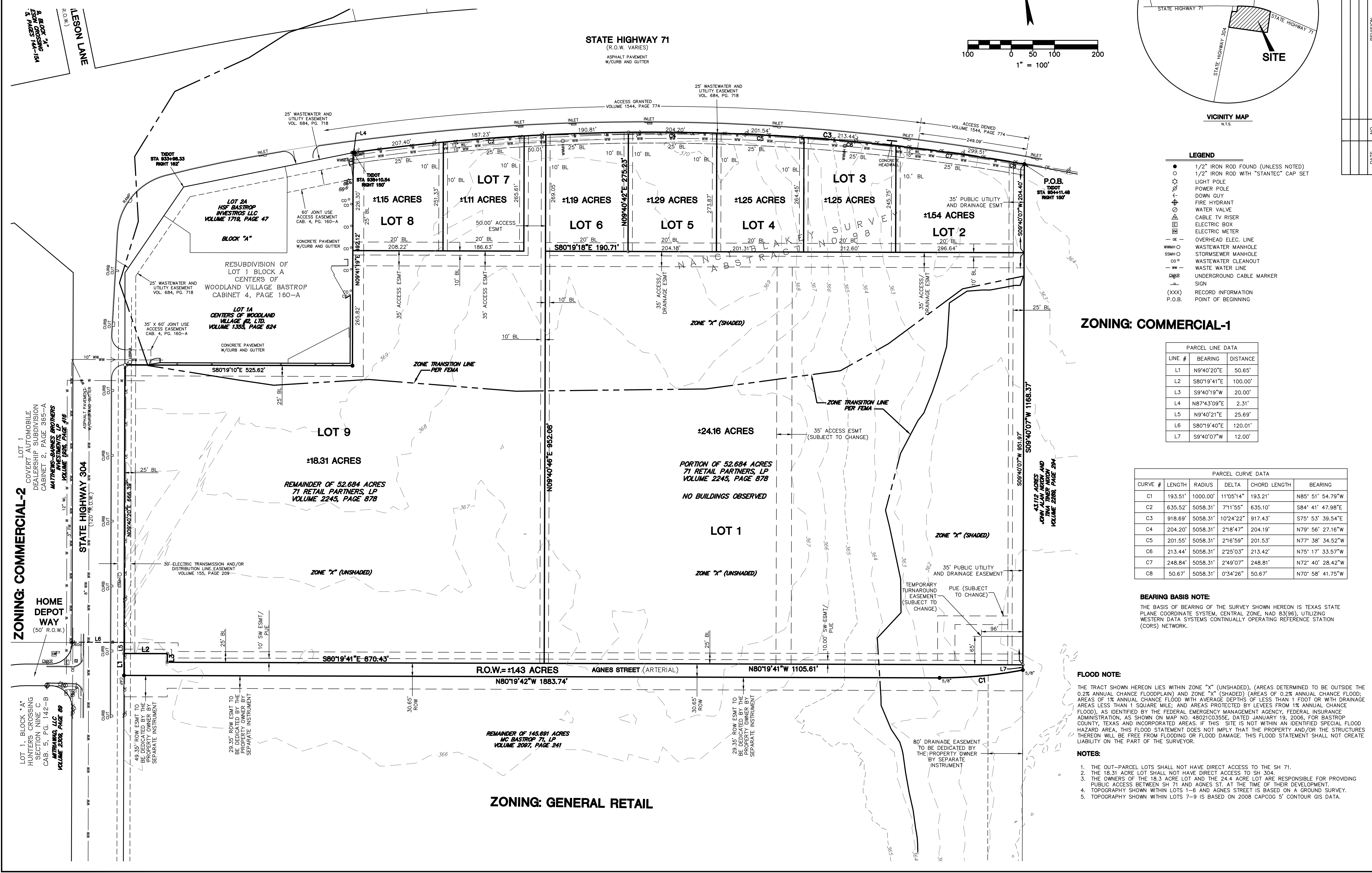
- THE OUT-PARCEL LOTS SHALL NOT HAVE DIRECT ACCESS TO THE SH 71.
- THE 18.31 ACRE LOT SHALL NOT HAVE DIRECT ACCESS TO SH 304.
- THE OWNERS OF THE 18.31 ACRE LOT AND THE 24.4 ACRE LOT ARE RESPONSIBLE FOR PROVIDING PUBLIC ACCESS BETWEEN SH 71 AND AGNES ST. AT THE TIME OF THEIR DEVELOPMENT.
- TOPOGRAPHY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

ZONING: GENERAL RETAIL

ZONING: COMMERCIAL-2
HOME DEPOT WAY
(50' R.O.W.)

ZONING: COMMERCIAL-1
STATE HIGHWAY 304
(120' R.O.W.)

ZONING: GENERAL RETAIL
REMAINDER OF 145.891 ACRES
140 BASTROP 71, LP
VOLUME 2067, PAGE 241



PRELIMINARY PLAT

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

71 RETAIL PARTNERS LP

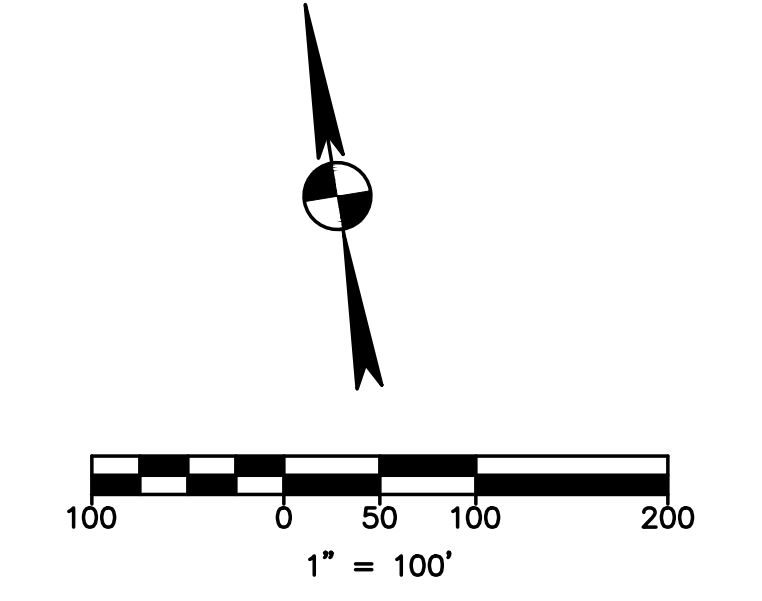
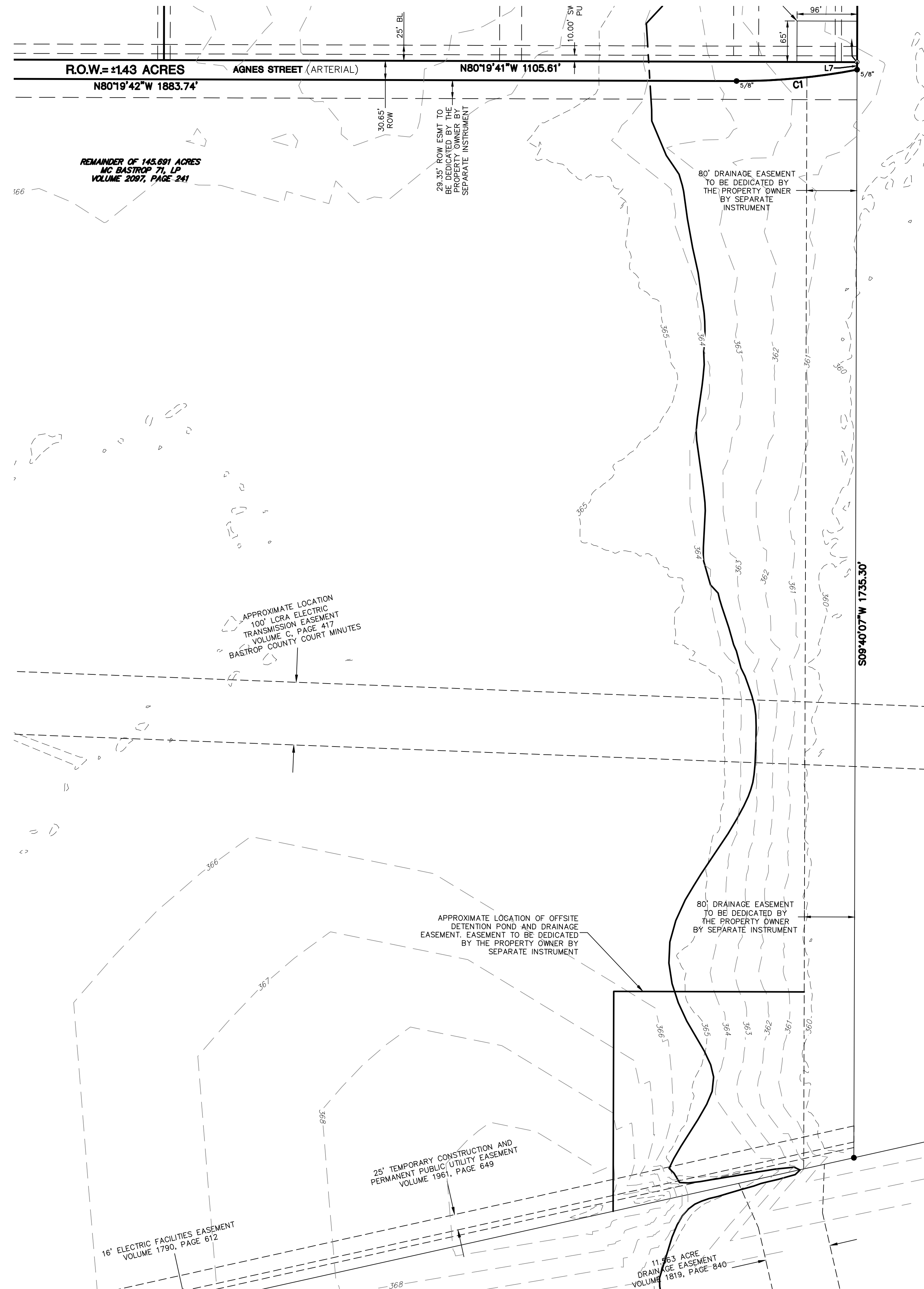
DATE	NO.	REVISION	APPROVAL

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

SHEET
2
OF 4

221 West Sixth Street, Suite 600
Austin, Texas 78701
Tel: (512) 338-0011 Fax: (512) 338-0325
TBP# F-6324 TBP# F-10194230
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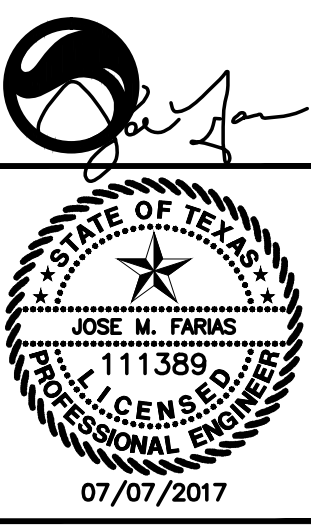
BASTROP GROVE PRELIMINARY PLAT



- 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
 - ⊕ ELECTRIC BOX
 - ⊕ ELECTRIC METER
 - oe — OVERHEAD ELEC. LINE
 - WMHO WASTEWATER MANHOLE
 - SMHO STORMSEWER MANHOLE
 - co ° WASTEWATER CLEANOUT
 - ww — WASTE WATER LINE
 - ⊕ UNDERGROUND CABLE MARKER
 - SIGN
 - (XXX) RECORD INFORMATION
 - P.O.B. POINT OF BEGINNING

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

DATE	NO.	REVISION	APPROVAL



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 Austin, Texas 78701
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PRELIMINARY PLAT

BASTROP GROVE PRELIMINARY PLAT
 SH 71 AT SH 304, BASTROP, TX 78602
 71 RETAIL PARTNERS LP

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

SHEET
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 OF 4

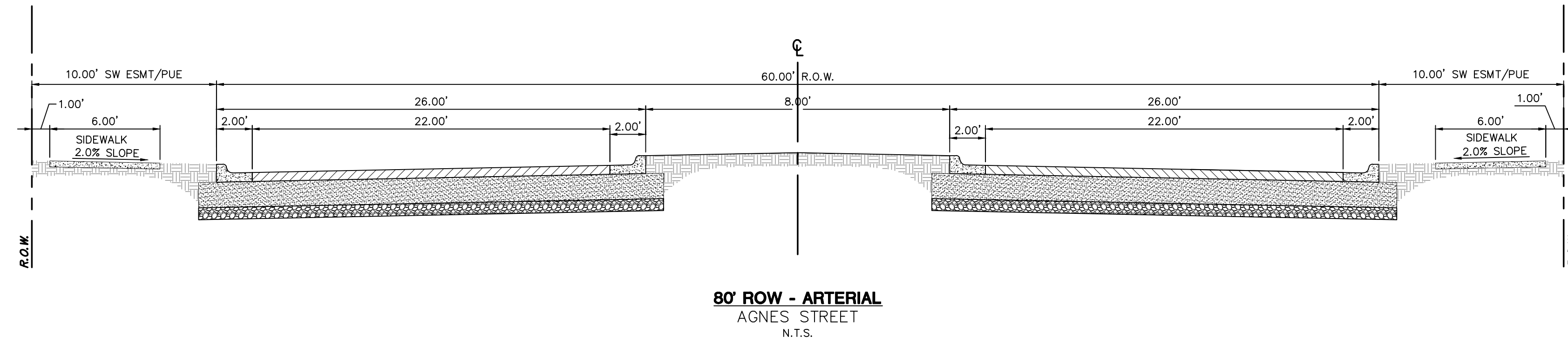
BASTROP GROVE PRELIMINARY PLAT

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 # 4802100355E 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.

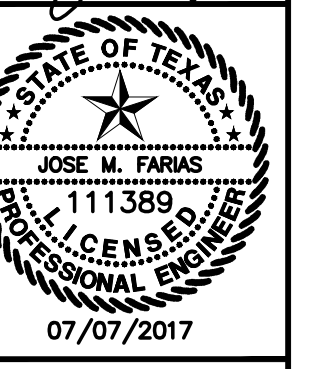
GENERAL NOTES:

- 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) THERE IS AN 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.



DATE	NO.	REVISION	APPROVAL

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GENERAL NOTES

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

71 RETAIL PARTNERS LP

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

SHEET
4
 OF 4

BASTROP GROVE

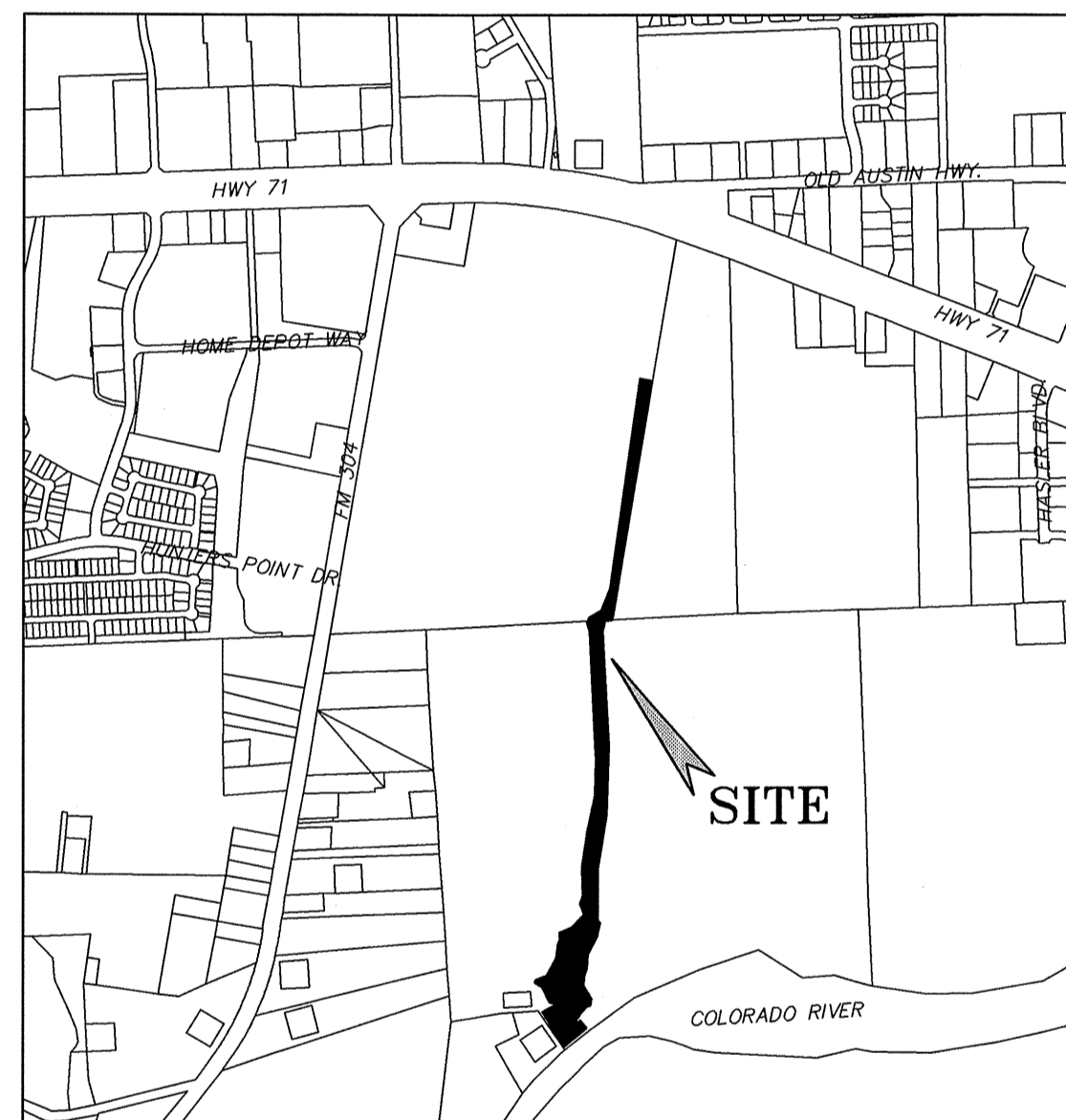
DRAINAGE IMPROVEMENTS

AGNES ROAD TO COLORADO RIVER

BASTROP COUNTY, TEXAS

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

MAPSCO PAGE #:	N.T.S.	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.



SUBMITTED BY:

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

REVIEWED BY:

Jerry P. Lady 10/1/2018
CITY OF BASTROP ENGINEER

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



CARLSON, BRIGANCE & DOERING, INC.
DESIGNED BY: BM
DRAFTED BY: JW
DATE: 09/28/2018

REVISION	DATE

Carlson, Brigance & Doering, Inc.
FIRM ID #E3791
Civil Engineering & Surveying
5501 West William Cannon Dr. Austin, Texas 78749
Phone No. (512) 280-5160 Fax No. (512) 280-5165

COVER

BASTROP GROVE

DRAINAGE IMPROVEMENTS

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

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

GENERAL NOTES:

- ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF BASTROP DESIGN AND CONSTRUCTION STANDARDS MANUAL.
- 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.
- 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 AS APPROPRIATE.
- 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 SOILING OR SEEDING, AT THE CONTRACTOR'S OPTION. HOWEVER, THE TYPE OF RE-VEGETATION MUST EQUAL OR EXCEED THE TYPE OF VEGETATION PRESENT BEFORE CONSTRUCTION.
- 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.
- 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.
- 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.
- PRIOR TO ANY CONSTRUCTION, THE CONTRACTOR SHALL APPLY FOR AND SECURE ALL PROPER PERMITS FROM THE APPROPRIATE AUTHORITIES.
- ALL STORM SEWER FITTINGS MUST BE PRE-CAST.
- 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.T.X.), AND THE SOUTHEASTERN CORNER OF 52.684 ACRES TRACT CONVEYED TO 71 RETAIN PARTNERS, PL. (V 2245, P 878, O.P.R.B.C.T.X.), WITHIN WESTERN BOUNDARY LINE OF 43.112 ACRE TRACT CONVEYED TO JOHN ALAN NIXON AND TINA TNER NIXON (V 2289, P 294, O.P.R.B.C.T.X.), 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 GRIESENBEEK CANTRELL (V 445, P 684, O.P.R.B.C.T.X.) 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.T.X.) AND SOUTHWEST CORNER OF 43.112 ACRE TRACT IN DEED TO CHIP PROPERTIES, LTD. (V 1413, P 857, O.P.R.B.C.T.X.).
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.
- HOLD PRE-CONSTRUCTION CONFERENCE.
 - INSTALL TEMPORARY EROSION AND SEDIMENTATION CONTROLS AND STABILIZED CONSTRUCTION ENTRANCE AS SHOWN ON THE PLANS.
 - WITH THE APPROVAL OF ALL AFFECTED PARTIES, THE CONTRACTOR MAY BEGIN CLEARING AND GRUBBING.
 - COMPLETE ALL ROUGH GRADING AND UNDERGROUND INSTALLATION WITHIN THE LIMITS OF CONSTRUCTION.
 - COMPLETE FINAL GRADING WITHIN LIMITS OF CONSTRUCTION ALONG AREAS DESIGNATED, RESTORE CONSTRUCTION SPOILS & STAGING AREA TO NATURAL GRADE.
 - COMPLETE PERMANENT EROSION CONTROL AND RESTORATION OF SITE VEGETATION.
 - PROJECT ENGINEER OBSERVES CONSTRUCTION AND WRITES CONCURRENCE LETTER TO THE CITY OF BASTROP.
 - 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:

- 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).
- 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.
- 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.
- 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.
- 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.
- EROSION CONTROL MEASURES, SITE WORK AND RESTORATION WORK SHALL BE IN ACCORDANCE WITH THE CITY OF BASTROP CODE OF ORDINANCES.
- ALL SLOPES SHALL BE SOODED OR SEEDED WITH APPROVED GRASS, GRASS MIXTURES OR GROUND COVER SUITABLE TO THE AREA AND SEASON IN WHICH THEY WERE APPLIED.
- 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.
- 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.
- 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.
- 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.
 - THE SEEDING FOR PERMANENT EROSION CONTROL SHALL BE APPLIED OVER AREAS DISTURBED BY CONSTRUCTION AS FOLLOWS:

BROADCAST SEEDING:

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

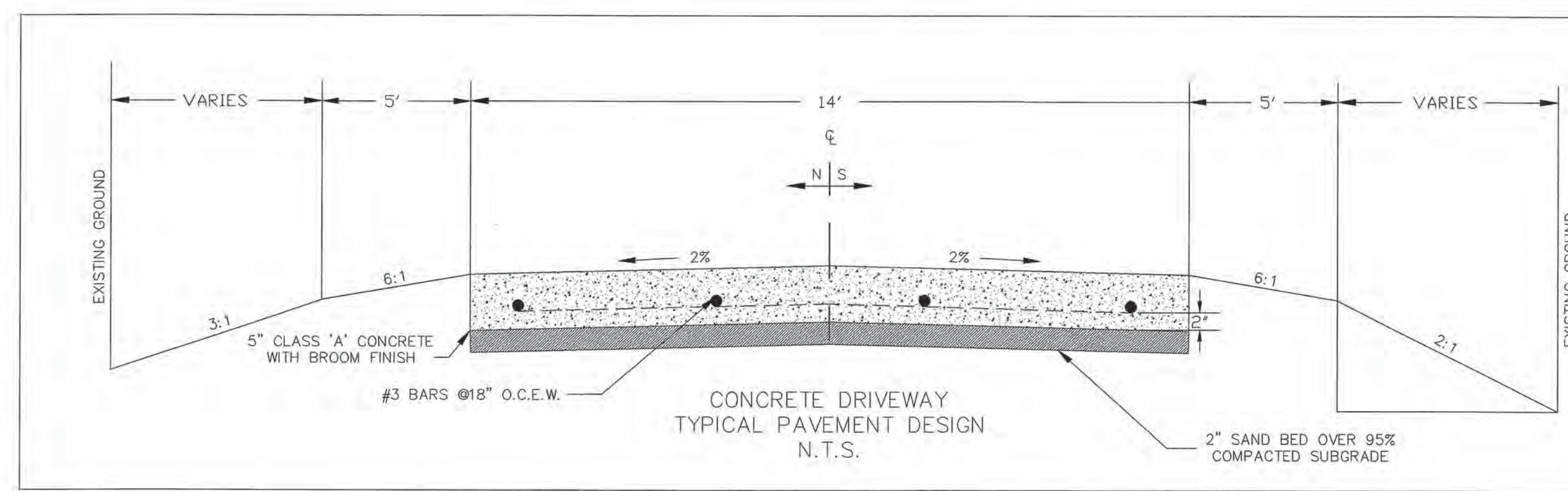
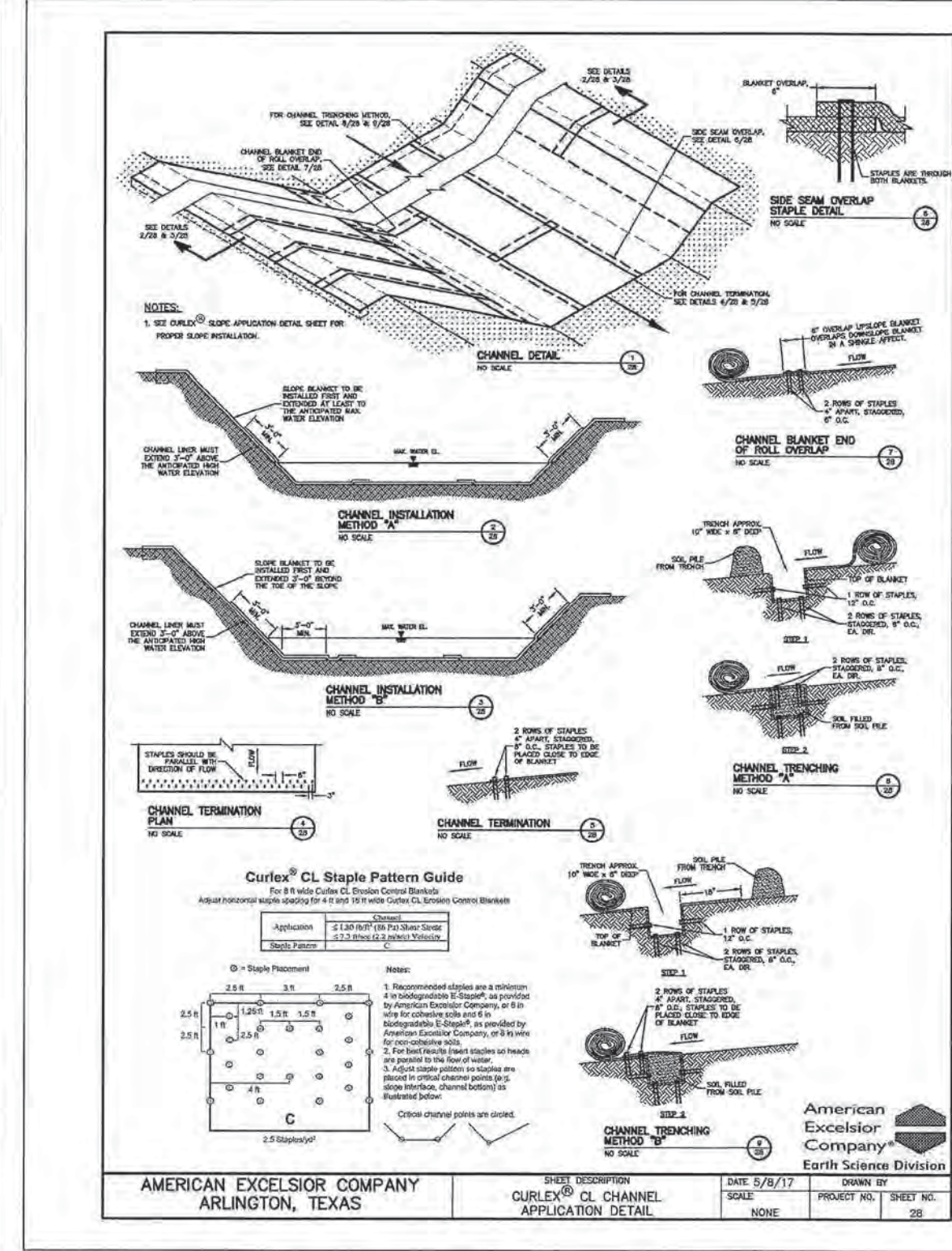
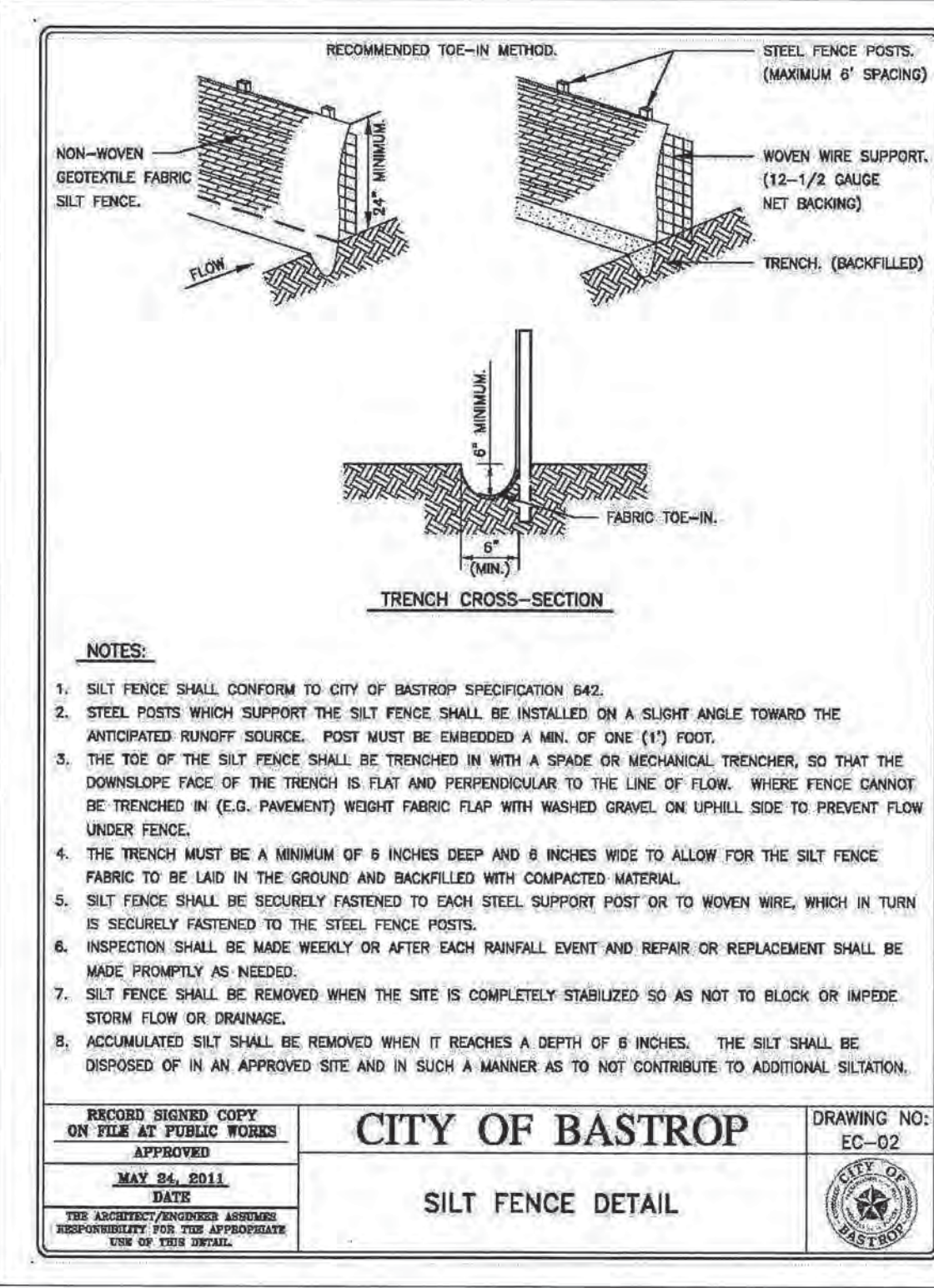
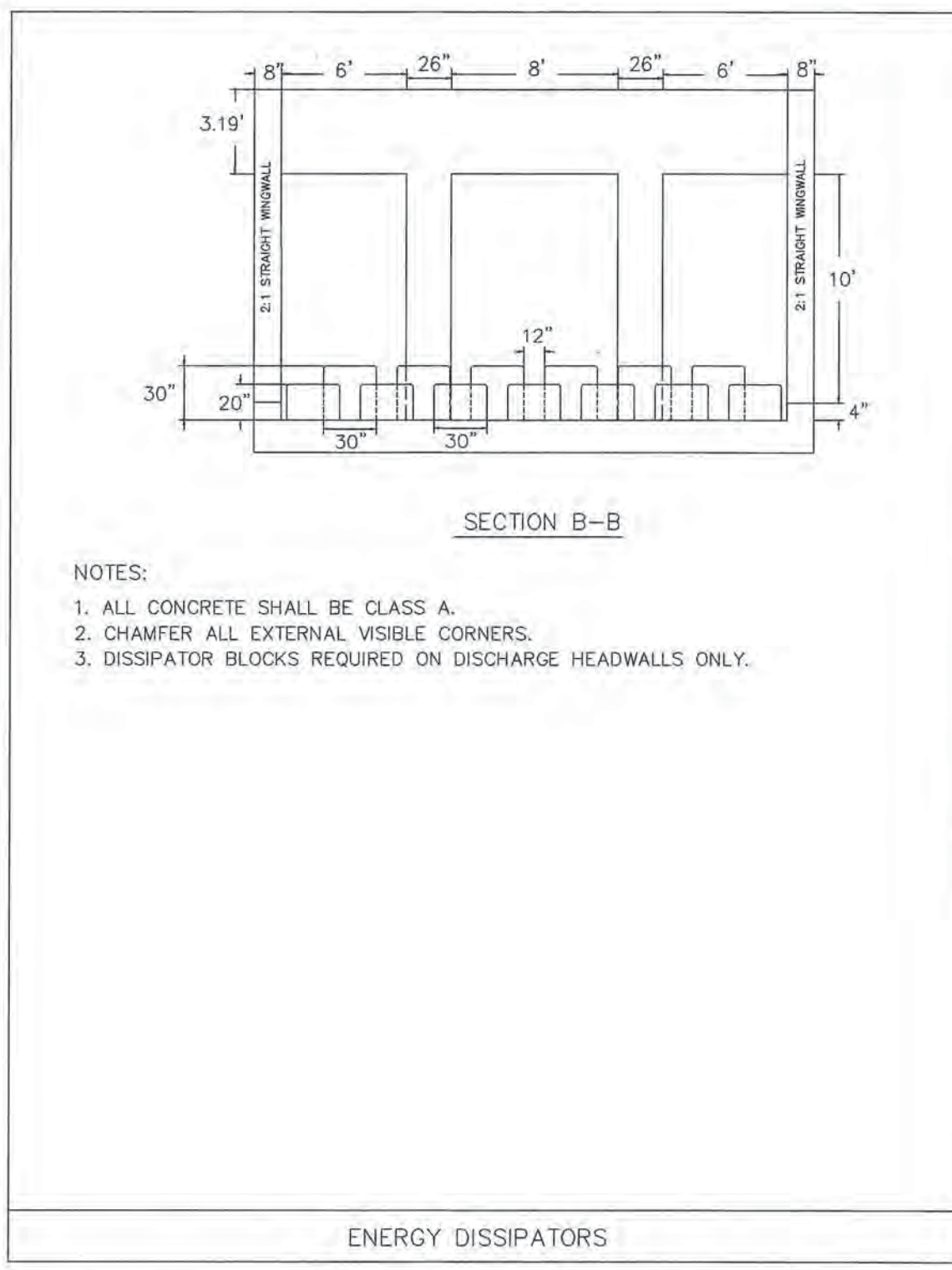
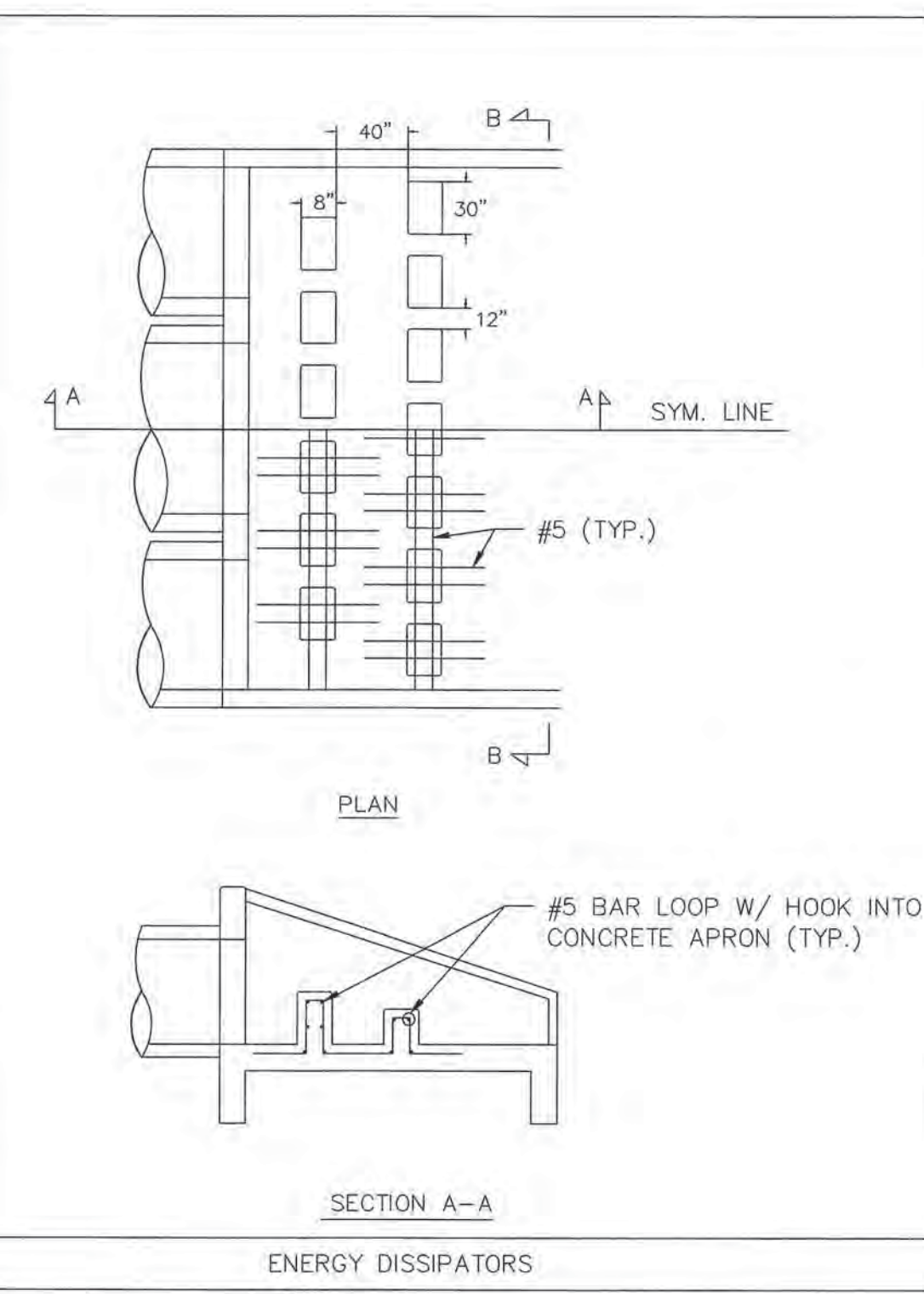
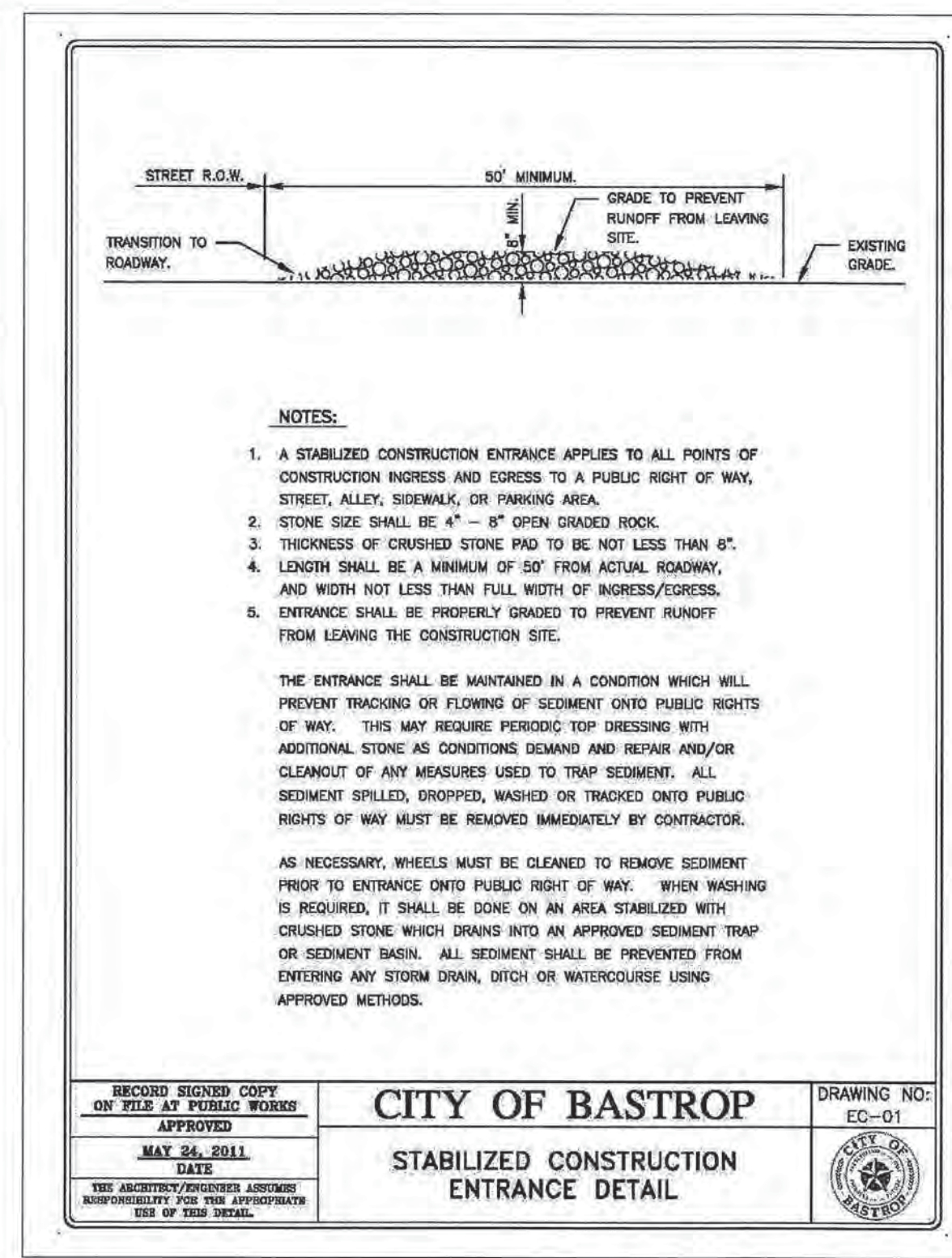
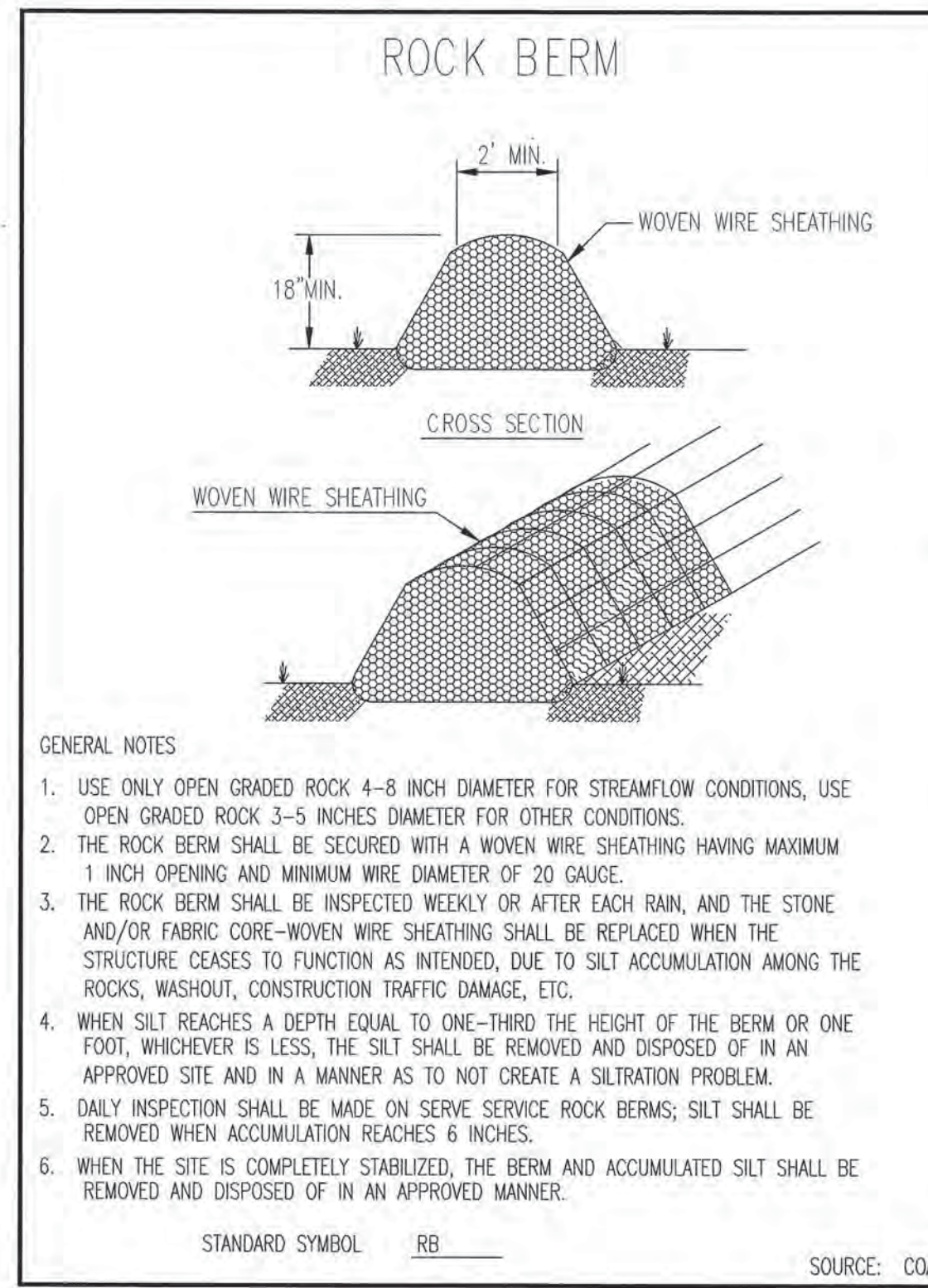
- FROM OCTOBER TO FEBRUARY, SEEDING SHALL BE WITH ONE (1) POUND PER 1,000 SQUARE FEET OF UNHULLED BERMUDA, OR THREE (3) POUNDS PER 1,000 SQUARE FEET OF WINTER RYE, WITH A PURITY OF 95% WITH 90 % GERMINATION.
- FROM MARCH TO SEPTEMBER, SEEDING SHALL BE WITH HULLED BERMUDA AT A RATE OF ONE (1) POUND PER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

- 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.

- 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.



FILE PATH: J:\AutoCad\2004 Land Projects\4697.dwg Channel\4697 - GENERAL NOTES.dwg - May 14, 2018 - 4:24pm

BRENDAN P. MCENTE
LICENSED PROFESSIONAL ENGINEER
96200

CARLSON, BRIGANCE & DOERING, INC.
108 E. 37th
Houston, Texas 77018
05/15/2018

DESIGNED BY:	BM	DRAWN BY:	TW
DATE:			
REVISION:			

CITY OF BASTROP

STABILIZED CONSTRUCTION ENTRANCE DETAIL

RECORD SIGNED COPY ON FILE AT PUBLIC WORKS APPROVED MAY 26, 2011 DATE

THE APPLICANT/ENGINEER ASSUMES RESPONSIBILITY FOR THE APPROPRIATE USE OF THIS DETAIL.

DRAWING NO: EC-01

CARBON, BRIGANCE & DOERING, Inc.

FIRM ID: 469791

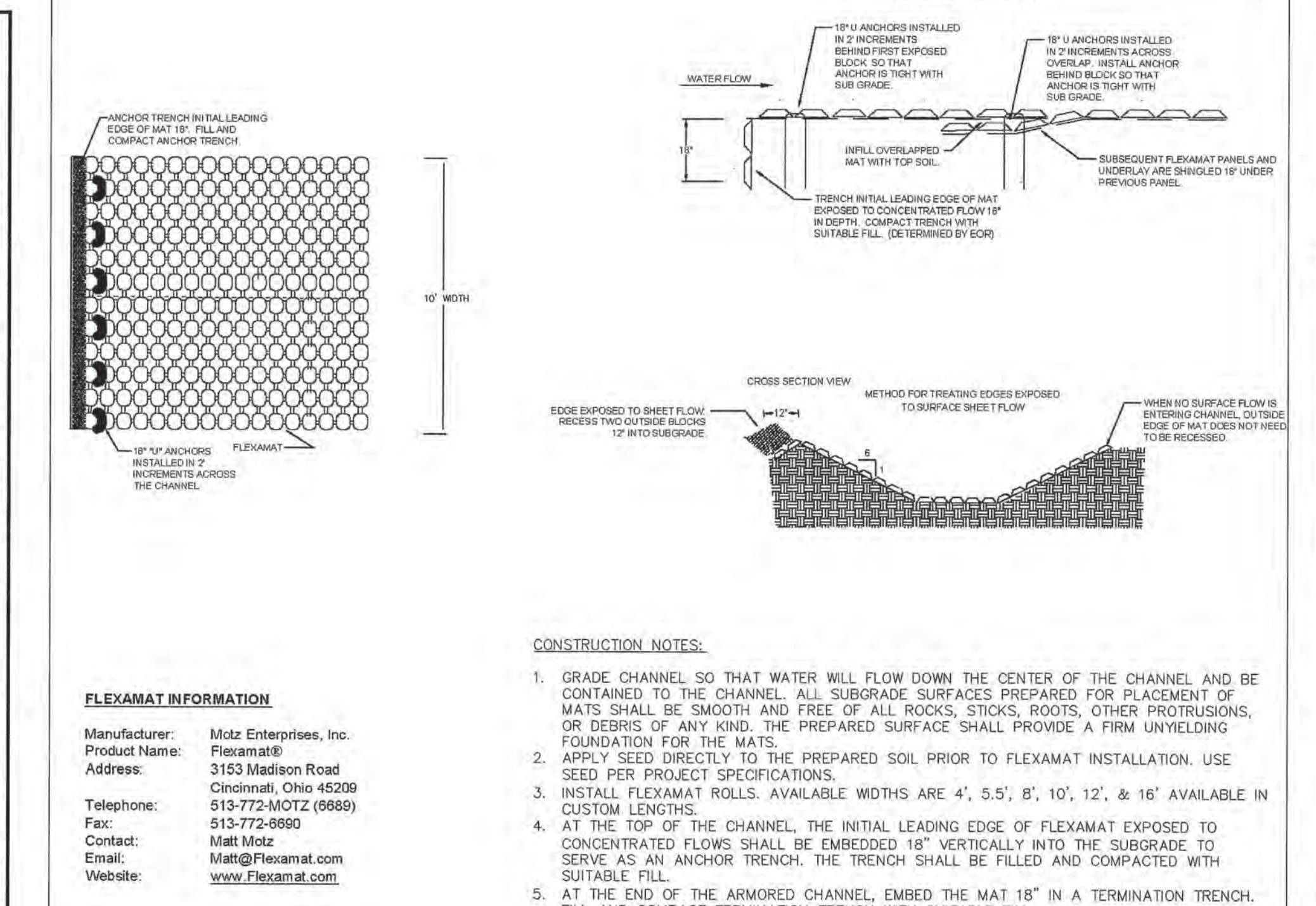
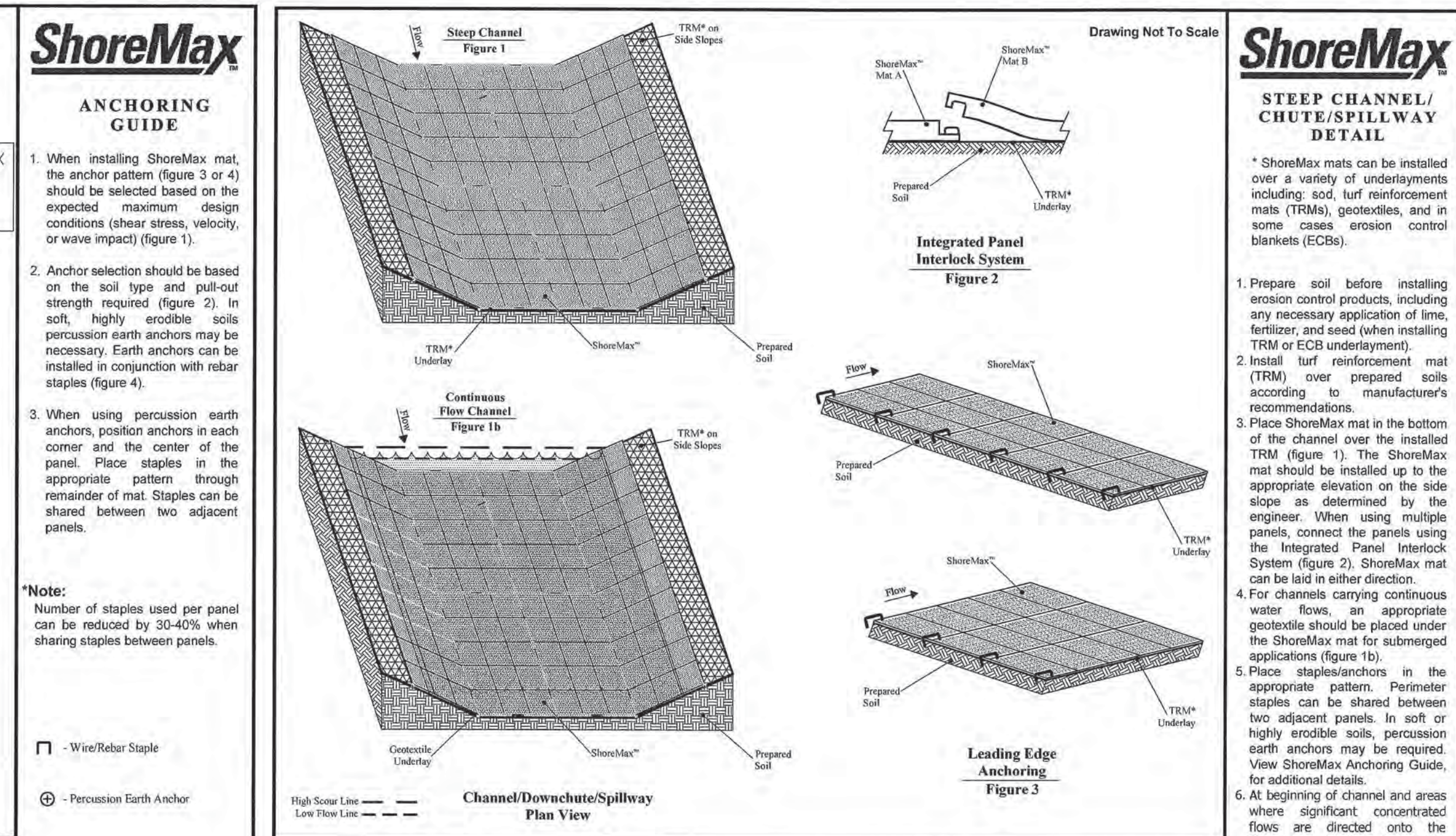
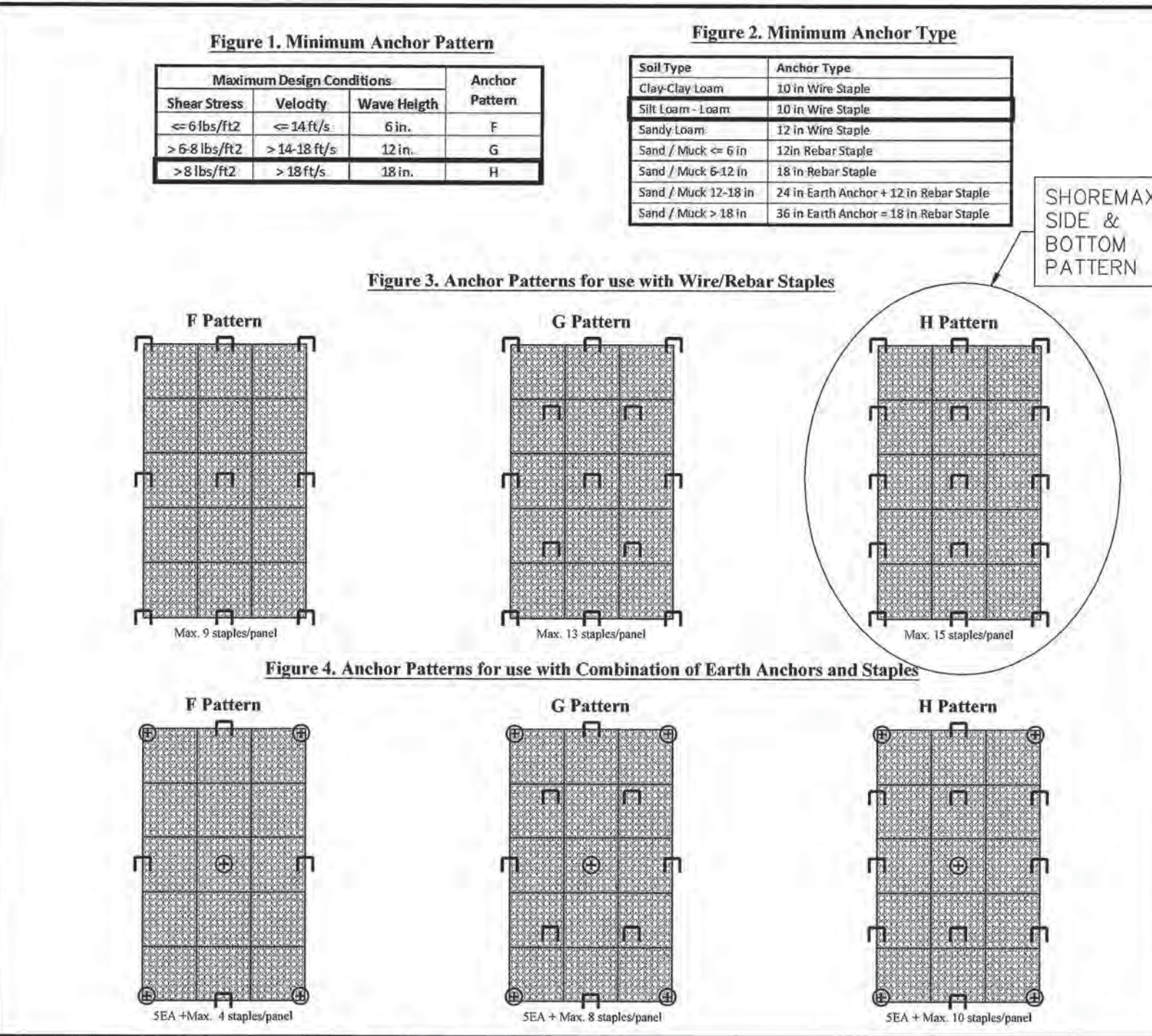
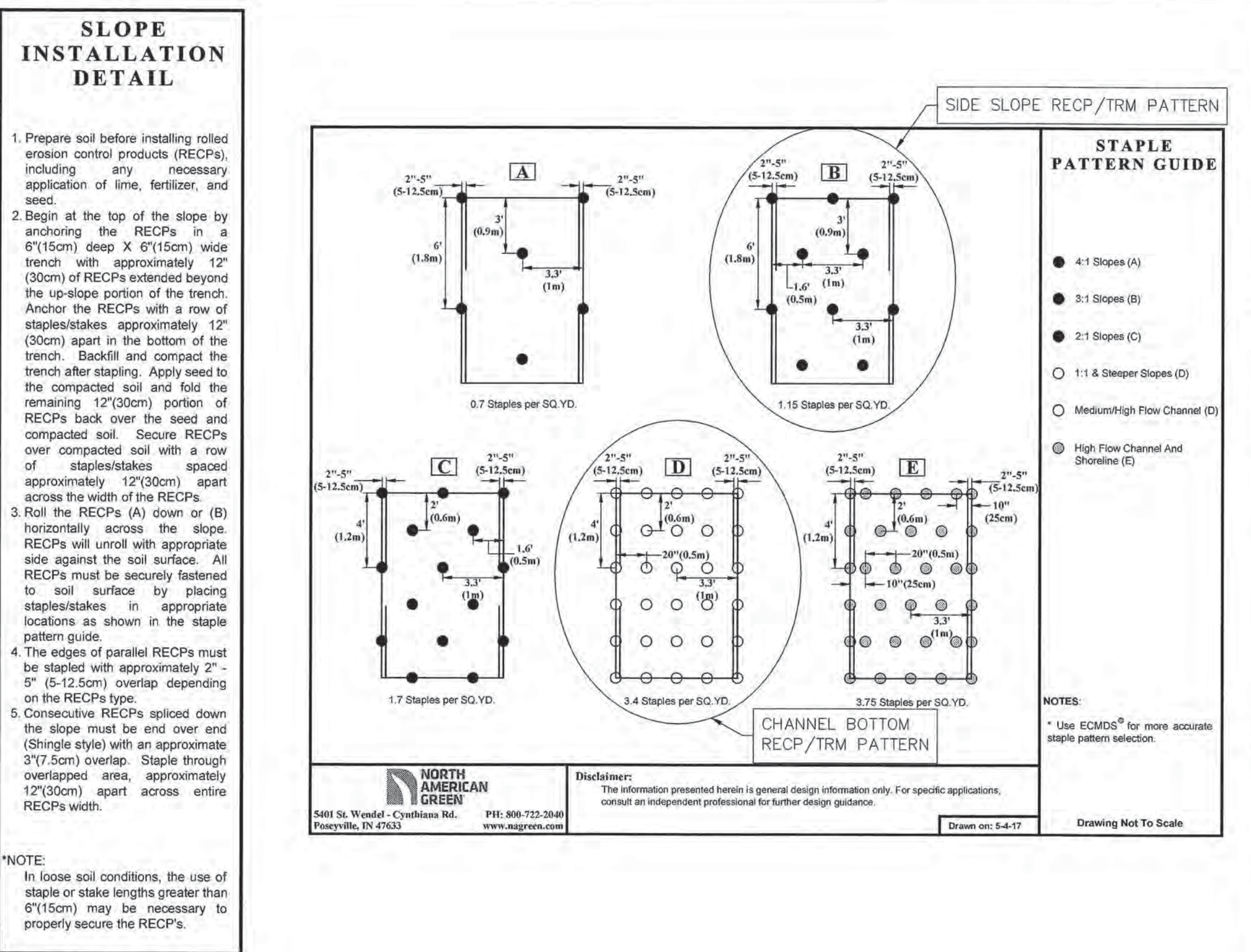
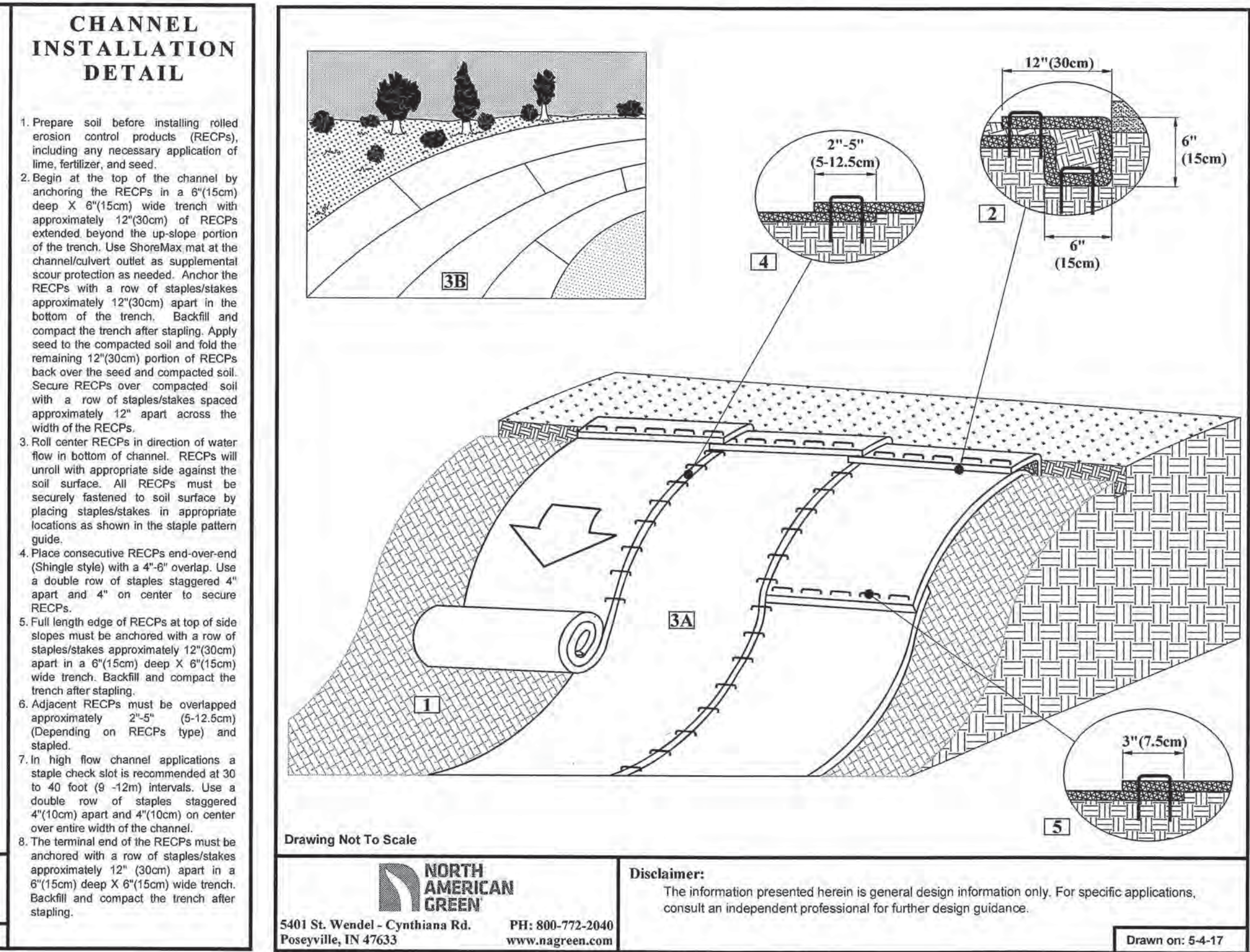
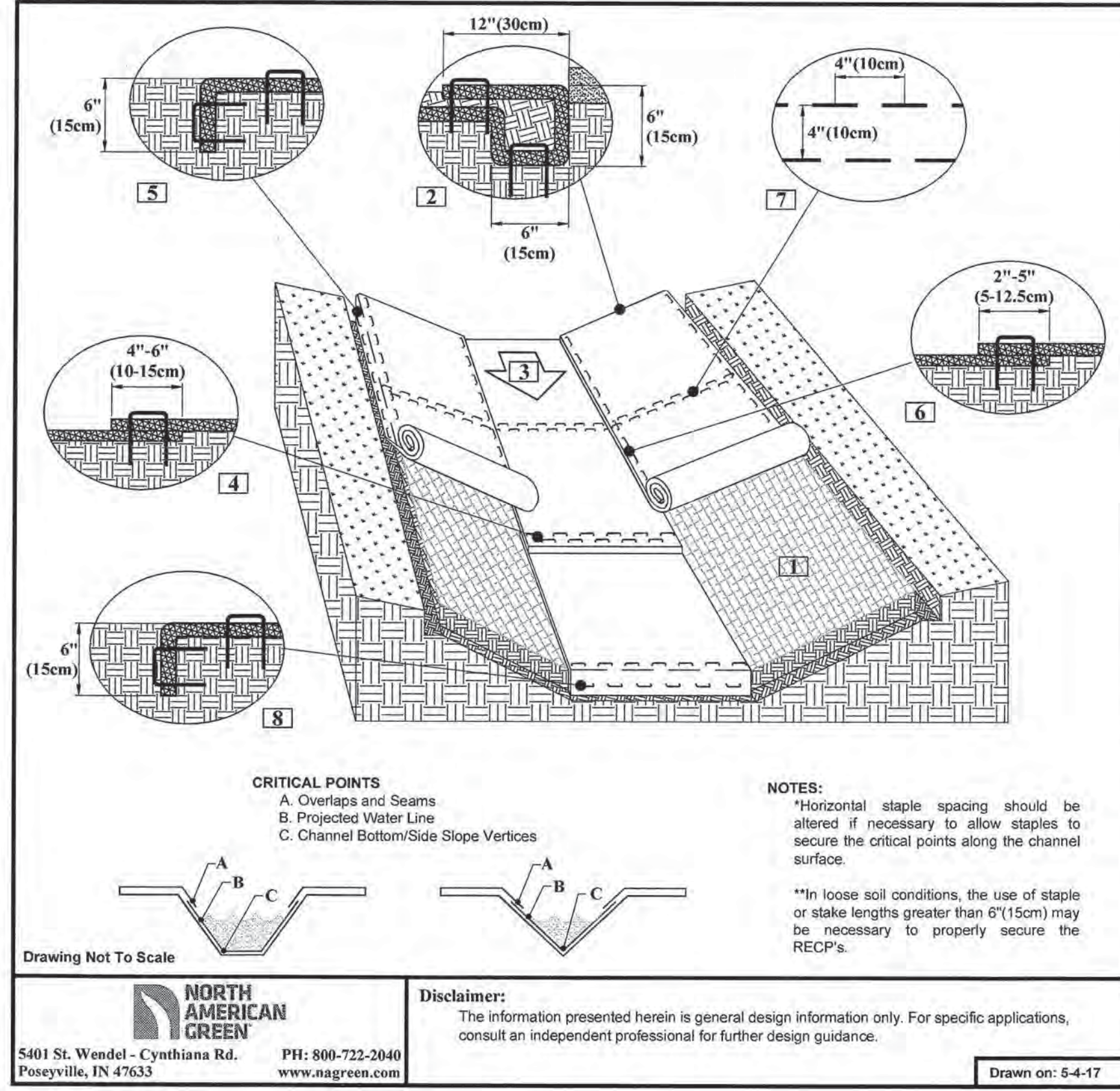
Surveying
5801 West William Cannon Dr. • Austin, Texas 78749
Phone No. (512) 280-5160 • Fax No. (512) 280-5165

GENERAL NOTES & DETAILS

BASTROP GROVE

DRAINAGE IMPROVEMENTS

SHEET NAME:	APRIL 2018
JOB NAME:	4697
PROJECT:	2 OF 14
SHEET:	2
SHEET NO.:	2



NORTH AMERICAN GREEN
 5401 St. Wendel - Cynthiana Rd. POSEYVILLE, IN 47633
 PH: 800-772-2040
 www.nagreen.com

Disclaimers:
 The information presented herein is general design information only. For specific applications, consult an independent professional for further design guidance.

Drawn on: 5-4-17

NORTH AMERICAN GREEN
 5401 St. Wendel - Cynthiana Rd. POSEYVILLE, IN 47633
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Drawn on: 5-4-17

STATE OF TEXAS
 PROFESSIONAL ENGINEER
 96200
 CARLSON, BRIGANCE & DOERING, INC.
 153791
 05/15/2018

DESIGNED BY: BM
 DRAFTER BY: TW

DATE: _____

REVISION: _____

Carlson, Brigrance & Doering, Inc.
 FIRM ID: #13791
 Civil Engineering
 5501 West William Cannon Dr. Austin, Texas 78749
 Phone No. (512) 280-5160 Fax No. (512) 280-5165

DETAILS - EROSION CONTROL MATTING
BASTROP GROVE
DRAINAGE IMPROVEMENTS

SHEET NAME: _____
 JOB NAME: _____
 PROJECT: _____

DATE: APRIL 2018
 JOB NUMBER: 4697
 SHEET: 3 OF 14
 SHEET NO. 3

10/18/2018



CARLSON, BRIGANCE & DOERING, INC. ID# 13791

Bodan P. McEntee

DESIGNED BY: BM DRAFTER BY: IW

DATE: 10/18/18

REVISION: RELOCATED SPOIL PILES

REVISION: RELOCATED SPOIL PILES

REVISION: RELOCATED SPOIL PILES

REVISION: RELOCATED SPOIL PILES

REVISION: RELOCATED SPOIL PILES

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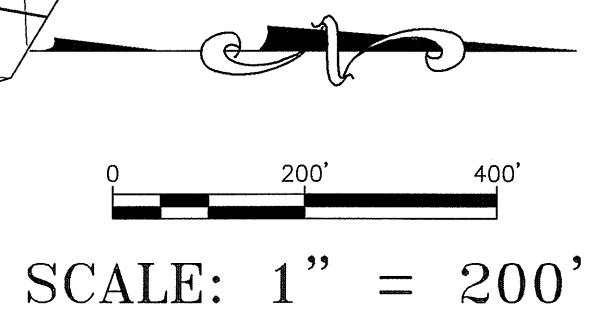
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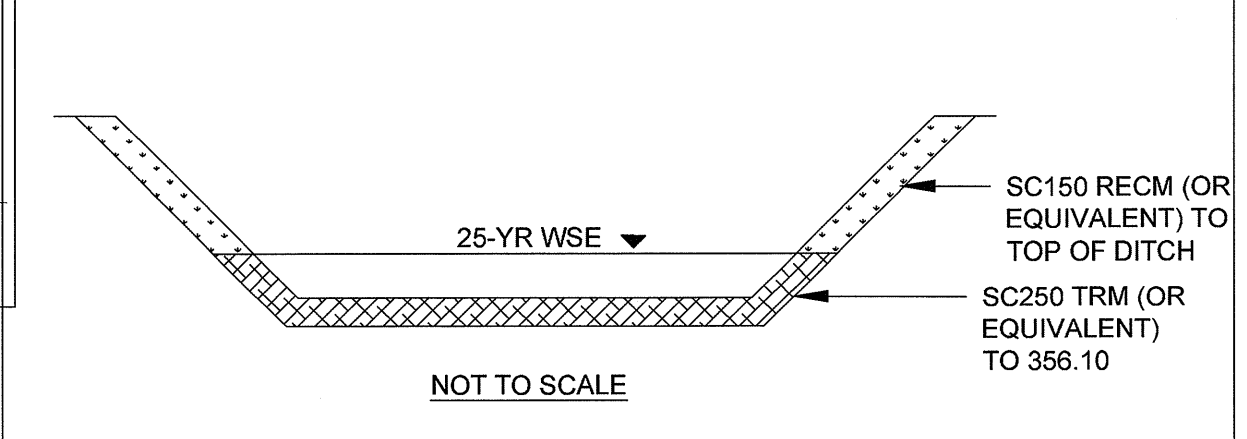
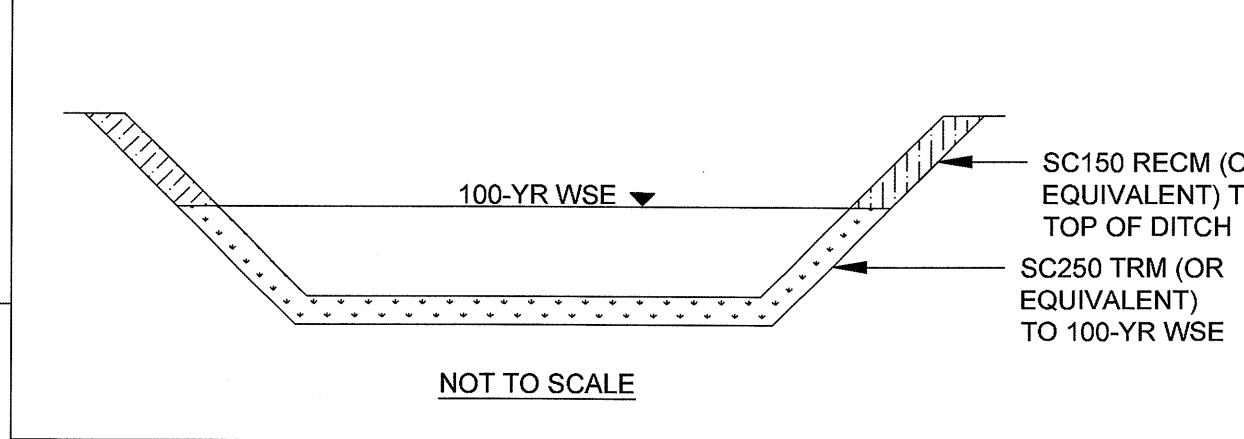
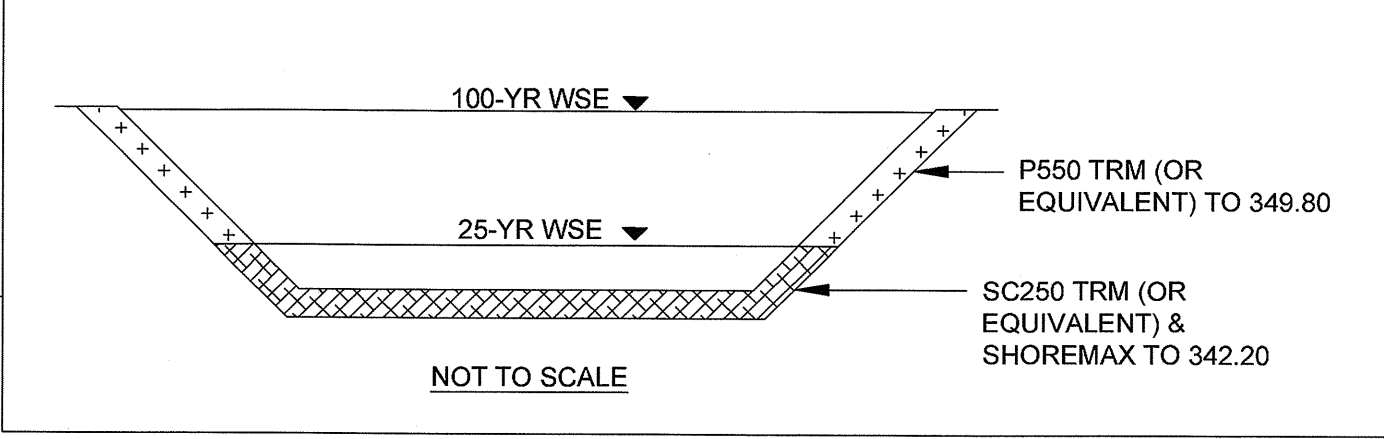
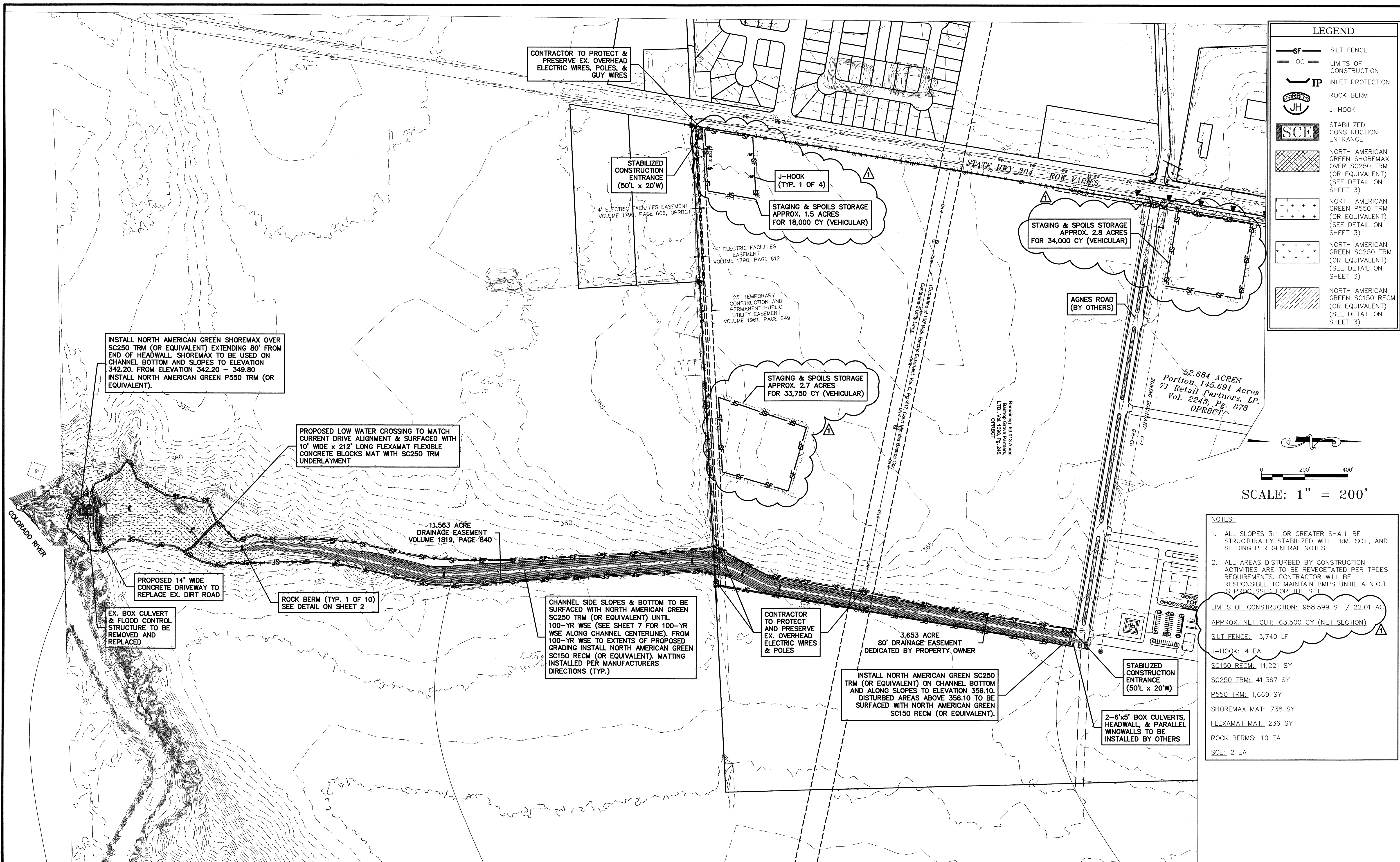
LEGEND	
	SILT FENCE
	LIMITS OF CONSTRUCTION
	INLET PROTECTION
	ROCK BERM
	J-HOOK
	STABILIZED CONSTRUCTION ENTRANCE
	NORTH AMERICAN GREEN SHOREMAX OVER SC250 TRM (OR EQUIVALENT) (SEE DETAIL ON SHEET 3)
	NORTH AMERICAN GREEN P550 TRM (OR EQUIVALENT) (SEE DETAIL ON SHEET 3)
	NORTH AMERICAN GREEN SC250 TRM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



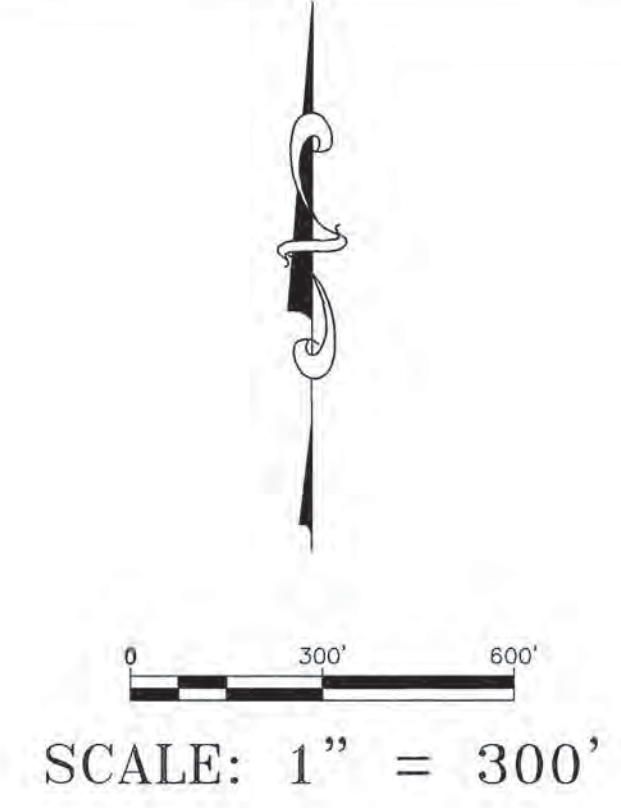
- NOTES:
- ALL SLOPES 3:1 OR GREATER SHALL BE STRUCTURALLY STABILIZED WITH TRM, SOIL, AND SEEDING PER GENERAL NOTES.
 - ALL AREAS DISTURBED BY CONSTRUCTION ACTIVITIES ARE TO BE REVEGETATED PER TPDES REQUIREMENTS. CONTRACTOR WILL BE RESPONSIBLE TO MAINTAIN BMPs UNTIL A N.O.T. IS PROCESSED FOR THE SITE.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

EROSION CONTROL PLAN
BASTROP GROVE
DRAINAGE IMPROVEMENTS

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

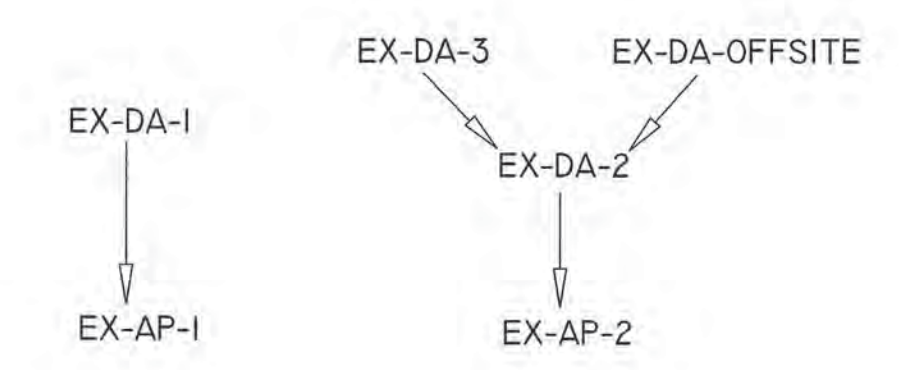


FILE PATH: \\naac\2014 Land Projects\4697\dwg\Channel\4697 - EROSION CONTROL



LEGEND	
---	DRAINAGE EASEMENT BOUNDARY
- - -	DRAINAGE BOUNDARY LINE
AI	DRAINAGE AREA LABEL
●	ANALYSIS POINT (AP)
---	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	A _{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 INTENSITIES 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

BRENDAN P. MCENTEE
LICENSED PROFESSIONAL ENGINEER
STATE OF TEXAS
96200

DESIGNED BY: *Brendan P. McEntee*
DATE: 05/15/2018

DRAWN BY: *BM*
DATE: *BM*

Carlson, Brigrance & Doering, Inc.
FIRM ID #F3791
5501 West William Cannon Dr., Suite 100, Bastrop, Texas 78749
Phone No. (512) 280-5160 Fax No. (512) 280-5165

EXISTING DRAINAGE AREA MAP

BASTROP GROVE

DRAINAGE IMPROVEMENTS

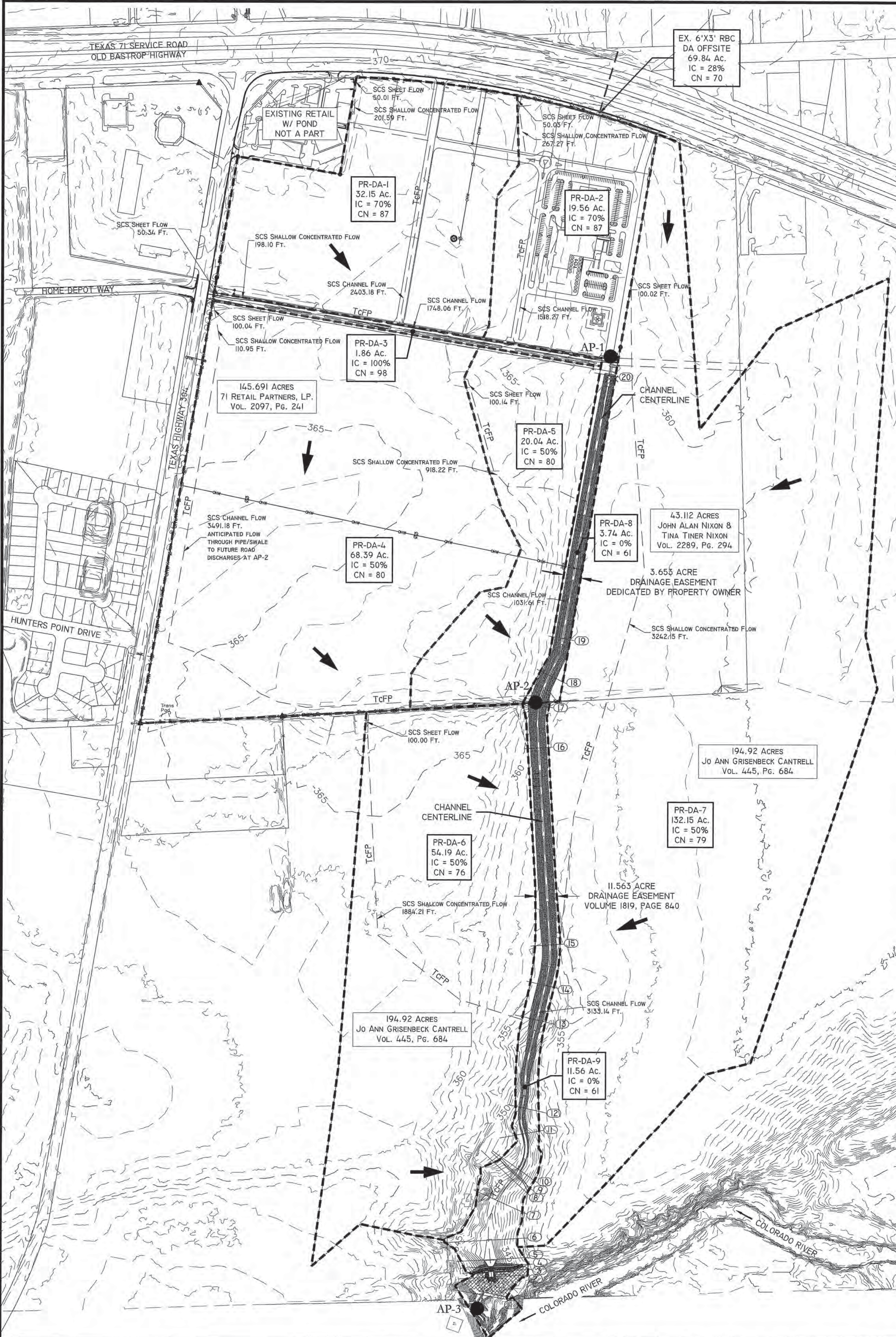
SHEET NAME: **EXISTING DRAINAGE AREA MAP**

DATE: **APRIL 2018**

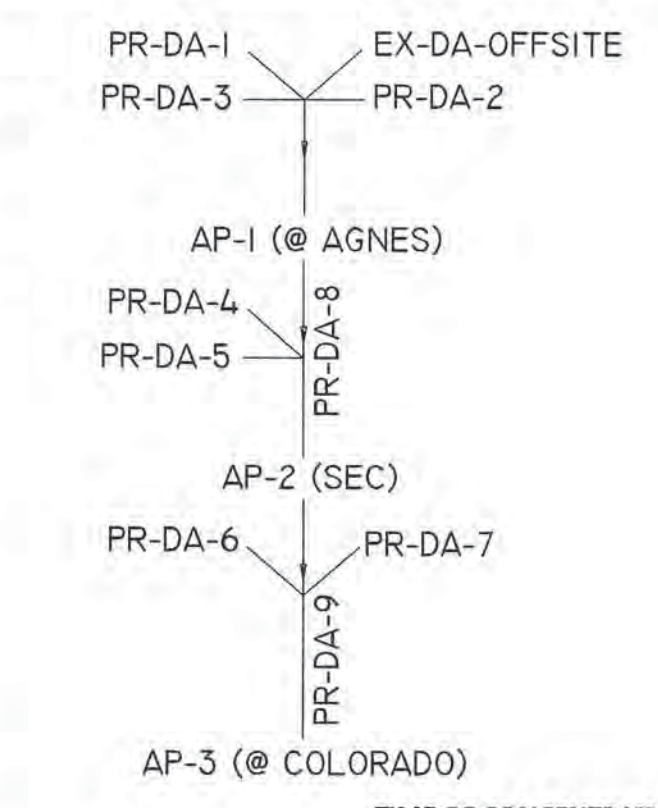
JOB NUMBER: **4697**

SHEET: **6 OF 14**

SHEET NO. **6**



HYDROLOGY FLOW CHART



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	A _{sect}		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 POTENTIAL OUTFALL CONDITIONS FOR 100-YR AND 25-YR STORM EVENTS

FLOWLINE STATION	RIVER STATION	MAX POTENTIAL TW WITH COINCIDING PEAKS									ANTICIPATED TW WITH NON-COINCIDING PEAKS									TW WITH GRAVITY OUTFALL			
		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	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	356.13	3.13	3.31	0.000888			
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	353.33	5.24	3.34	0.000782			
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	353.24	5.76	2.85	0.000513			
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	352.39	5.39	6.66	0.003008			
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	351.75	5.40	6.65	0.002991			
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	349.34	6.01	5.56	0.001849			
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	349.06	6.35	5.05	0.001429			
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	348.21	6.05	7.26	0.003155			
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	346.61	5.80	7.44	0.004251			
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	345.46	5.06	9.46	0.005489			
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	344.75	4.94	9.18	0.004232			
9+45.00	9	25-YR	1151.75	0.026	344.84	5.12	4.55	0.001111	344.84	5.12	4.55	0.001111	344.84	5.12	4.55	0.001111	344.84	5.12	4.55	0.001111			
9+15.76	8	25-YR	1151.75	0.026	349.76	10.04	2.16	0.000081	349.76	10.04	2.16	0.000081	349.76	10.04	2.16	0.000081	349.76	10.04	2.16	0.000081			
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	344.22	5.00	7.39	0.002116			
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	344.36	6.39	2.86	0.000215			
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	344.36	7.29	2.11	0.000017			
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	343.31	6.95	8.09	0.00053			
4+09.67	3	25-YR	1151.75	0.011	340.81	4.97	11.41	0.001431	340.81	4.97	11.41	0.001431	340.81	4.97	11.41	0.001431	340.81	4.97	11.41	0.001431			
3+82.88	2	25-YR	1151.75	0.026	341.88	6.57	5.71	0.000868	341.88	6.57	5.71	0.000868	341.88	6.57	5.71	0.000868	341.88	6.57	5.71	0.000868			
2+67.52	1	25-YR	1151.75	0.026	342.19	25.89	0.67	0.000006	342.19	25.89	0.67	0.000006	342.19	25.89	0.67	0.000006	342.19	25.89	0.67	0.000006			

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	20.04	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:

- 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.L40 & 10.5.90).
- FLOW RATE, TIME TO PEAK, AND WATER SURFACE DATA FOR THE COLORADO RIVER ARE BASED ON FEMA MAP 4802IC0355E AND THE DRAINAGE TECHNICAL MEMORANDUM FOR THE PECAN PARK DEVELOPMENT DATED FEBRUARY 22, 2010, BY ESPEY CONSULTANTS, INC., WHICH UTILIZED THE USGS GAGE 0819200 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 4802IC0355E, 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 TEND OF BFE'S FOR VARIOUS ANNUAL CHANCE FLOODS USING DATA FROM THE FEMA FLOOD INSURANCE STUDY 4802IC0009 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.

DESIGNED BY: **BM** DRAFTER: **IW**

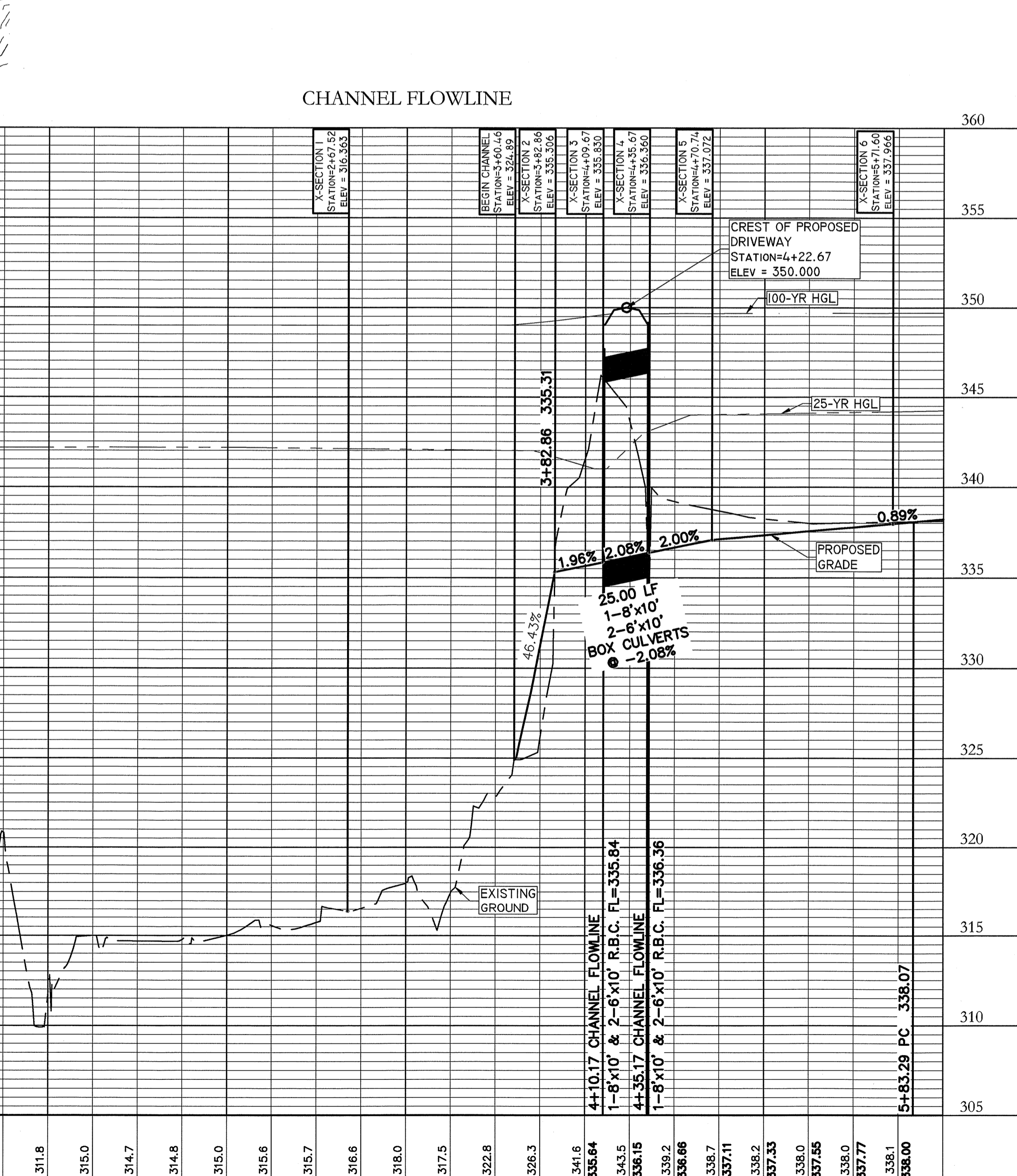
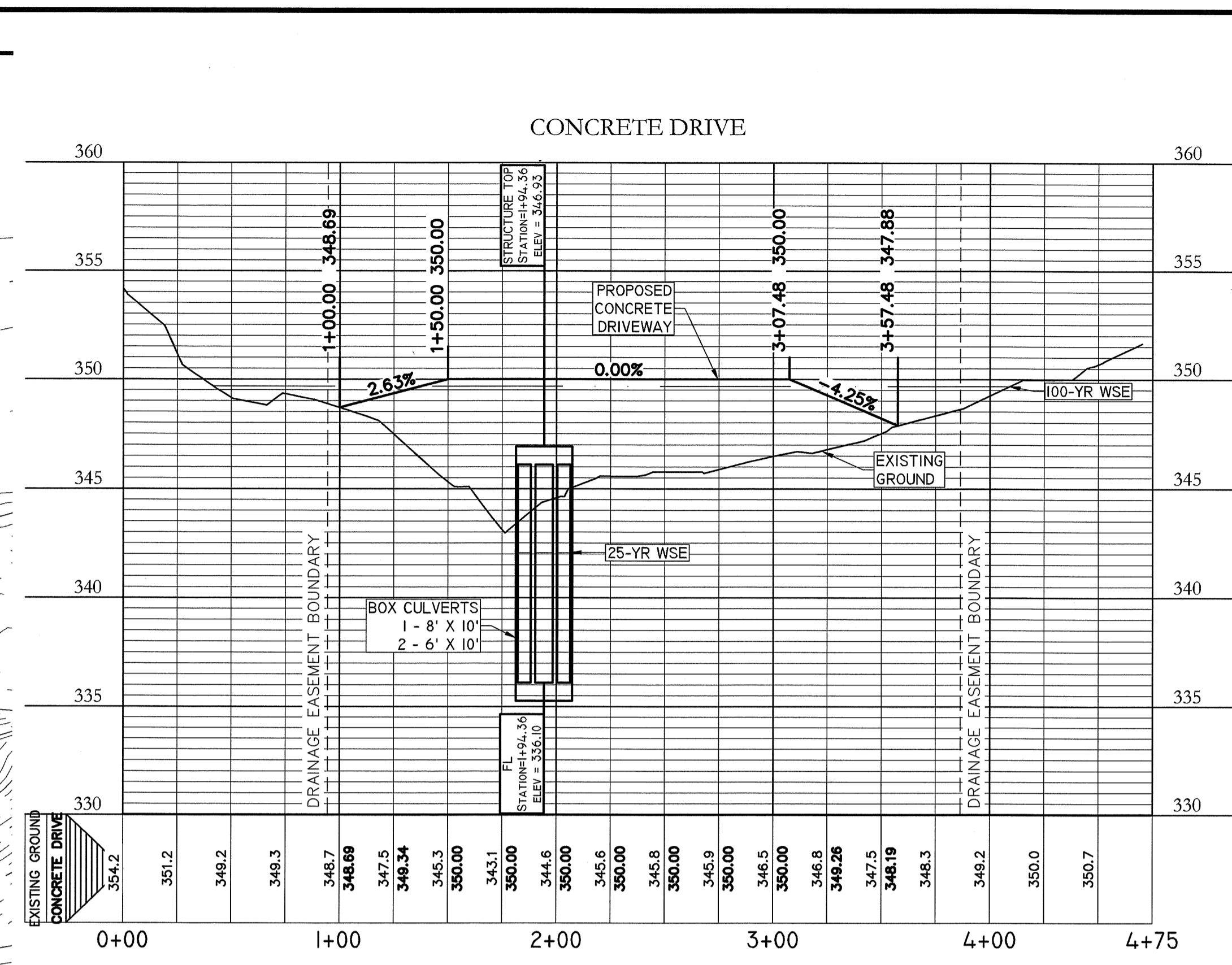
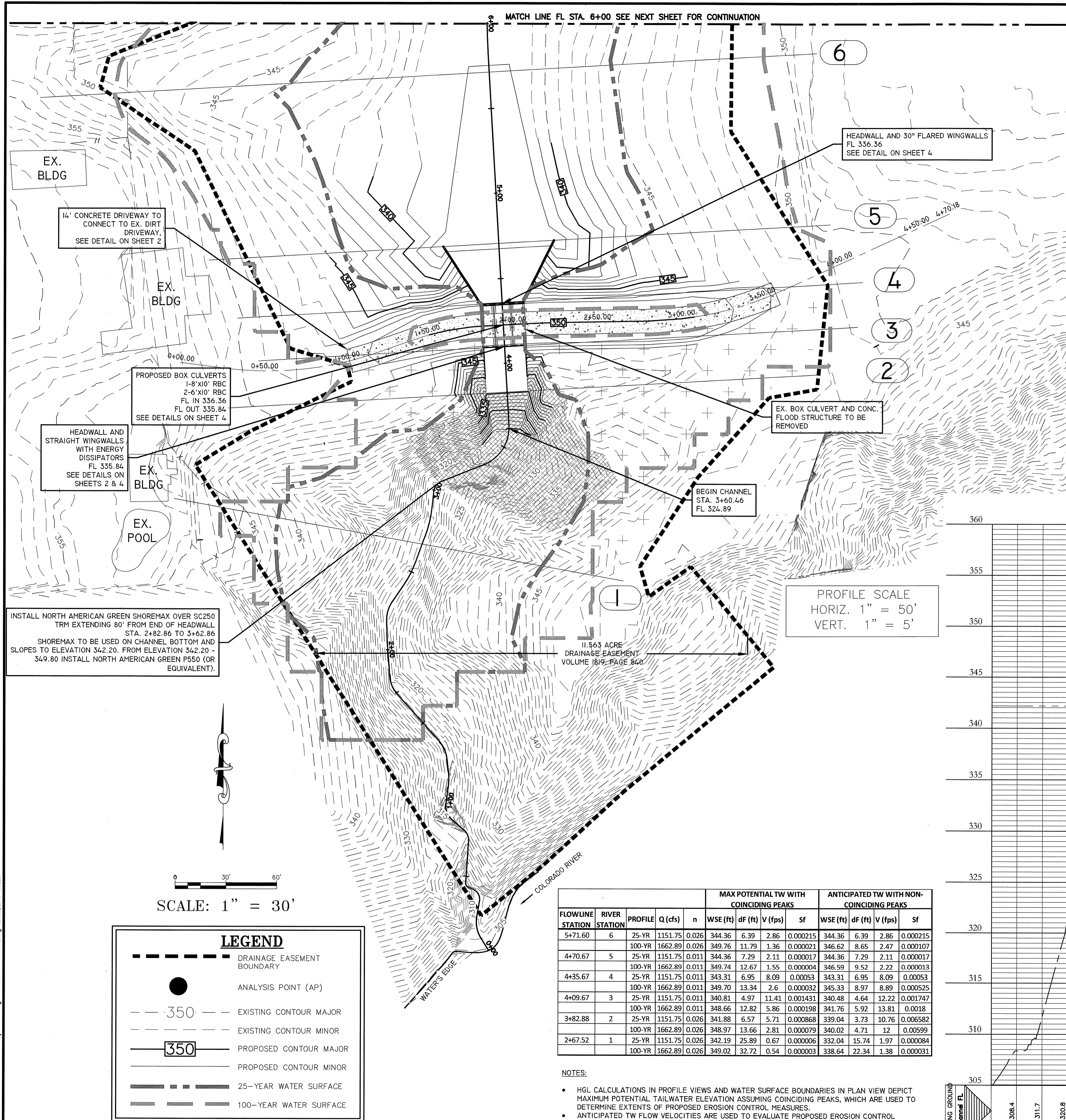
DATE: _____ REVISION: _____

PROPOSED DRAINAGE AREA MAP
BASTROP GROVE
DRAINAGE IMPROVEMENTS

SHEET NAME: _____ JOB NAME: _____ PROJECT: _____

DATE: **APRIL 2018** JOB NUMBER: **4697** SHEET: **7 OF 14** SHEET NO.: **7**

FILE PATH: \\hmc\c4\2014 Land Projects\4697.dwg\Channel\4697 - DRAINAGE.dwg - Jun 25, 2018 - 7:00am



FLOWLINE STATION	RIVER STATION	PROFILE	Q (cfs)	n	MAX POTENTIAL TW WITH COINCIDING PEAKS				ANTICIPATED TW WITH NON-COINCIDING PEAKS			
					WSE (ft)	dF (ft)	V (fps)	Sf	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
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
		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.

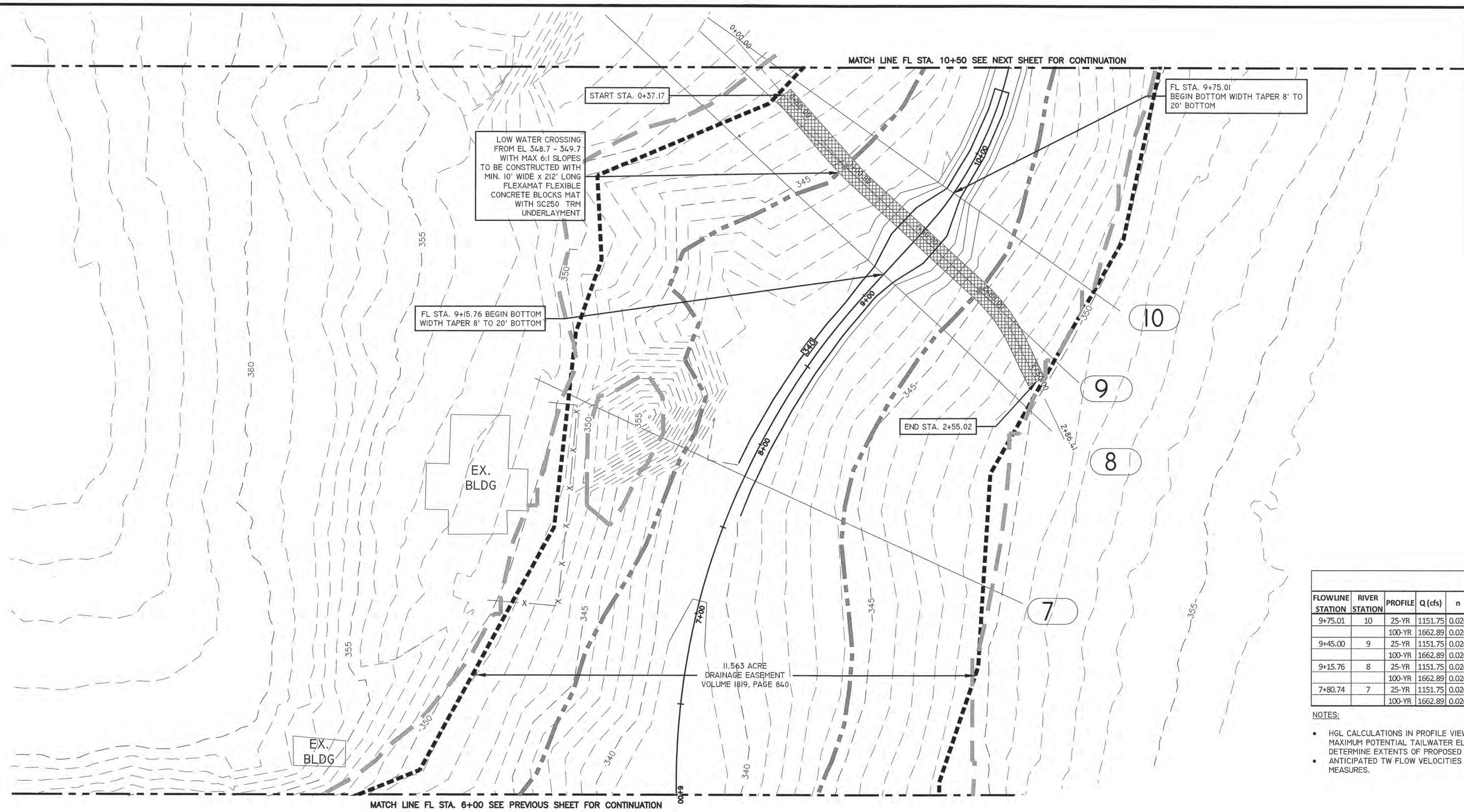
DESIGNED BY: BM
 DRAFTED BY: IW

Carlson, Briggance & Doering, Inc.
 FIRM ID: #F9791
 Civil Engineering
 5801 West William Cannon Dr. • Austin, Texas 78749
 Phone No. (512) 280-5160 • Fax No. (512) 280-5165

CHANNEL - STA. 0+00 TO 6+00
BASTROP GROVE
DRAINAGE IMPROVEMENTS

SHEET NAME:
 DATE: **APRIL 2018**
 JOB NUMBER: **4697**
 SHEET: **8 OF 14**
 SHEET NO.: **8**

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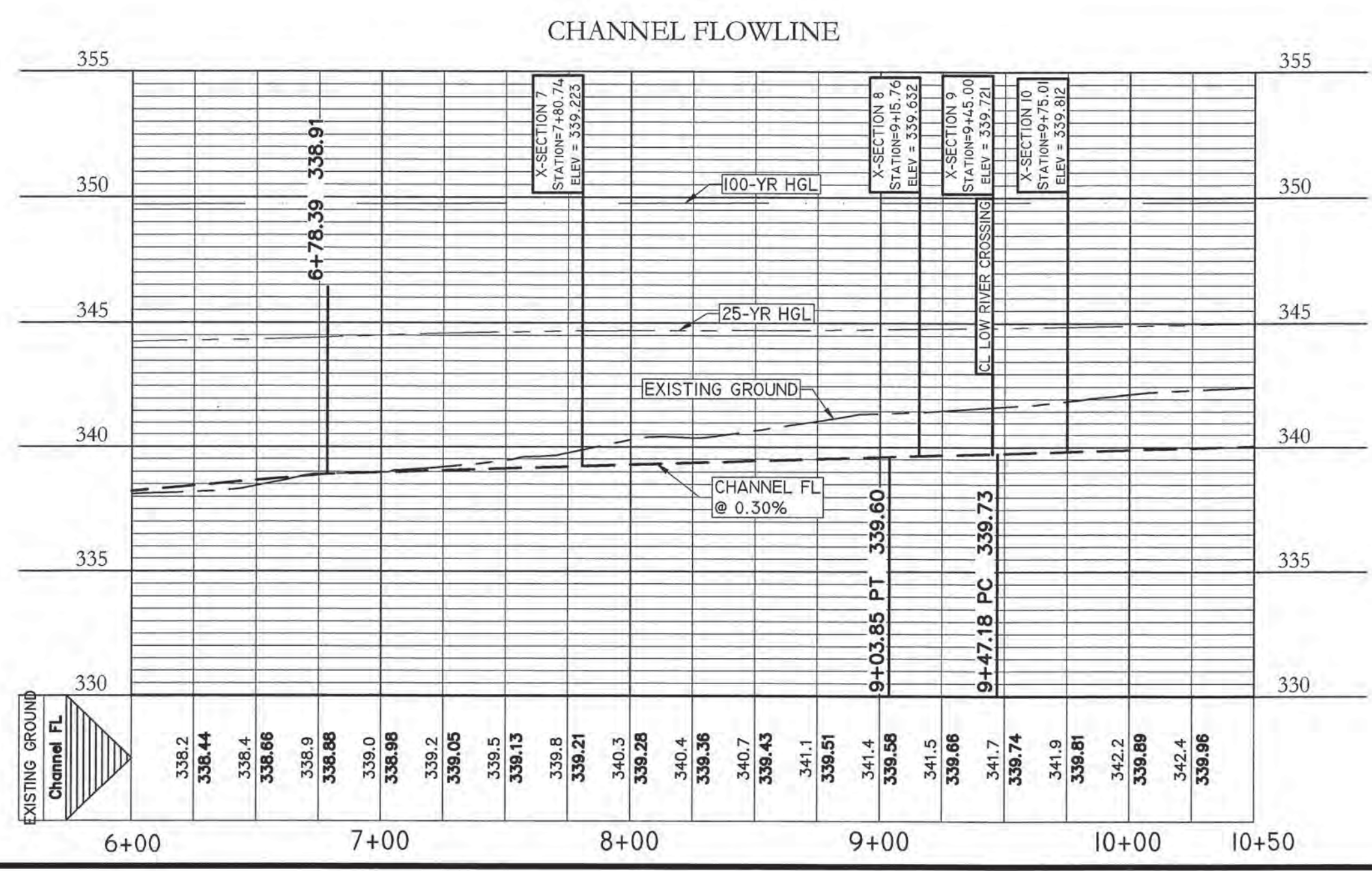
LEGEND

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

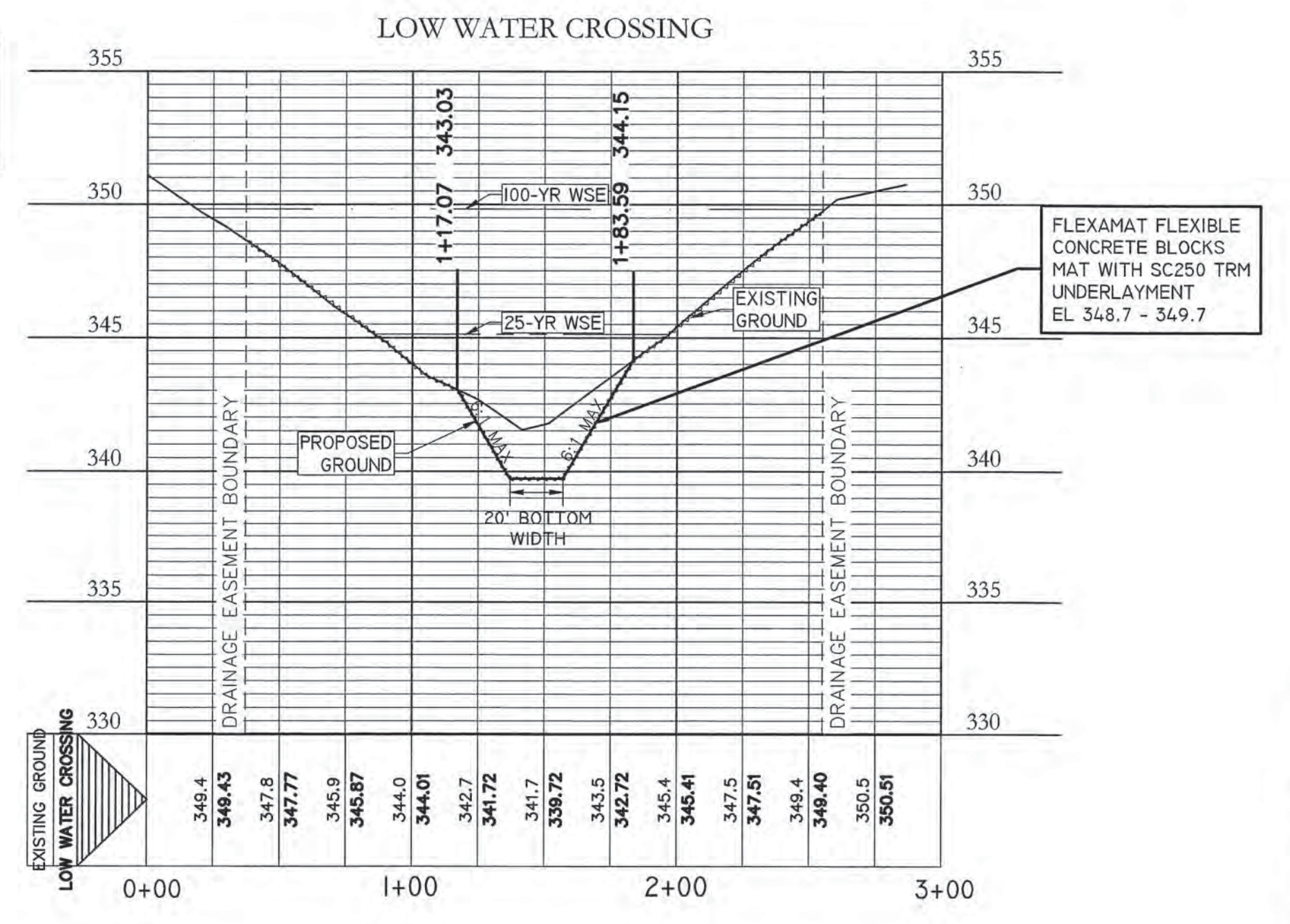
FLOWLINE STATION	RIVER STATION	PROFILE	Q (cfs)	n	MAX POTENTIAL TW WITH COINCIDING PEAKS				ANTICIPATED TW WITH NON-COINCIDING PEAKS			
					WSE (ft)	dF (ft)	V (fps)	Sf	WSE (ft)	dF (ft)	V (fps)	Sf
9+75.01	10	25-YR	1151.75	0.026	344.75	4.94	9.18	0.004232	344.75	4.94	9.18	0.004232
		100-YR	1662.89	0.026	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	0.001111	344.84	5.12	4.55	0.001111
		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'



BRENDAN P. MCENTEE
LICENSED PROFESSIONAL ENGINEER
96200

Carlson, Brigrance & Doering, Inc.
107 F 3791
Asst. P. McEntee
05/15/2018

DESIGNED BY: BM	DRAFTED BY: JW
DATE:	
REVISION:	

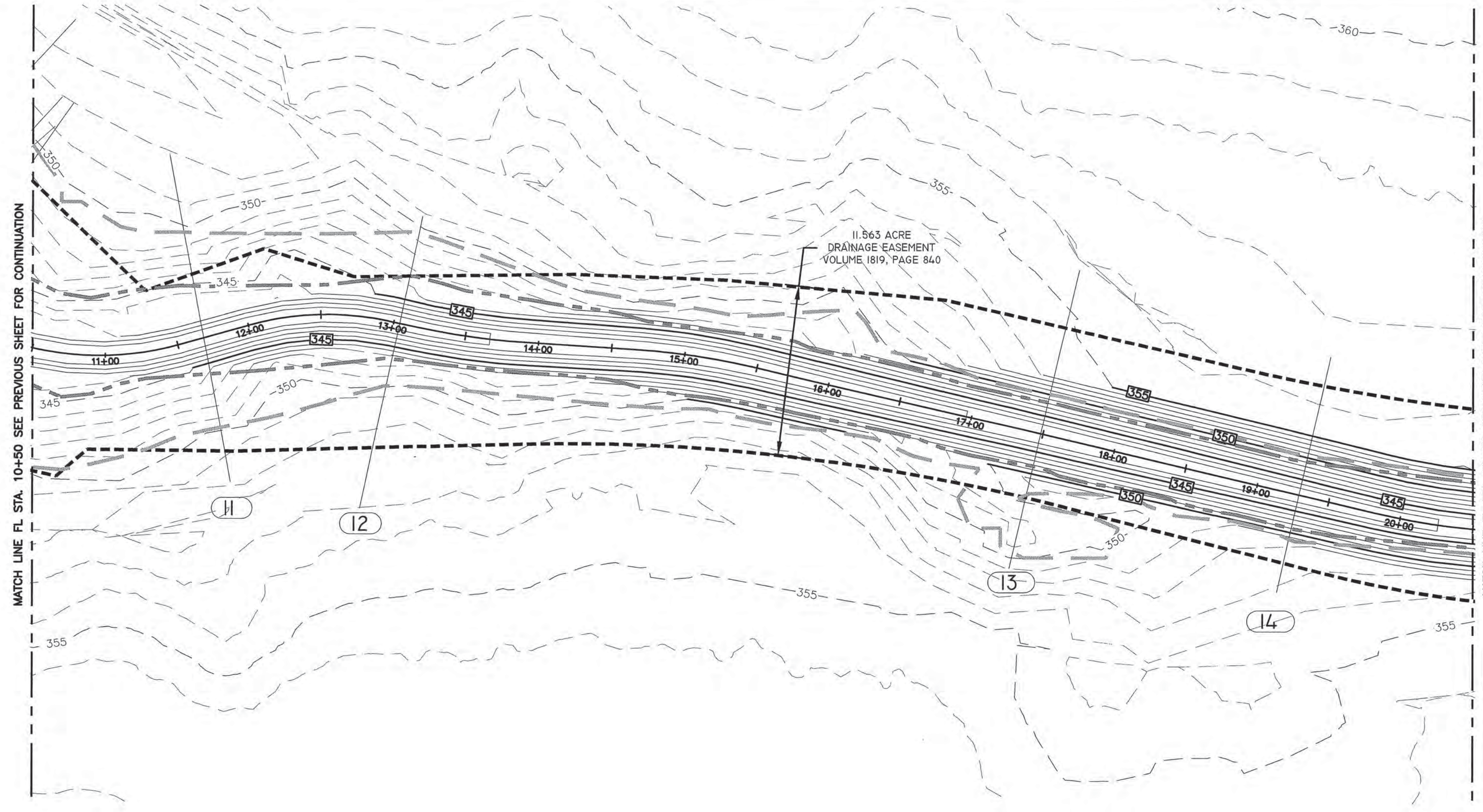
Carlson, Brigrance & Doering, Inc.
FIRM ID #F3791
Civil Engineering
6501 West Loop, Suite 200
Houston, Texas 77049
Phone No. (813) 286-5160 Fax No. (813) 286-5165

CHANNEL - STA. 6+00 TO 10+50

BASTROP GROVE

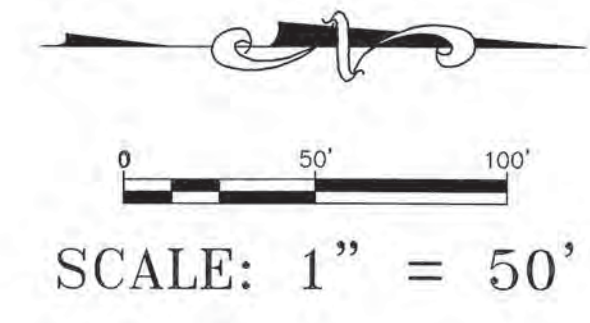
DRAINAGE IMPROVEMENTS

SHEET NAME:	DATE:
JOB NAME:	APRIL 2018
PROJECT:	JOB NUMBER:
	4697
	SHEET:
	9 OF 14
	SHEET NO.:
	9



LEGEND

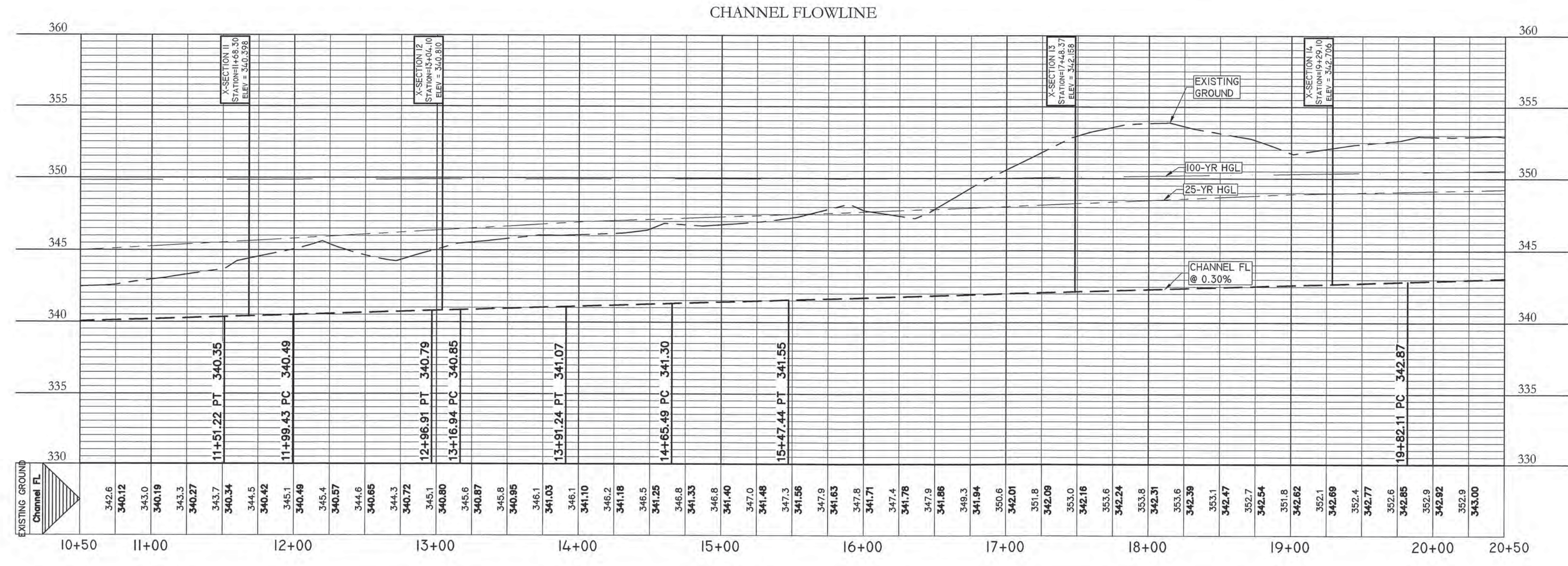
- DRAINAGE EASEMENT BOUNDARY
- ANALYSIS POINT (AP)
- - - 350 - - - EXISTING CONTOUR MAJOR
- - - EXISTING CONTOUR MINOR
- 350 PROPOSED CONTOUR MAJOR
- - - PROPOSED CONTOUR MINOR
- 25-YEAR WATER SURFACE
- 100-YEAR WATER SURFACE



FLOWLINE STATION	RIVER STATION	PROFILE	Q (cfs)	n	MAX POTENTIAL TW WITH COINCIDING PEAKS				ANTICIPATED TW WITH NON-COINCIDING PEAKS			
					WSE (ft)	dF (ft)	V (fps)	Sf	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'



DESIGNED BY: BM DRAFTED BY: JW

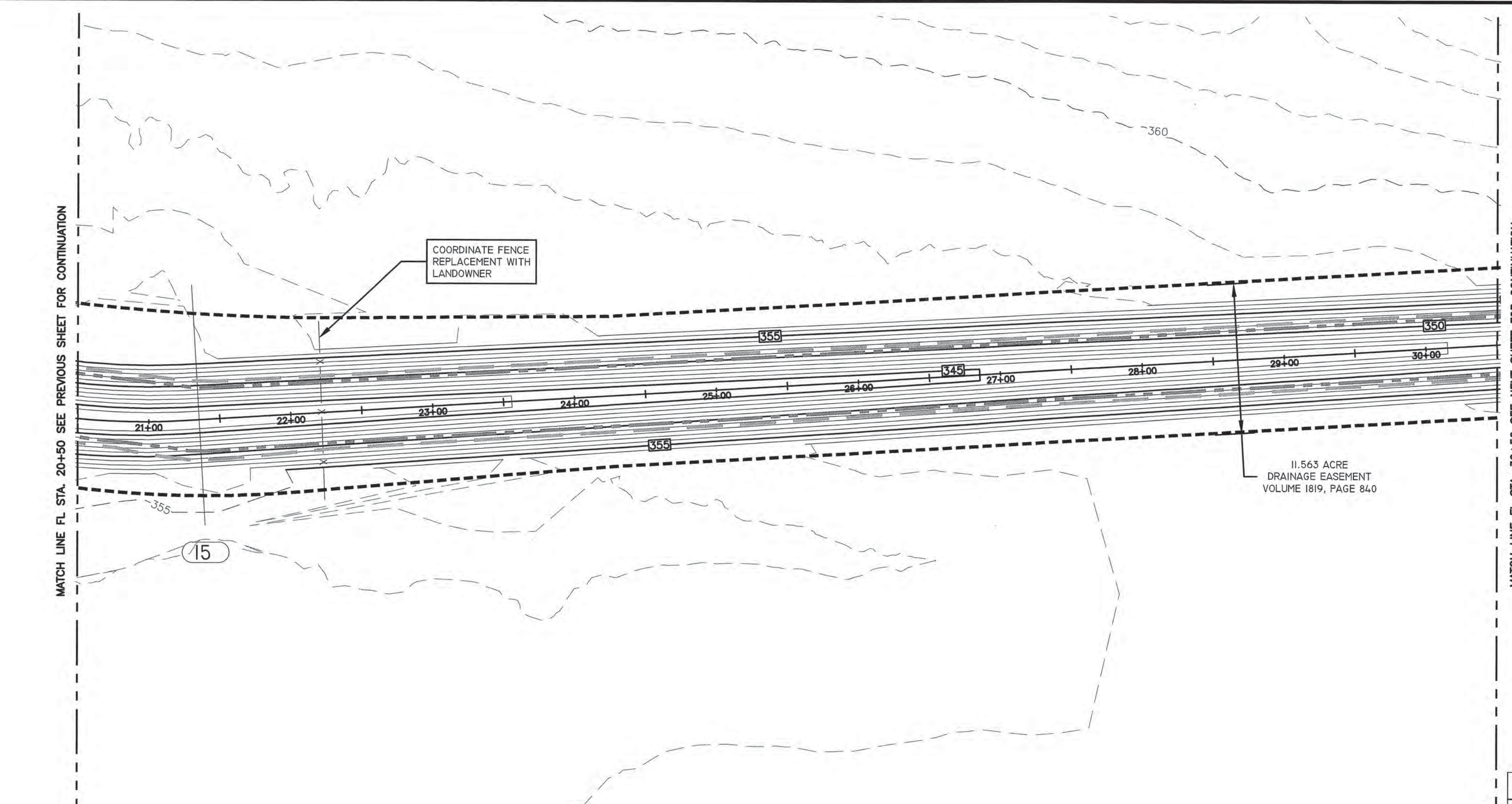
DATE: _____ REVISION: _____

Carlson, Brigrance & Doering, Inc.
 FIRM ID #F3791
 Civil Engineering
 5501 Westpark Center Dr.
 Houston, Texas 77049
 Phone No. (512) 280-5160 • Fax No. (512) 280-5165

SHEET NAME: CHANNEL - STA.10+50 TO 20+50
JOB NAME: BASTROP GROVE
PROJECT: DRAINAGE IMPROVEMENTS

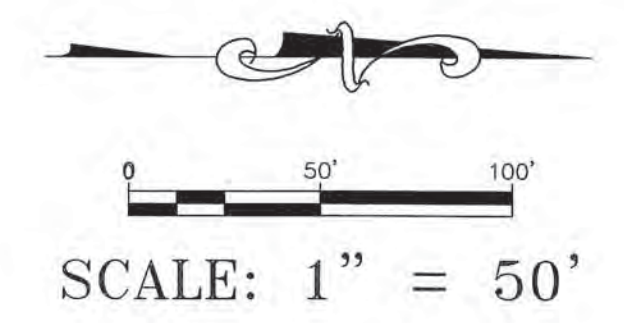
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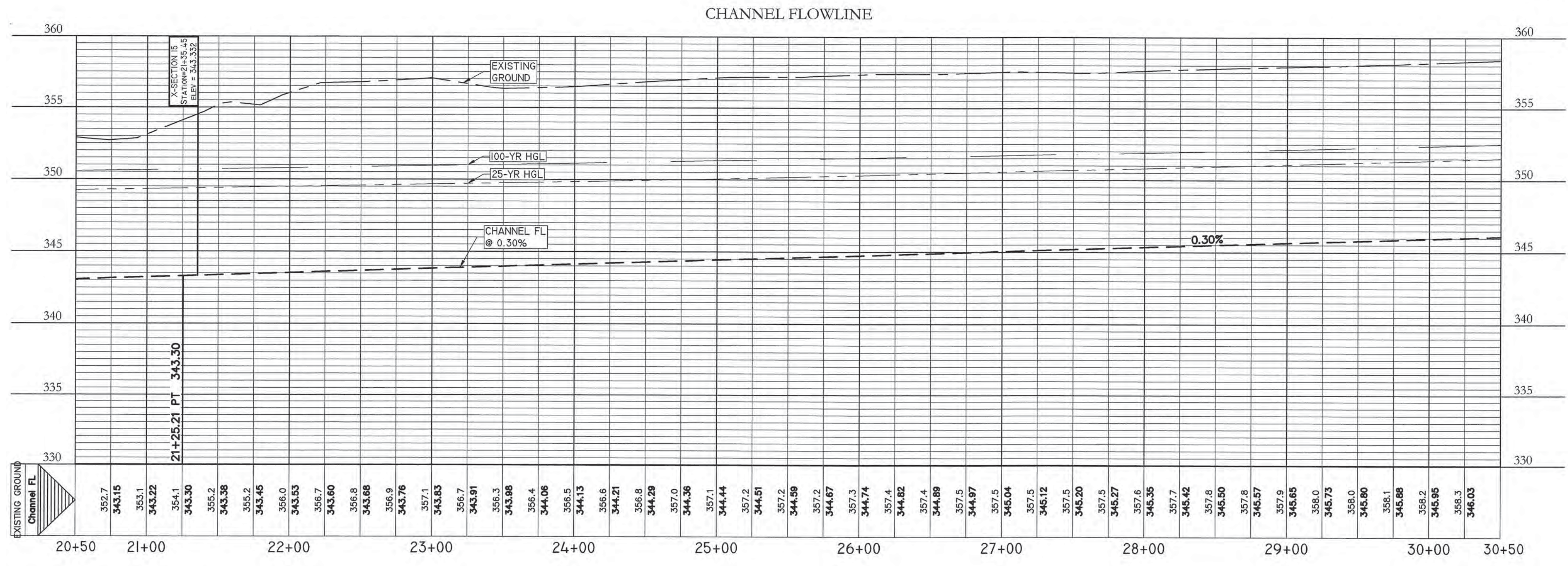
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- ANALYSIS POINT (AP)
- - - 350 - - - EXISTING CONTOUR MAJOR
- - - EXISTING CONTOUR MINOR
- 350 --- PROPOSED CONTOUR MAJOR
- - - PROPOSED CONTOUR MINOR
- 25-YEAR WATER SURFACE
- 100-YEAR WATER SURFACE



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

FLOWLINE STATION	RIVER STATION	PROFILE	Q (cfs)	n	MAX POTENTIAL TW WITH COINCIDING PEAKS				ANTICIPATED TW WITH NON-COINCIDING PEAKS			
					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.



BRENDAN P. MCENTEE
96200
LICENSED PROFESSIONAL ENGINEER
STATE OF TEXAS

CARLSON, BRIGANCE & DOERING, INC.
D# 13791

Brendan P. McEntee
05/15/2018

DESIGNED BY: BM	DRAWN BY: TW
DATE:	
REVISION:	

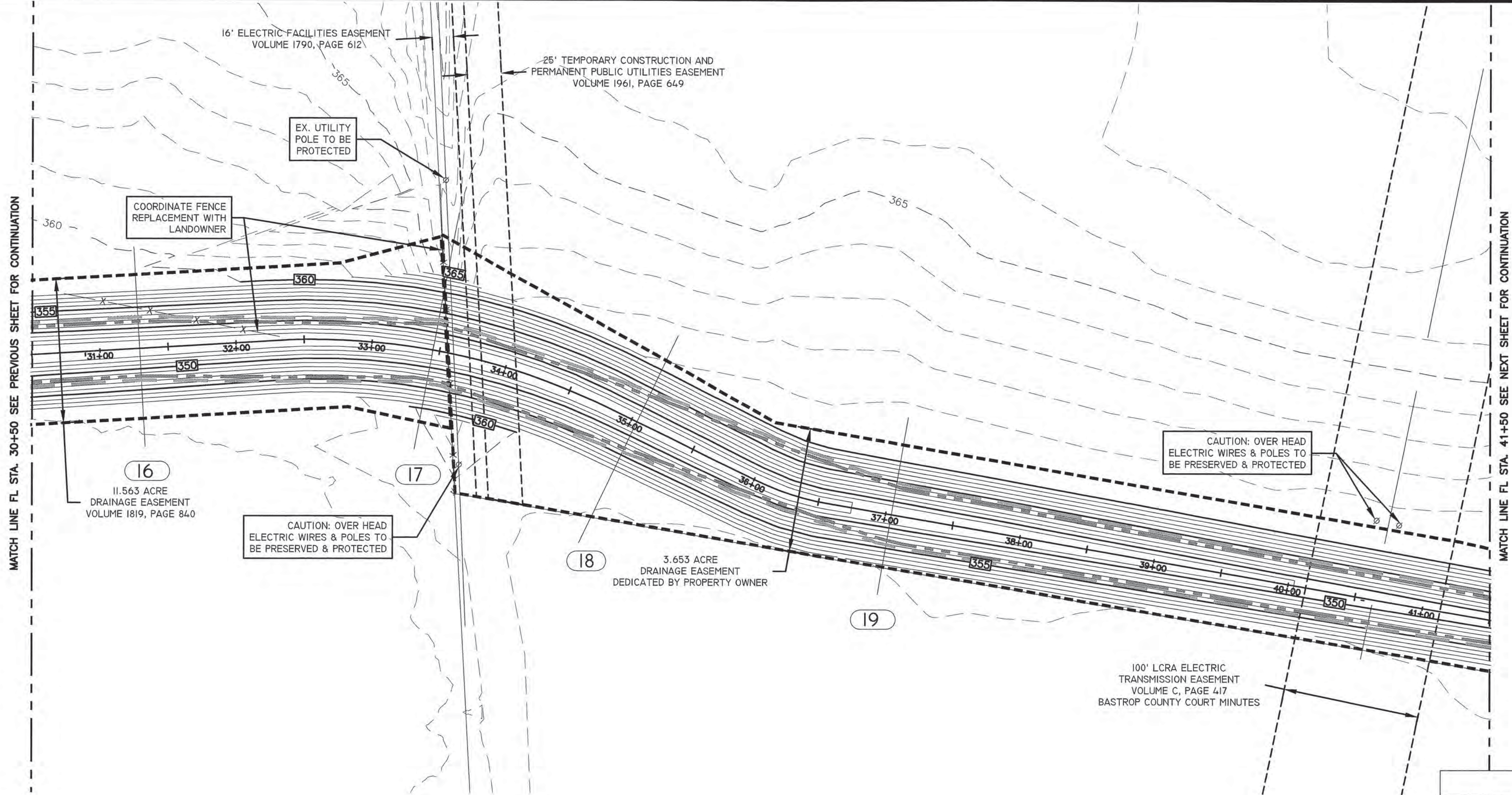
Carlson, Brigrance & Doering, Inc.
FIRM ID #F7791

Civil Engineering Surveying Texas 78749
5501 West Loop Phone Nos. (512) 280-5160 Fax No. (512) 280-5165

CHANNEL - STA. 20+50 TO 30+50
BASTROP GROVE
DRAINAGE IMPROVEMENTS

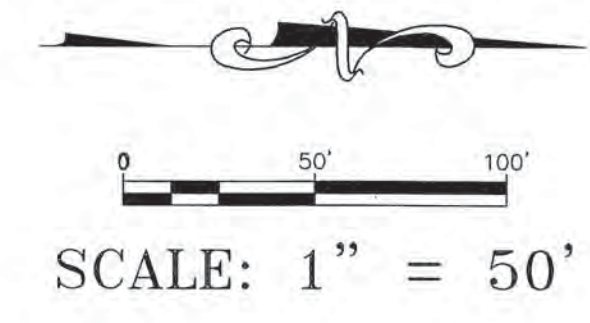
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	SHEET NO.:
	11

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LEGEND

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

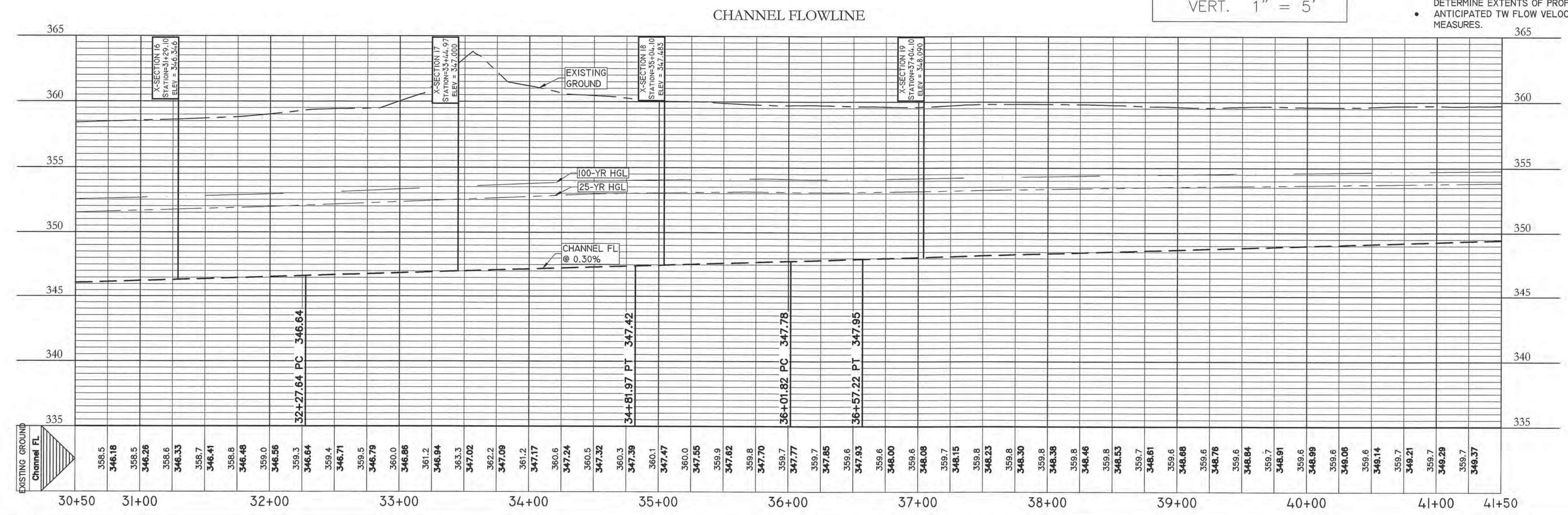


FLOWLINE STATION	RIVER STATION	PROFILE	Q (cfs)	n	MAX POTENTIAL TW WITH COINCIDING PEAKS				ANTICIPATED TW WITH NON-COINCIDING PEAKS			
					WSE (ft)	dF (ft)	V (fps)	Sf	WSE (ft)	dF (ft)	V (fps)	Sf
37+04.1	19	25-YR	414.96	0.026	353.33	5.24	3.34	0.000782	353.33	5.24	3.34	0.000782
		100-YR	587.02	0.026	354.36	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.

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



DESIGNED BY: BM
DRAFTED BY: JSW

DATE: _____
REVISION: _____

Carlson, Brigrance & Doering, Inc.
FIRM ID #P791
Civil Engineering
5501 Westport Dr.
Houston, Texas 78249
Phone No. (512) 280-5160 Fax No. (512) 280-5165

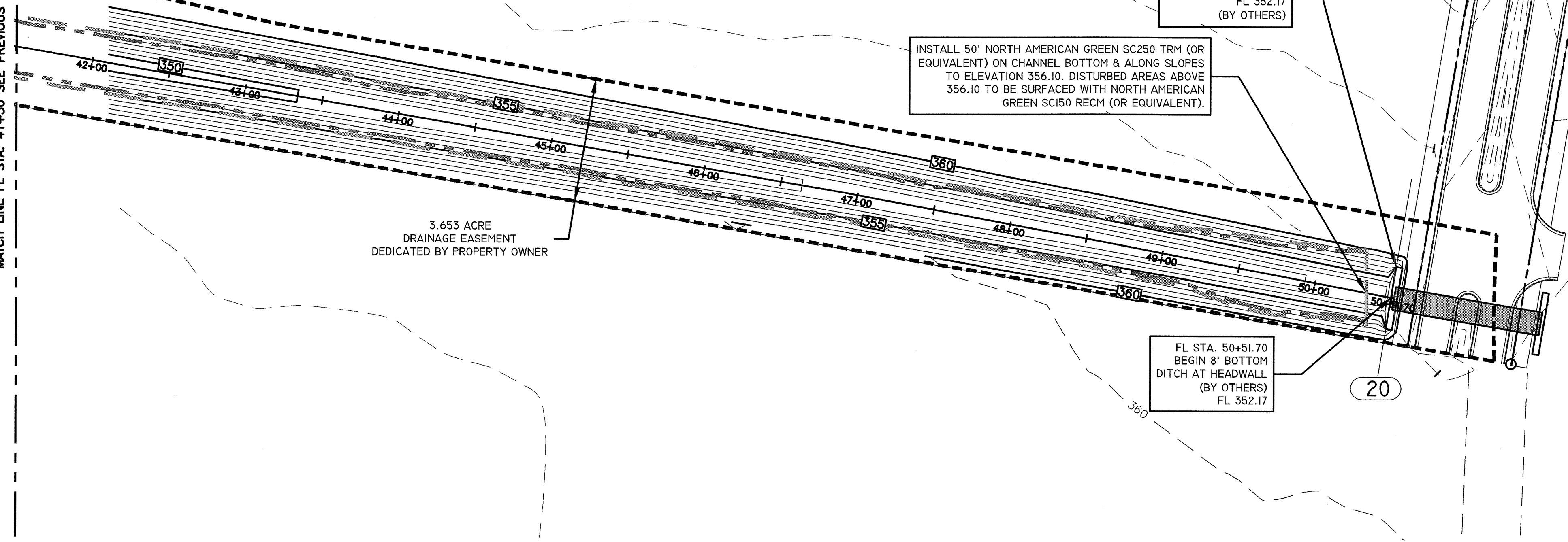
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JOB NAME: BASTROP GROVE
PROJECT: DRAINAGE IMPROVEMENTS

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

12

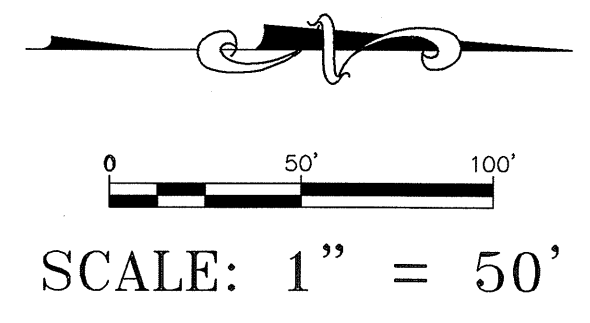
100' LCRA ELECTRIC TRANSMISSION EASEMENT VOLUME C, PAGE 417 BASTROP COUNTY COURT MINUTES

MATCH LINE FL STA. 41+50 SEE PREVIOUS SHEET FOR CONTINUATION



LEGEND

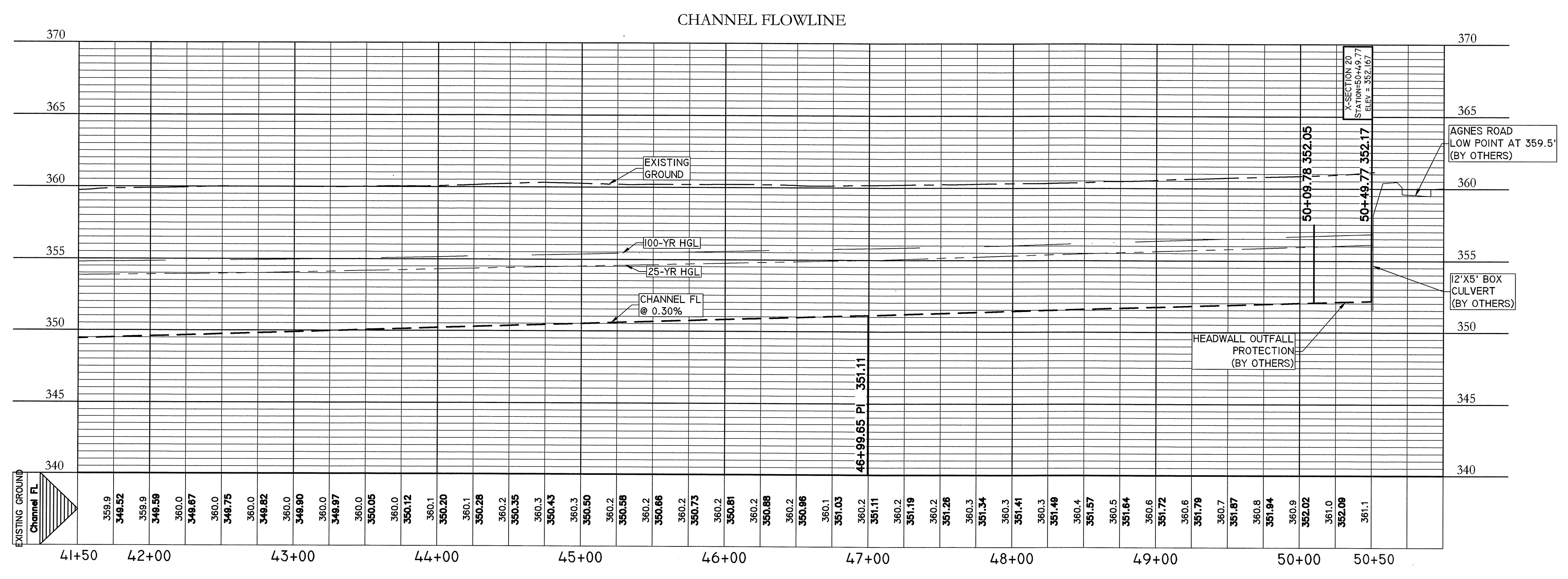
- DRAINAGE EASEMENT BOUNDARY
- ANALYSIS POINT (AP)
- EXISTING CONTOUR MAJOR
- EXISTING CONTOUR MINOR
- PROPOSED CONTOUR MAJOR
- PROPOSED CONTOUR MINOR
- 25-YEAR WATER SURFACE
- 100-YEAR WATER SURFACE



FLOWLINE STATION	RIVER STATION	PROFILE	Q (cfs)	n	MAX POTENTIAL TW WITH COINCIDING PEAKS				ANTICIPATED TW WITH NON-COINCIDING PEAKS			
					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'



BRENDAN P. MENTEE
LICENSED PROFESSIONAL ENGINEER
STATE OF TEXAS
96200

DESIGNED BY: BM
DRAWN BY: JW

DATE: _____
REVISION: _____

Carlson, Brigrance & Doering, Inc.
FIRM ID: #E7991
Civil Engineering
5901 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**

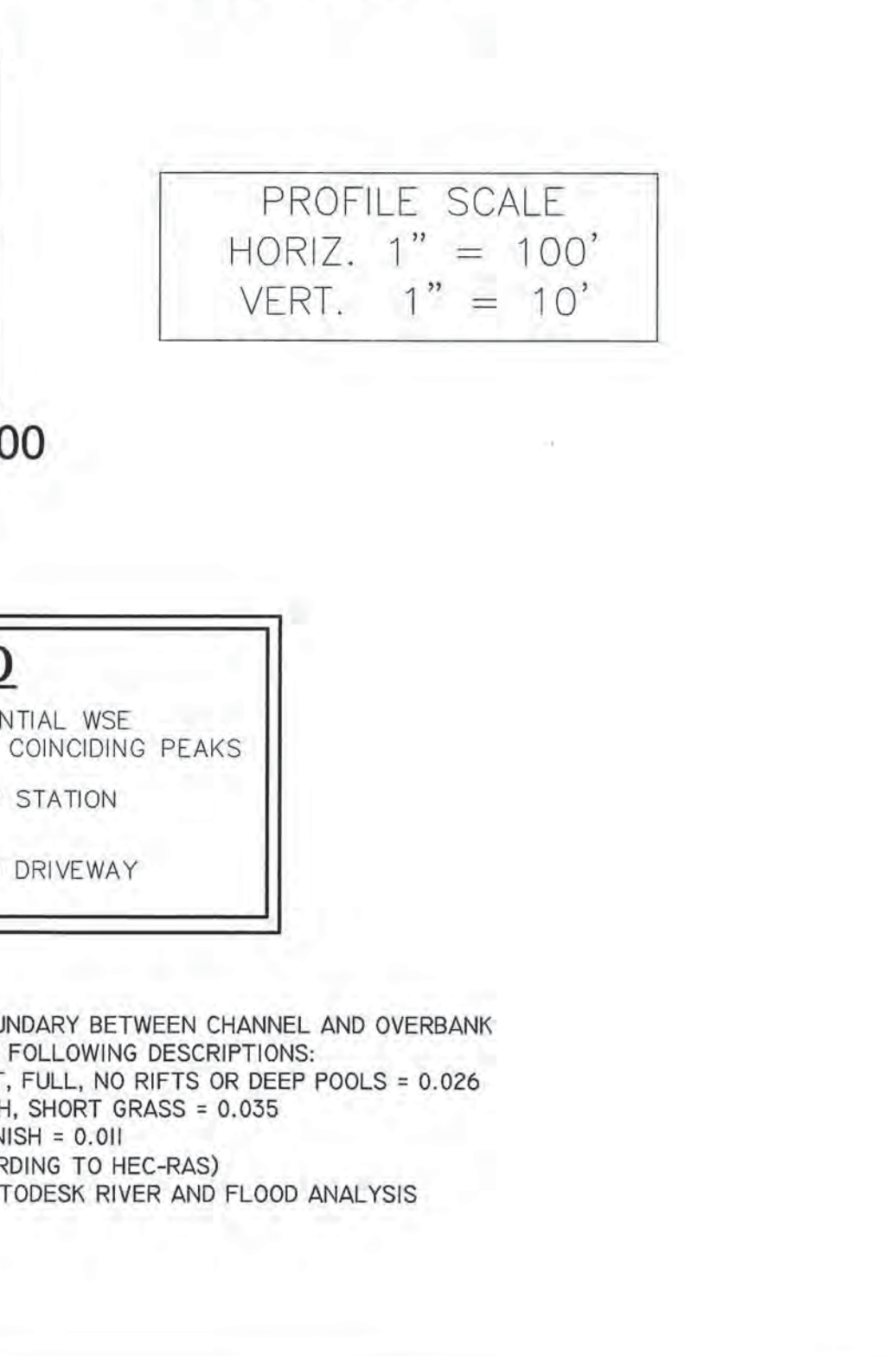
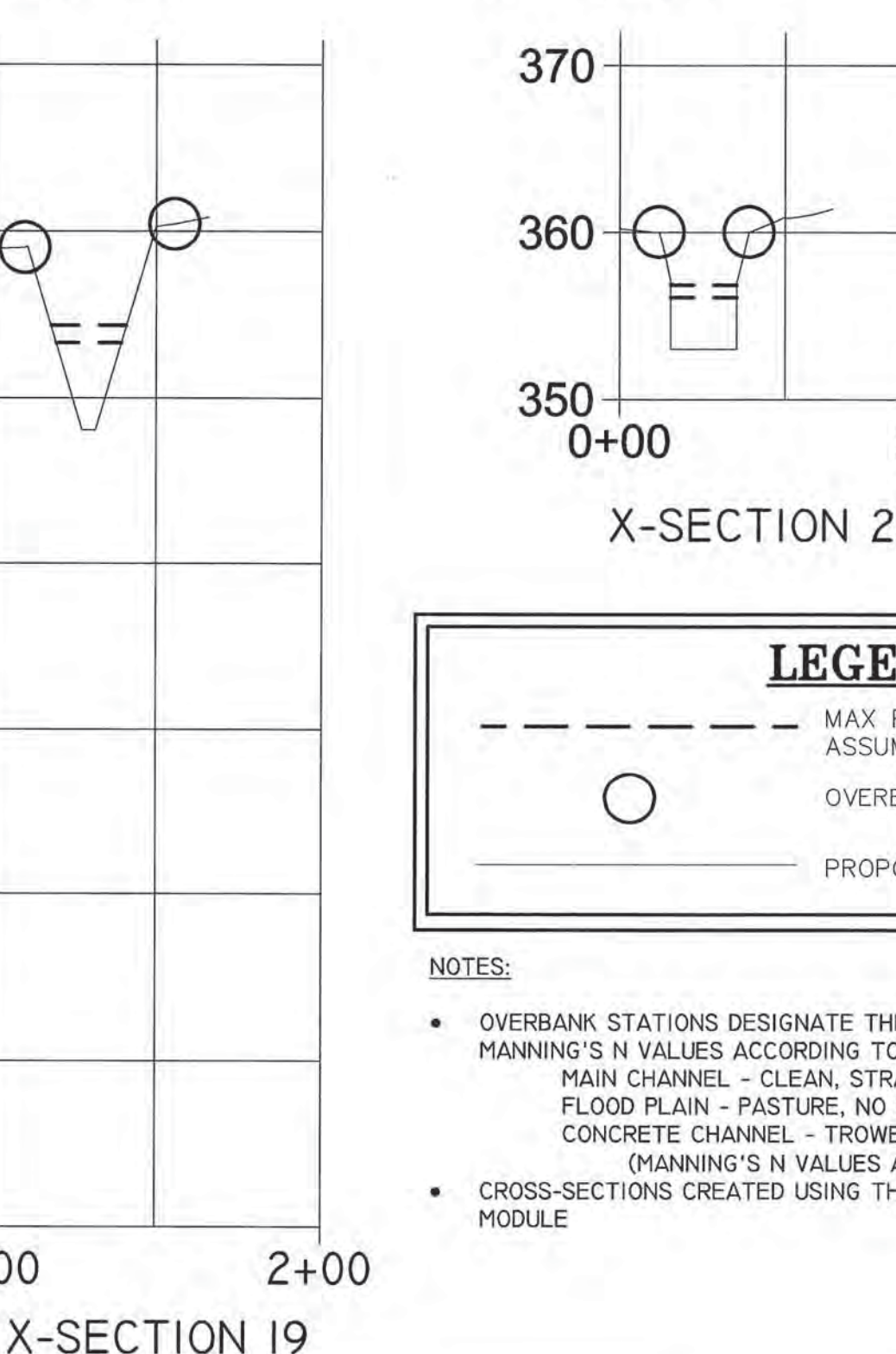
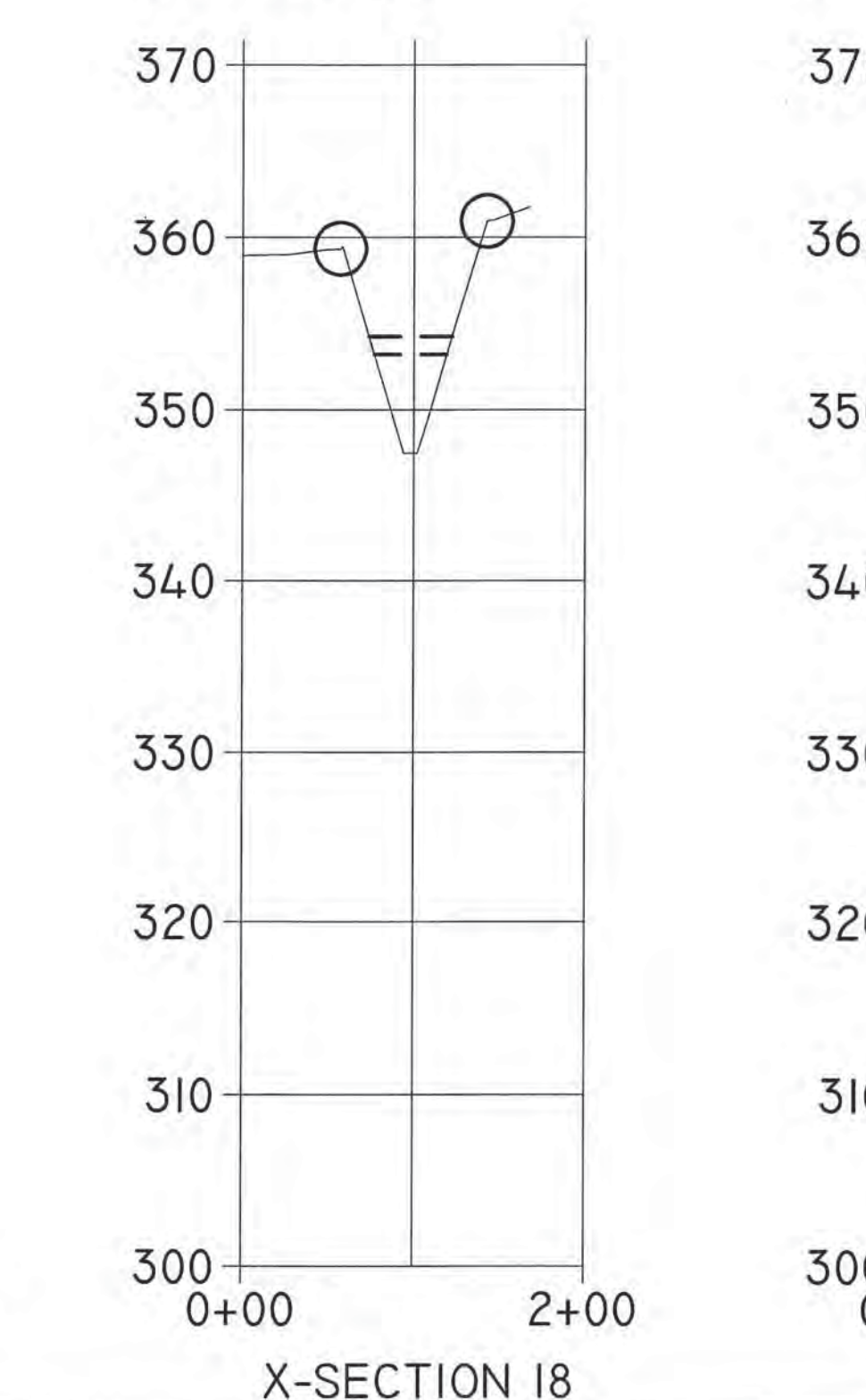
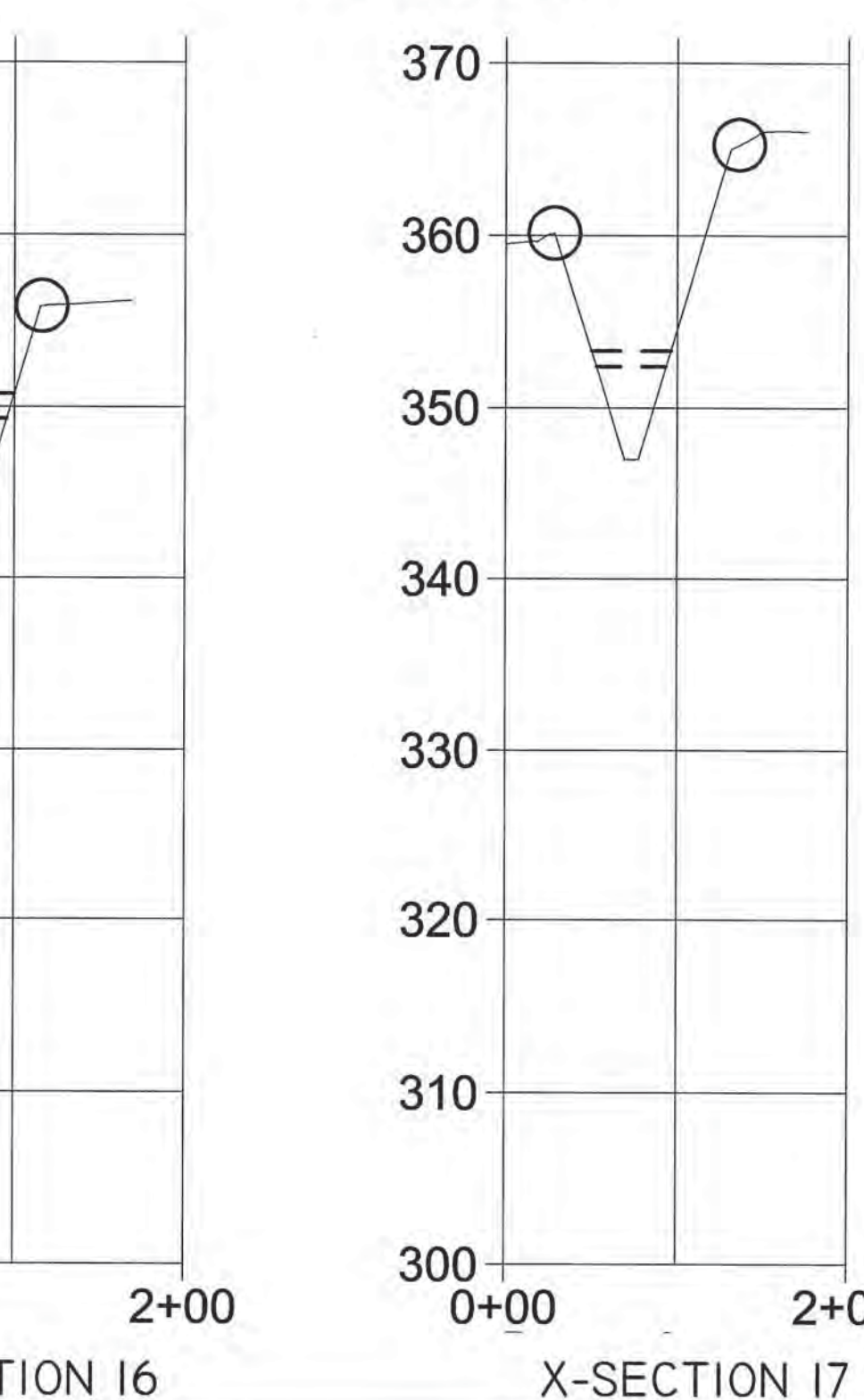
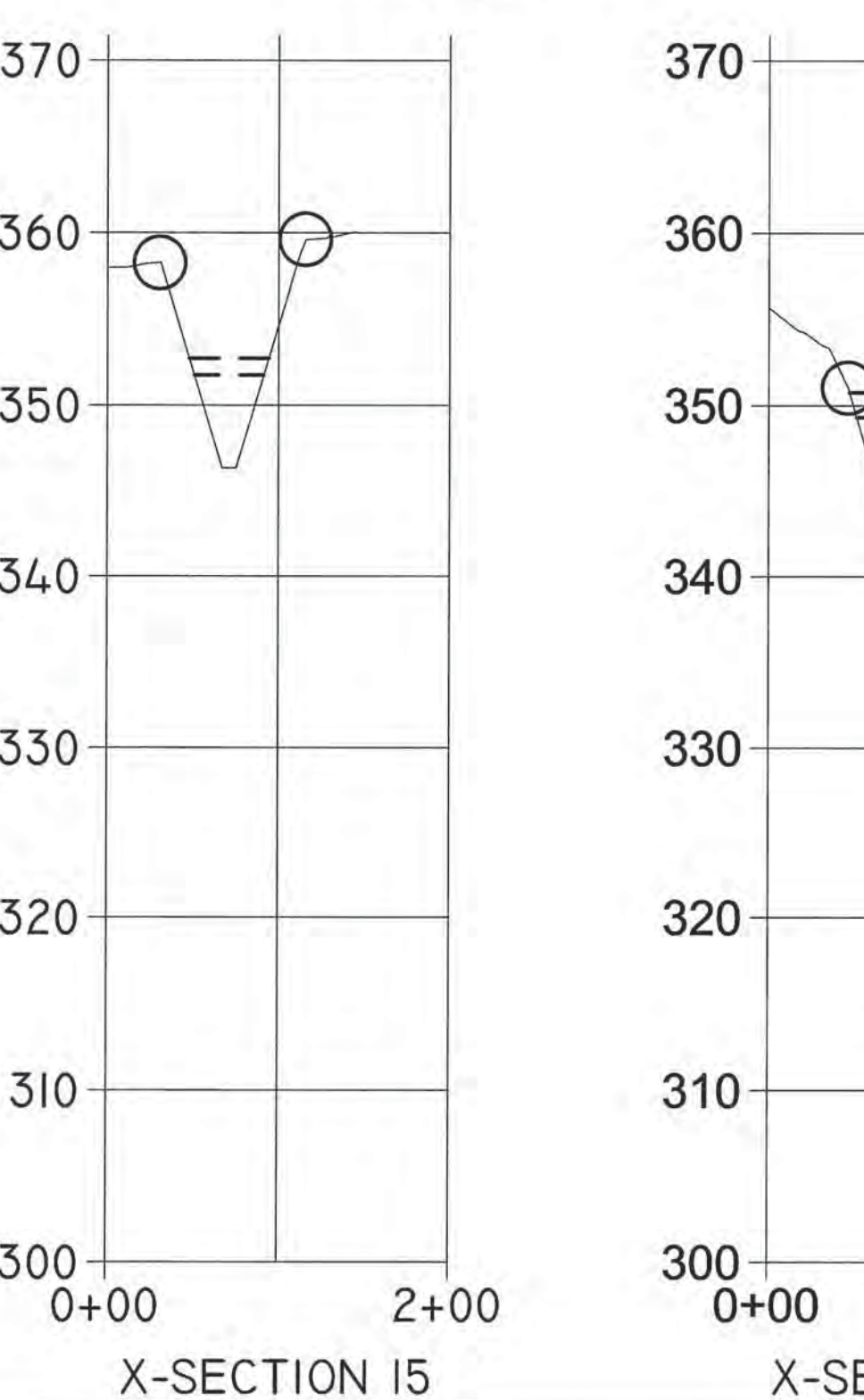
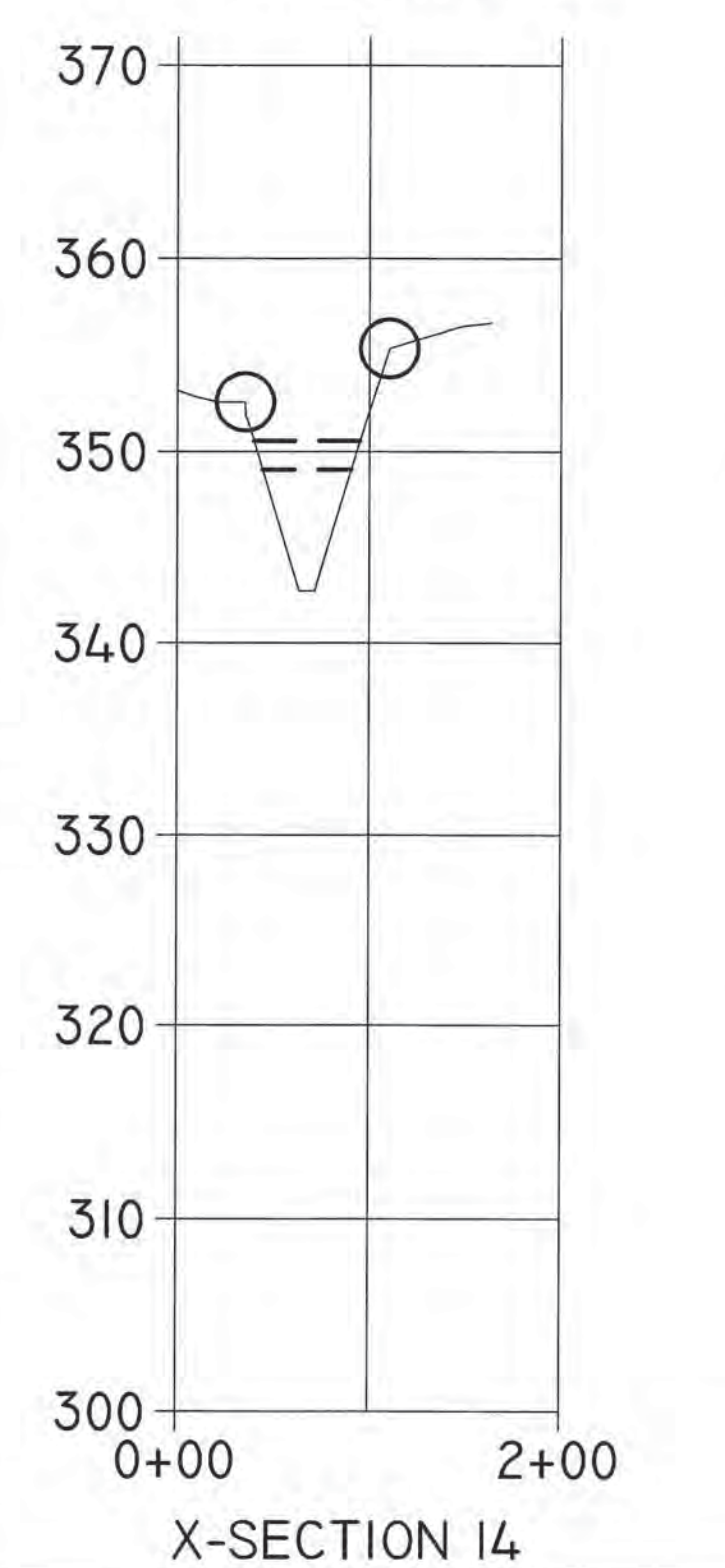
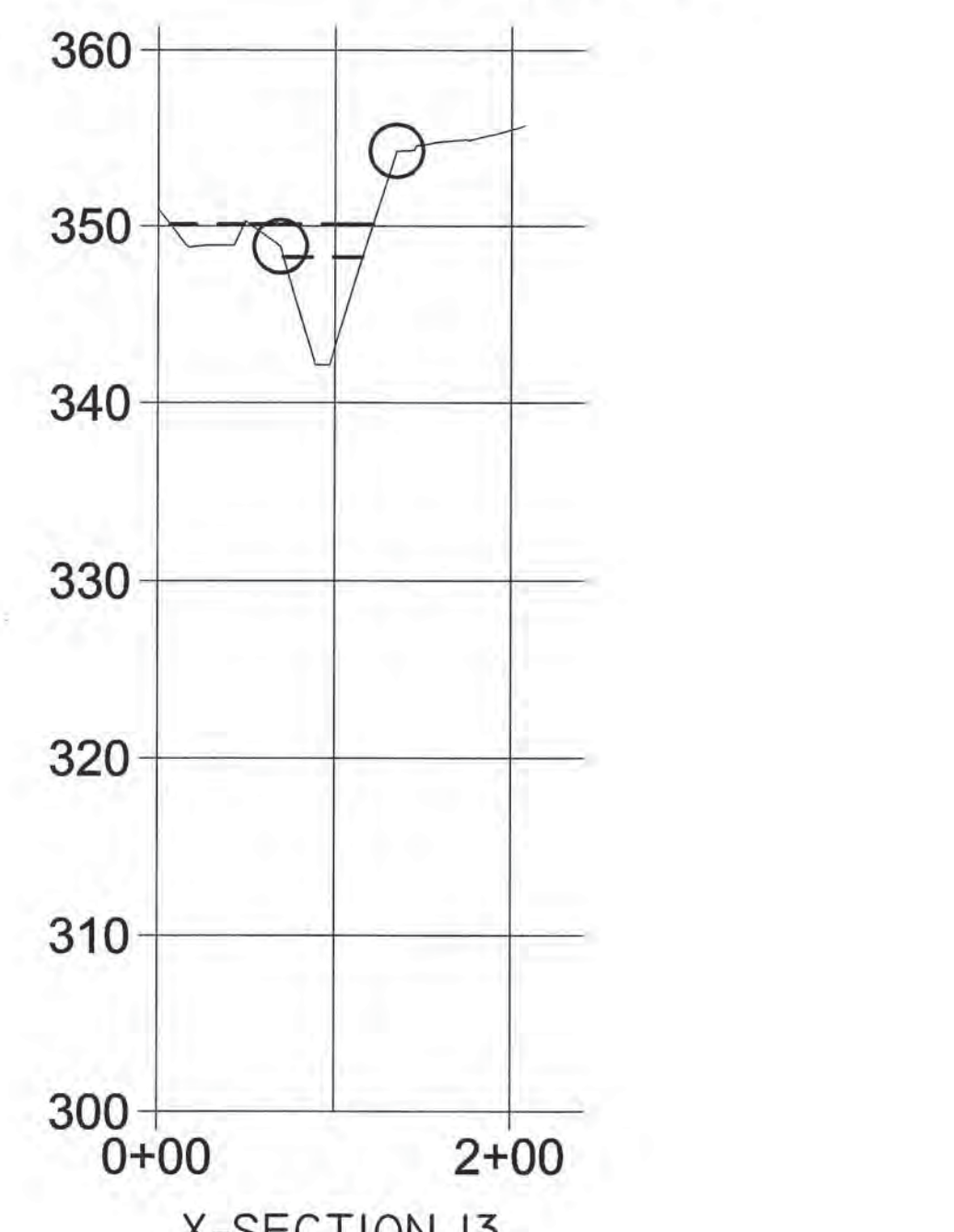
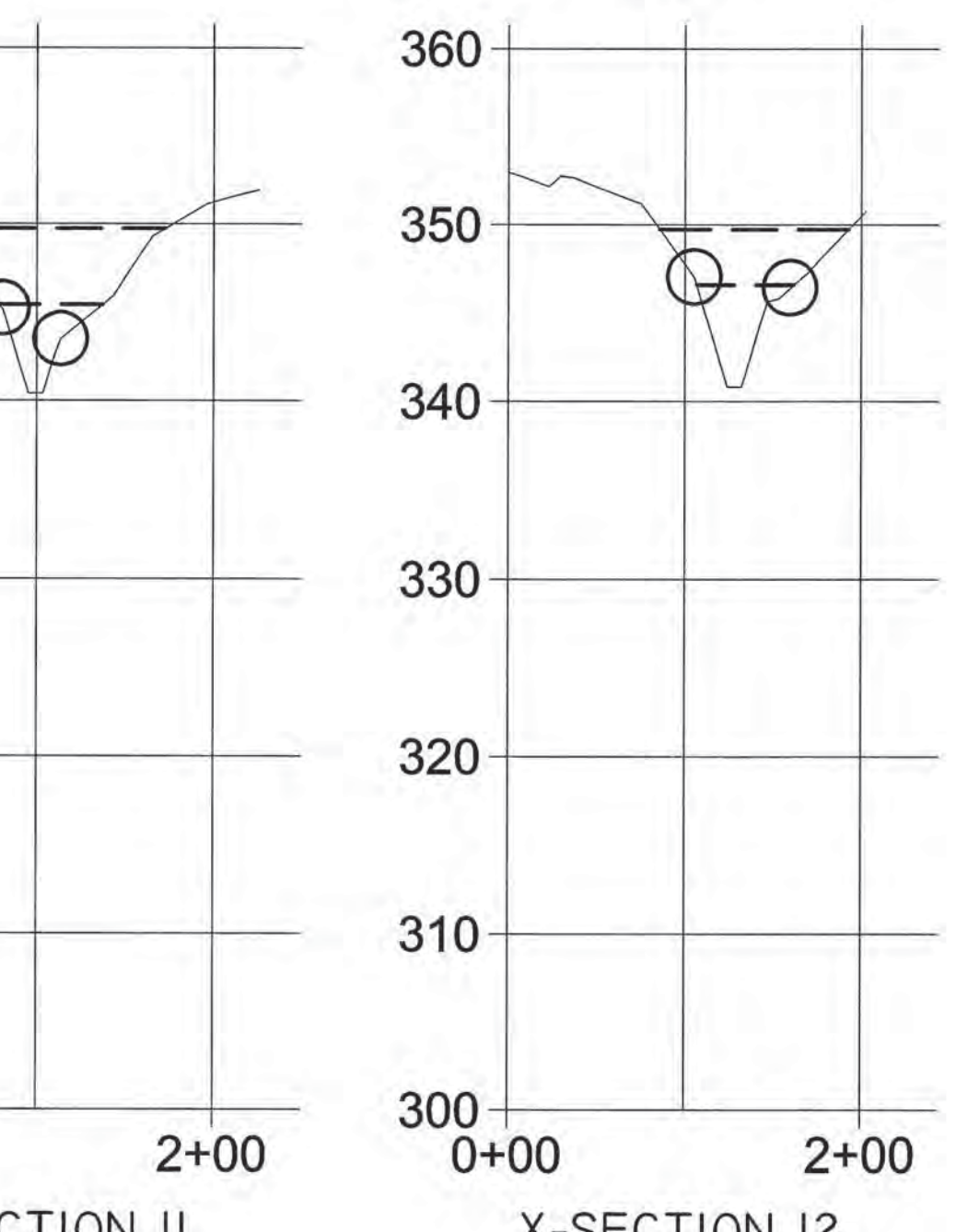
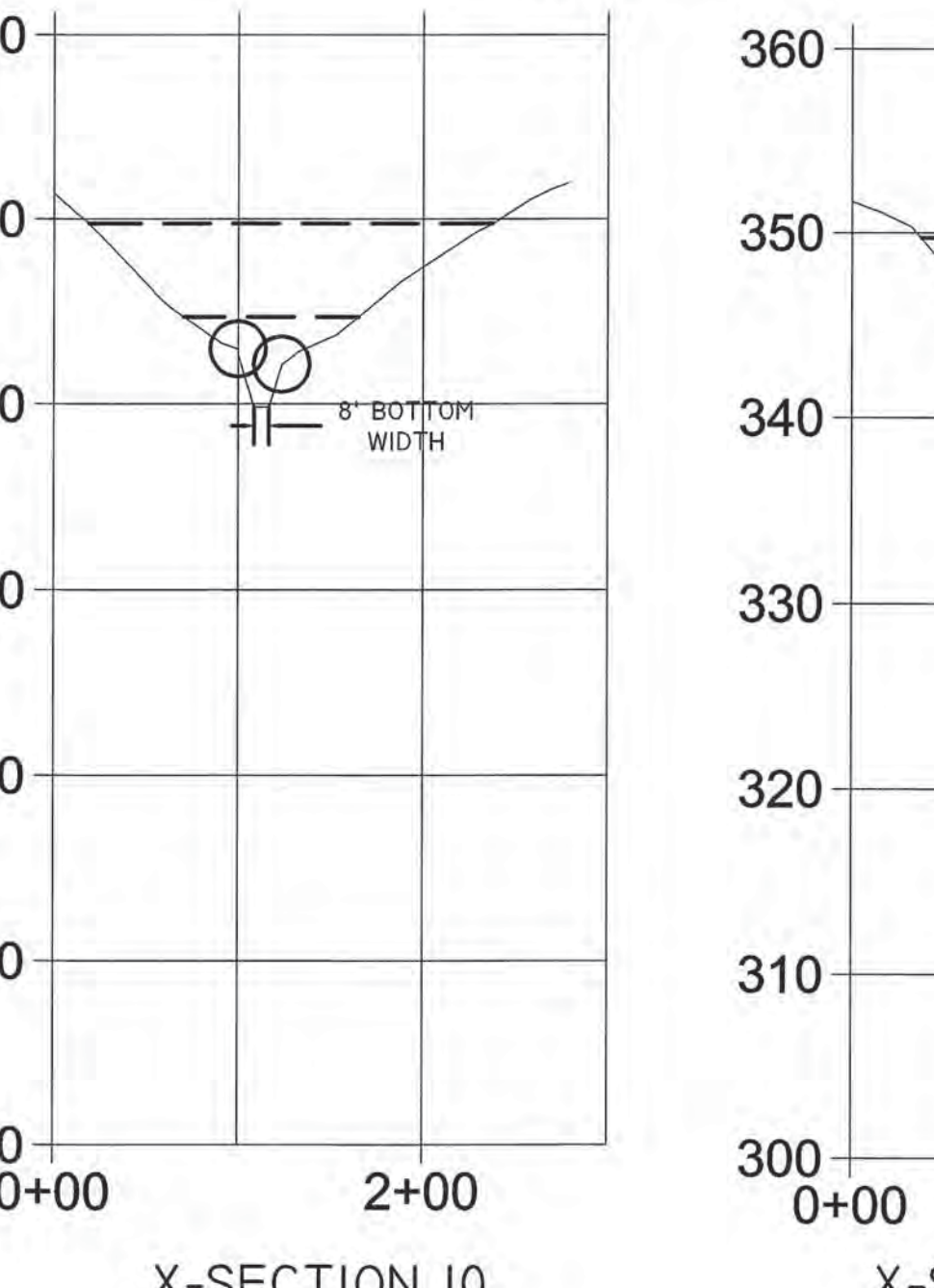
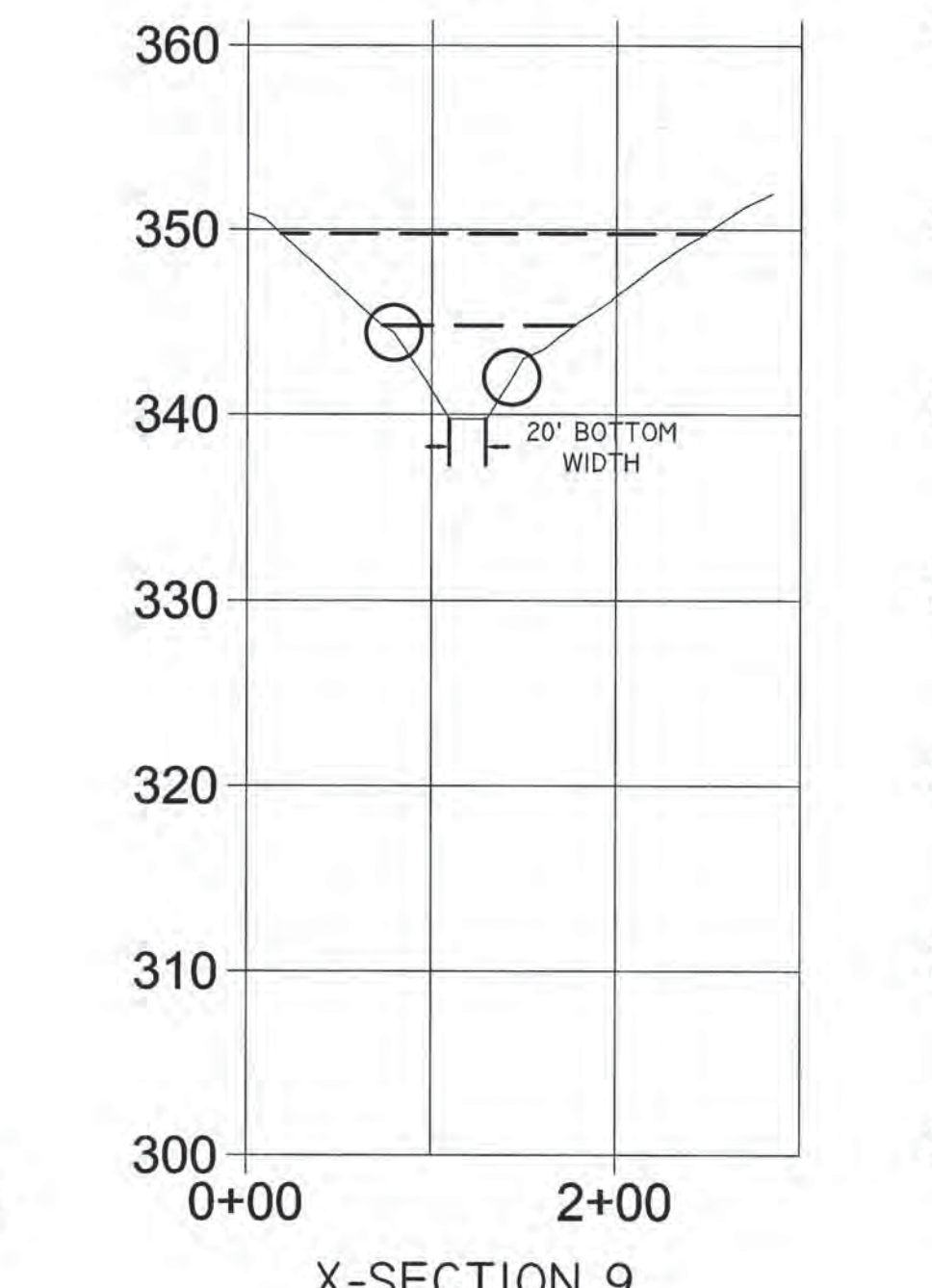
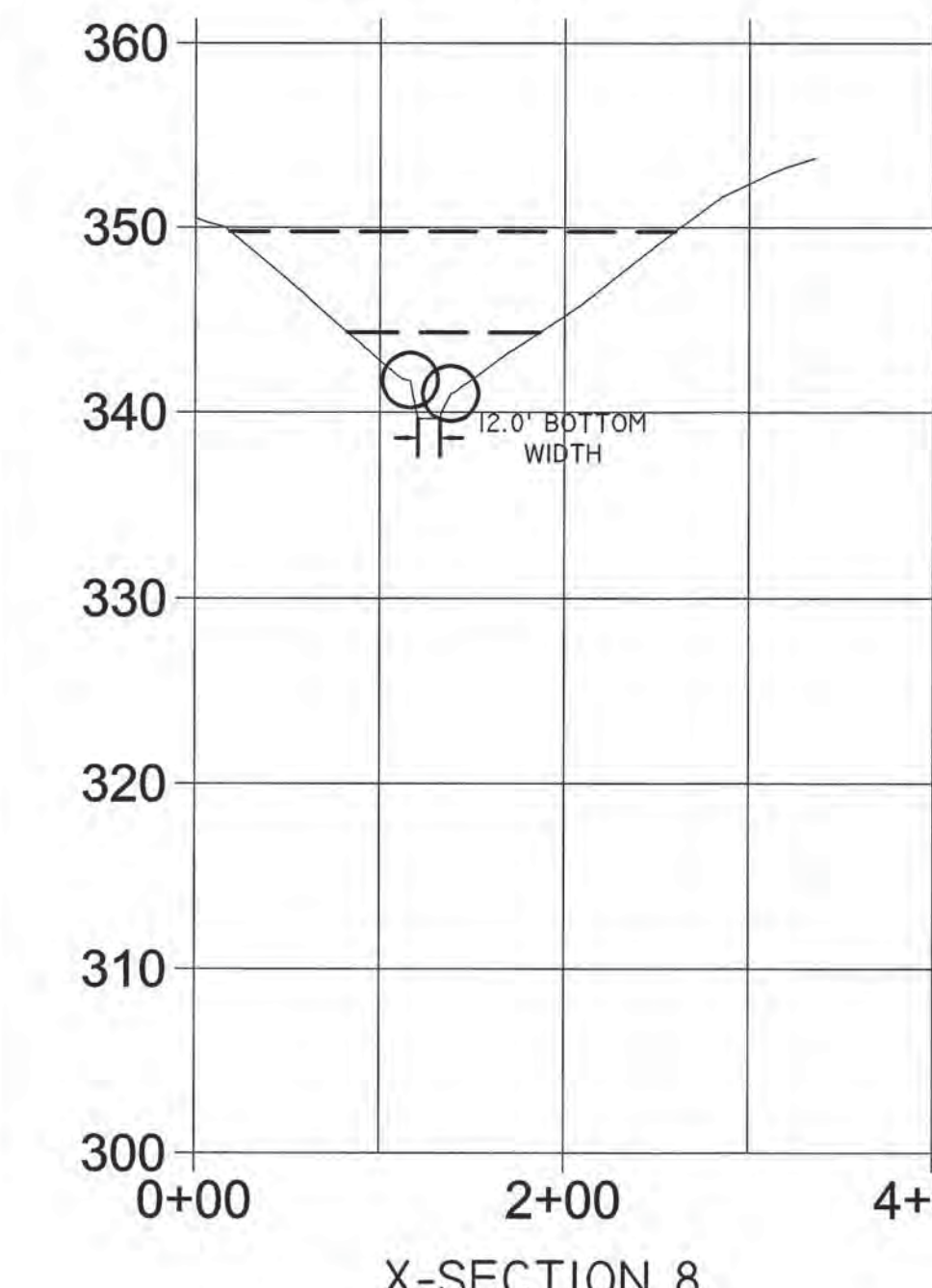
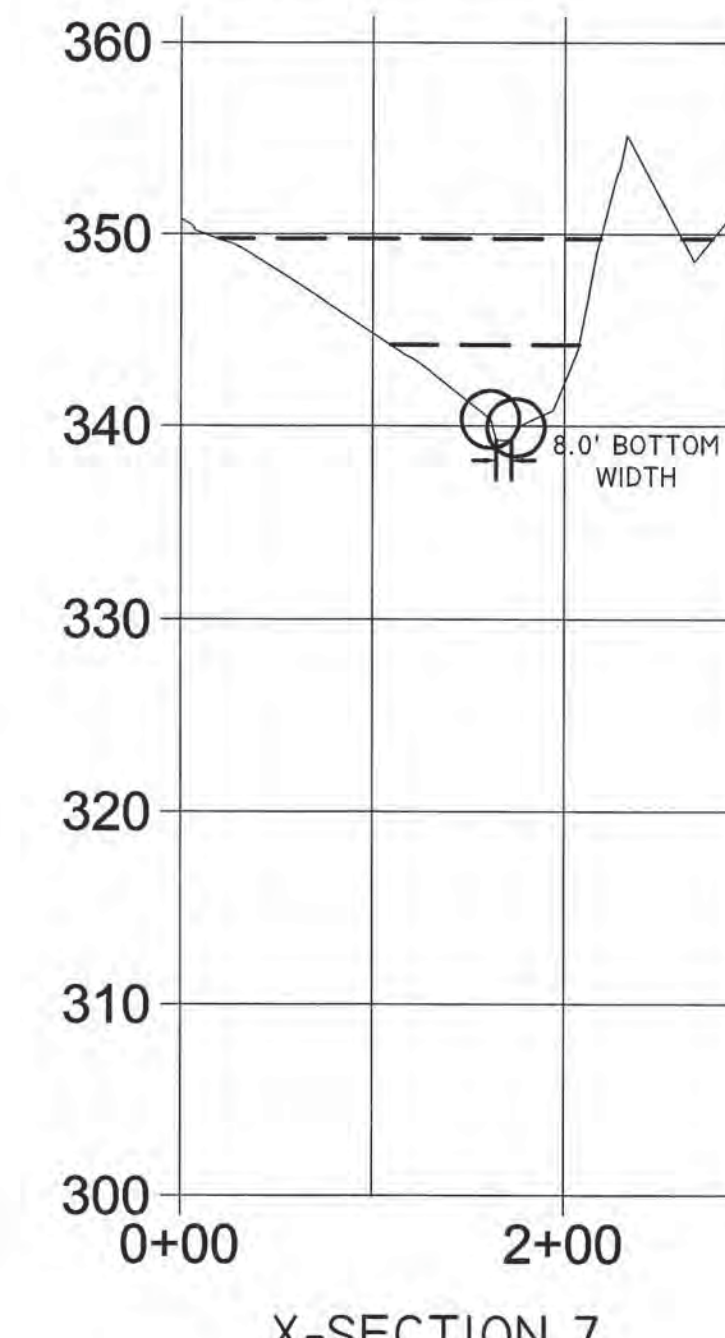
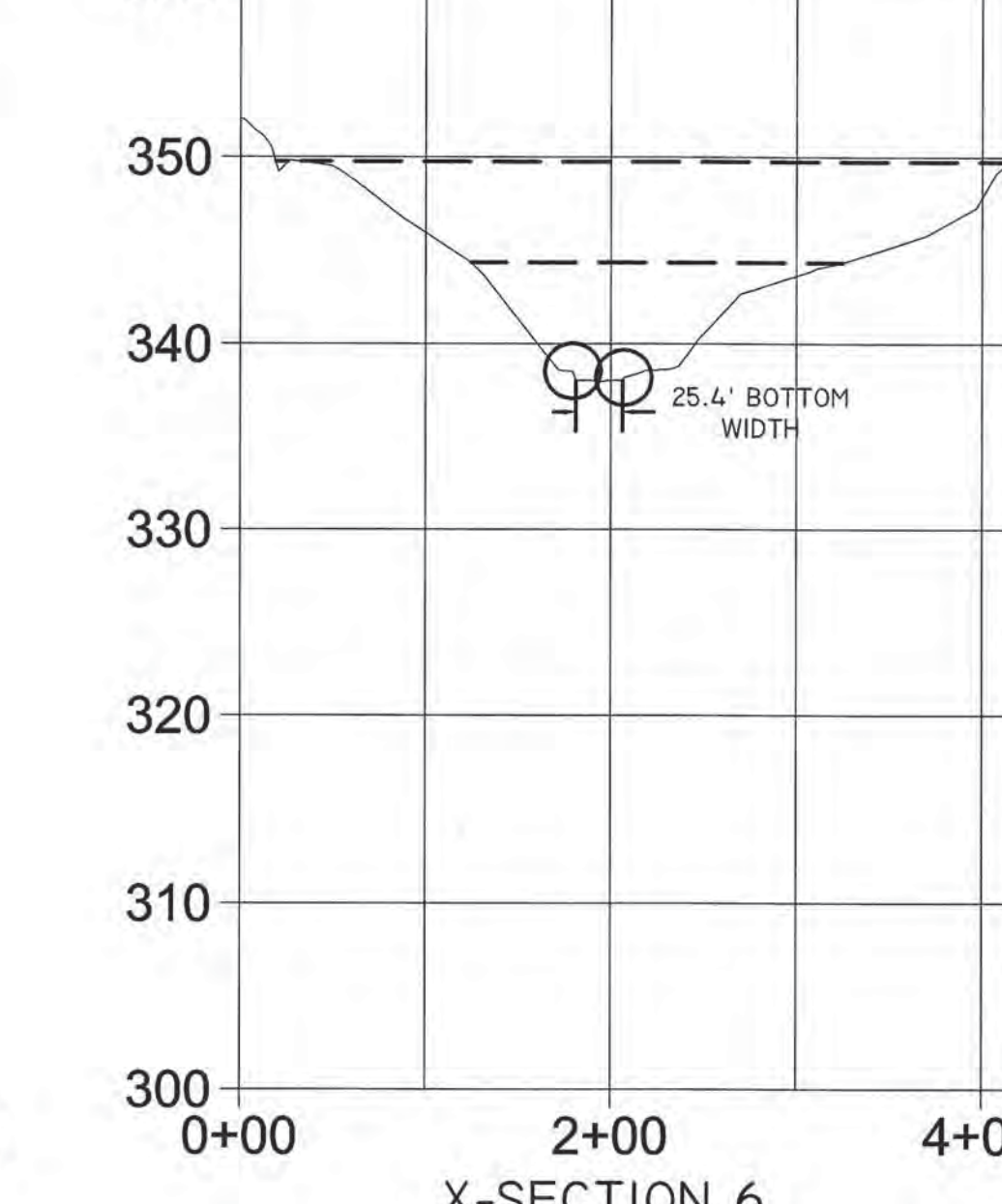
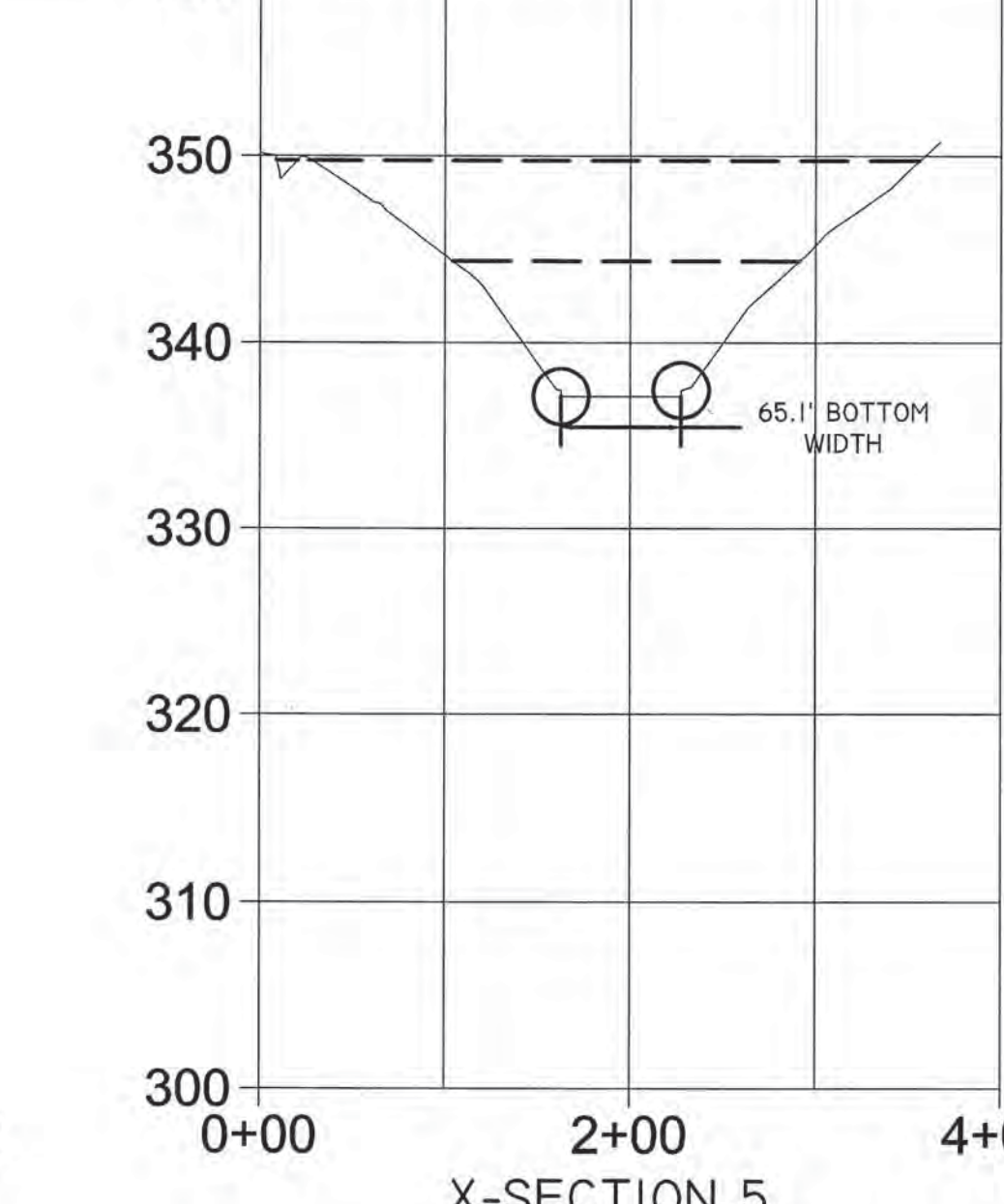
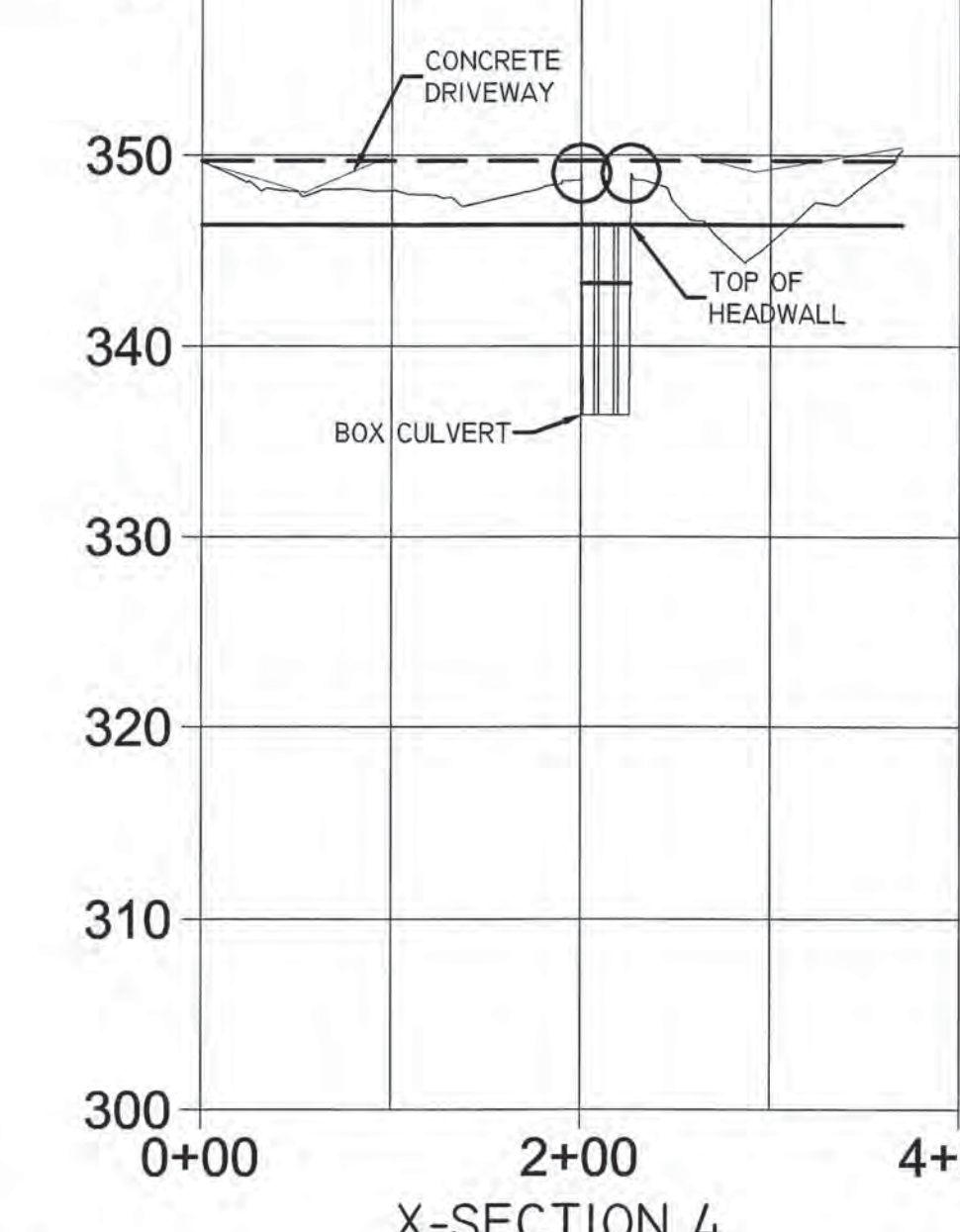
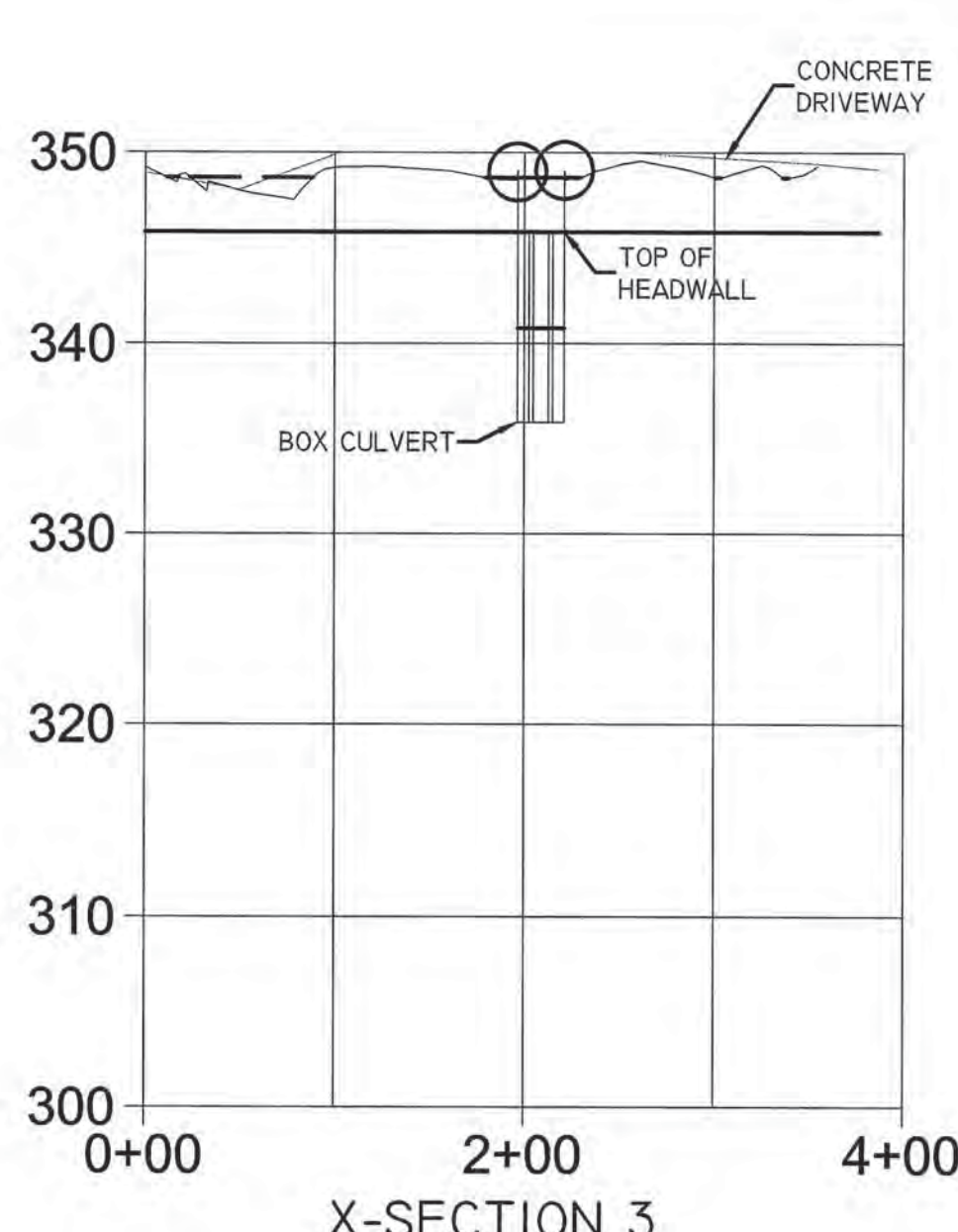
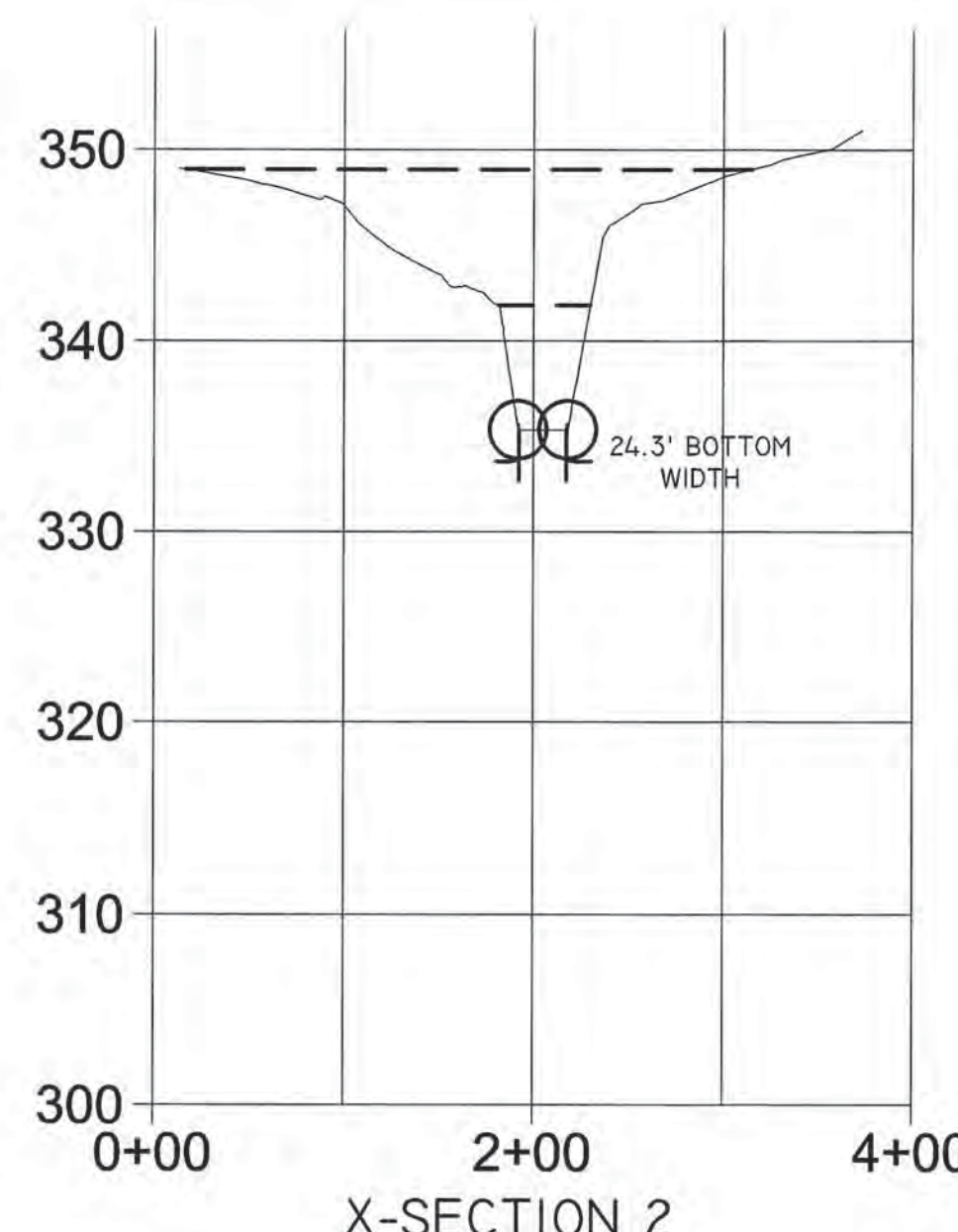
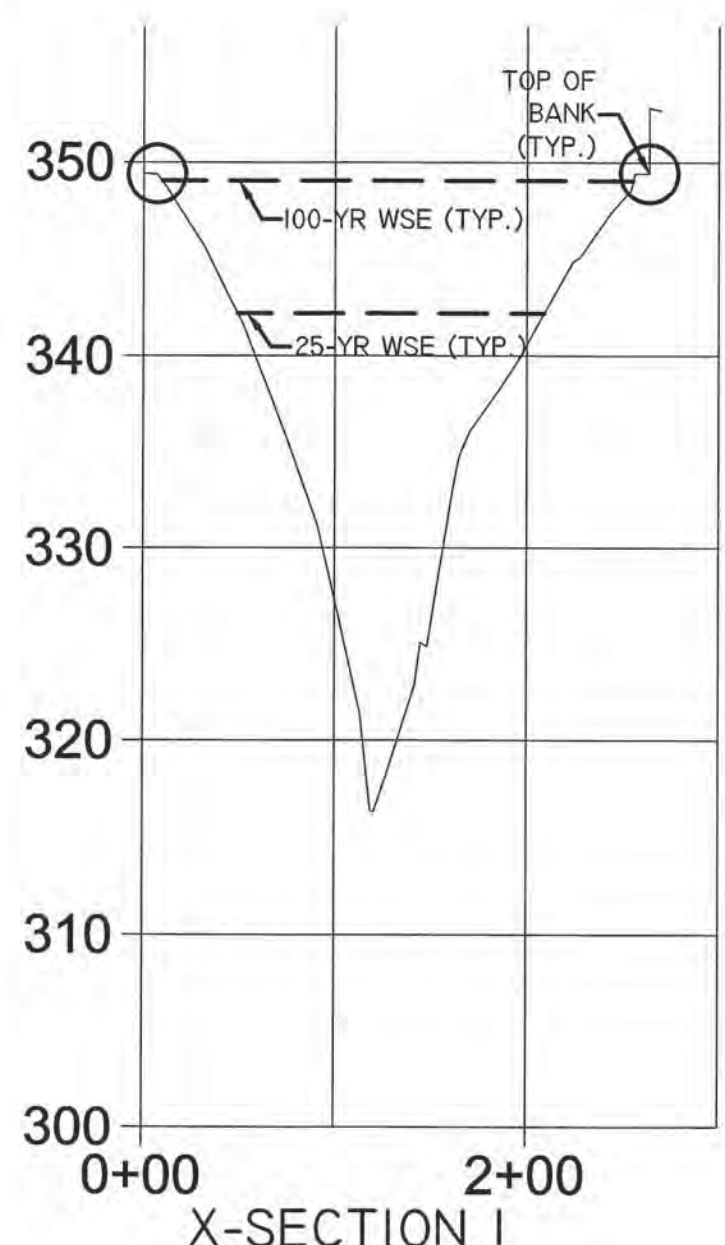
PROJECT: **DRAINAGE IMPROVEMENTS**

DATE: **APRIL 2018**

JOB NUMBER: **4697**

SHEET: **13 OF 14**

SHEET NO.: **13**



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

FILE PATH: J:\AutoCad 2004\Land\Projects\4697.dwg\CrossSection.dwg - May 14, 2018 - 5:55pm

STATE OF TEXAS
 BRENDAN P. MCENTEE
 LICENSED PROFESSIONAL ENGINEER
 96200
 CARLSON, BRIGANCE & DOERING, INC.
 104 F3791
 5501 West William Cannon Dr. • Austin, Texas 78749
 Phone No. (512) 280-5160 • Fax No. (512) 280-5165
 DESIGNED BY: *as/15/2018*
 DRAFTED BY: *iw*

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

**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.



Location Map
 Final Plat
 Bastrop Grove Section 1

1 inch = 360.35 feet



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.

Date: 3/13/2018

BASTROP GROVE MEDTAIL DEVELOPMENT

LOT 6 - BASTROP GROVE

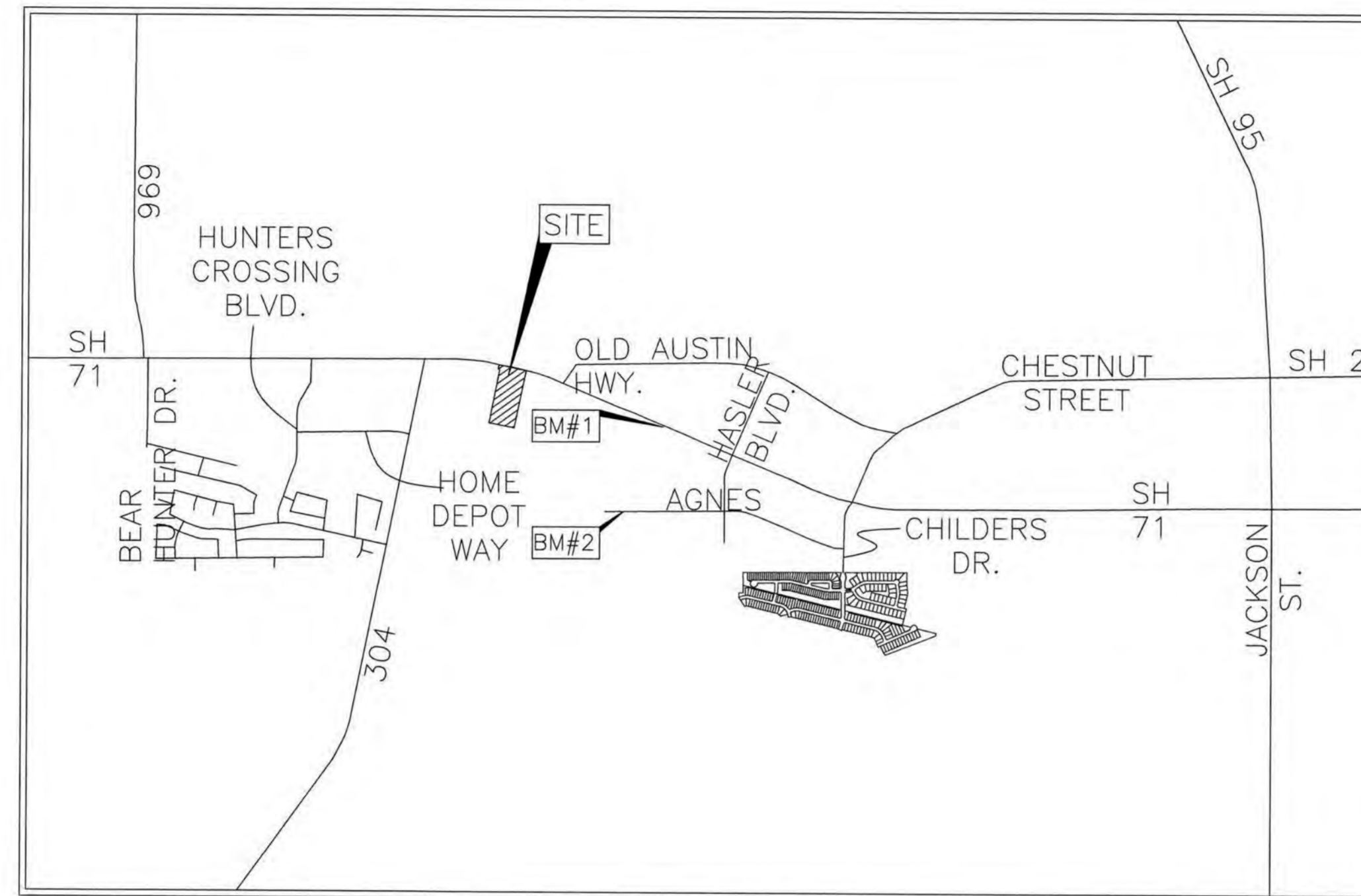
CITY OF BASTROP

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: _____ DATE _____
 CITY OF BASTROP ENGINEER

APPROVED BY: _____ DATE _____
 CITY OF BASTROP PLANNING

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



Final Drainage
Plan Approved

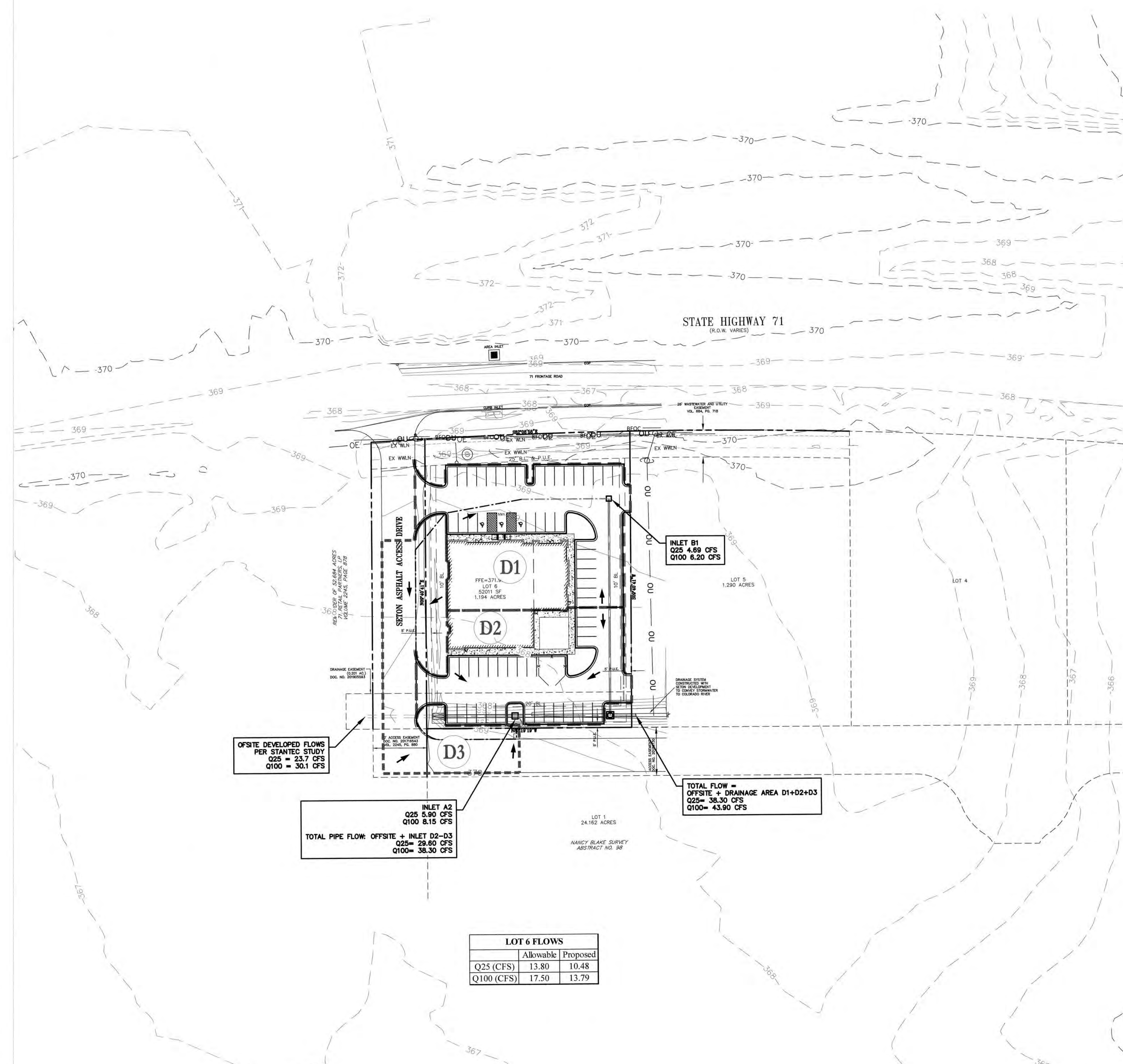
11/22/19

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



DESIGNED BY:	DRAFTED BY:	DATE:	REVISION:
 Carlson, Brigance & Doering, Inc. Civil Engineering & Surveying FIRM ID #E3791 Main Office: 5501 West William Cleburn Dr., Austin, Texas 78750 North Office: 12129 RR 620 N., Ste. 600, Austin, Texas 78750 Phone No: (512) 280-5160 Fax No: (512) 280-5165			
SHEET NAME: COVER JOB NAME: BASTROP GROVE MEDTAIL DEVELOPMENT PROJECT: FINAL MASTER DRAINAGE PLAN SUBMITTAL			
 BRENDAN P. MCENTEE 96200 LICENSED PROFESSIONAL ENGINEER Carlson, Brigance & Doering, Inc. 9/16/2019			
DATE: 9/16/2019 JOB NUMBER: 5135 SHEET: 01 OF 6 SHEET NO.: 01			

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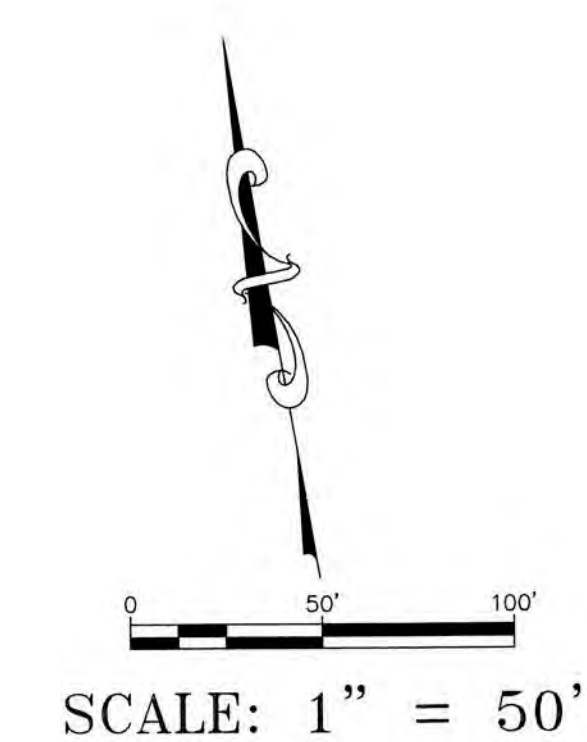
OFFSITE DEVELOPED FLOWS PER STANTEC STUDY
 Q25 = 23.7 CFS
 Q100 = 30.1 CFS

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

LOT 6 FLOWS		
	Allowable	Proposed
Q25 (CFS)	13.80	10.48
Q100 (CFS)	17.50	13.79



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, $I = b/(T+d)^a$			
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		Developed			
		D1	D2	D3	
Sheet flow [Tc1 = 0.007*(L1 * n1)^0.8 / (P2^0.5 * s^1 * 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) * s^3 * 0.5)] Paved [Tc3= L3 / (60(20.3282) * s^3 * 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	284
	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

Design Storm	Area Desc.	Existing	Developed				
			D1	D2	D3	D2+D3	D1+D2+D3
2-year	Drainage Area	1.194	0.534	0.422	0.358	0.780	1.315
	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
	Tc (min)	16.9	10.0	10.0	10.0	10.00	10.00
25-year	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
	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
100-year	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

BASTROPTX
 Heart of the Lost Pines
 Est. 1832

Final Drainage Plan Approved

[Signature]
 11/22/19

GRATE INLET CALCULATIONS

Orifice equation: $Q_1 = Q_0 = C \cdot A \cdot \sqrt{2gh}$ (Equation 10-31, TxDOT Hydraulic Design Manual)

Opening Area of the Grate, $A_g = \text{Area X Clogging Factor X Grate Factor}$

Orifice Coefficient, $C = 0.67$

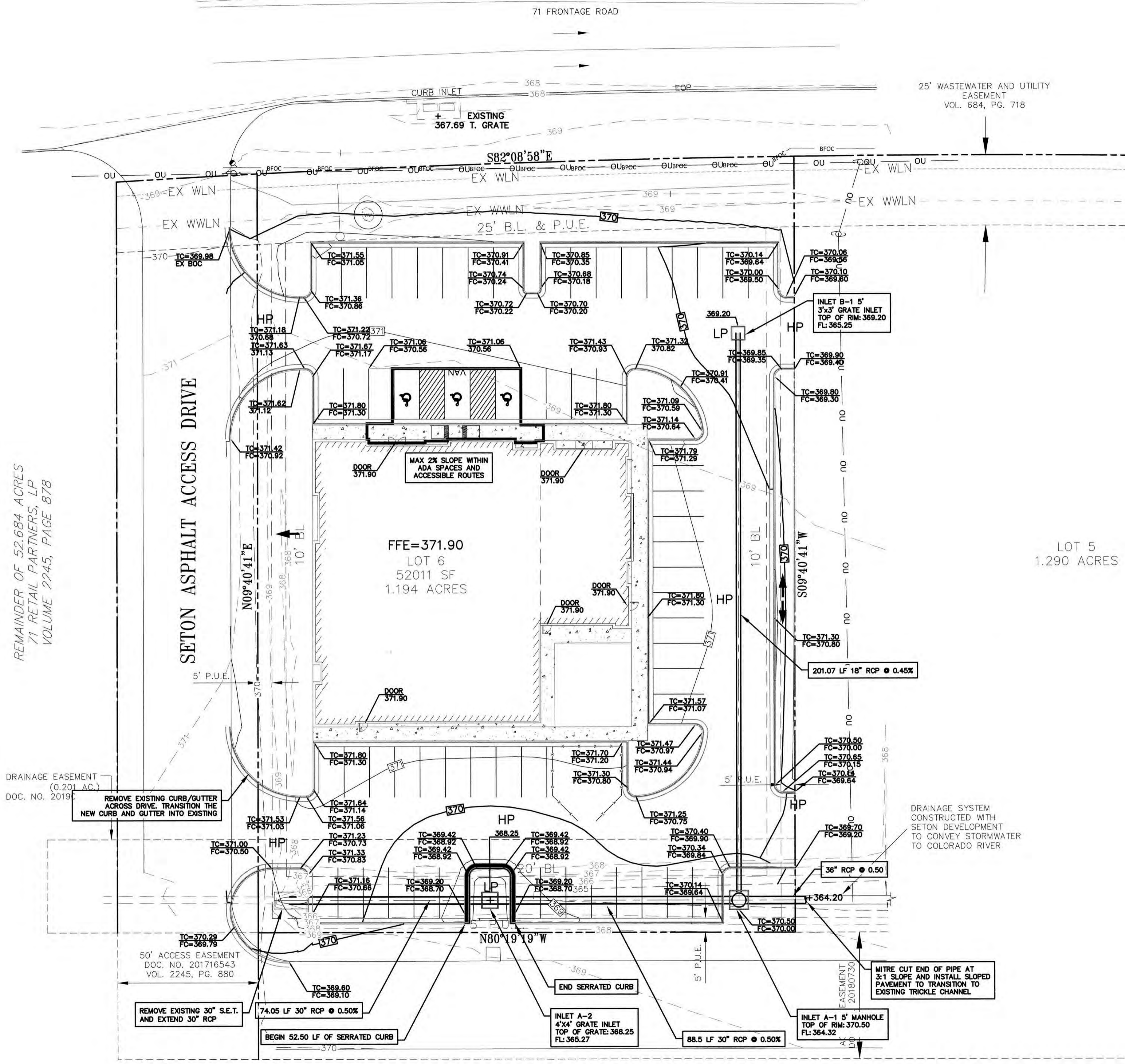
$g = 32.17 \text{ ft/s}^2$

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, Q _{max} (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

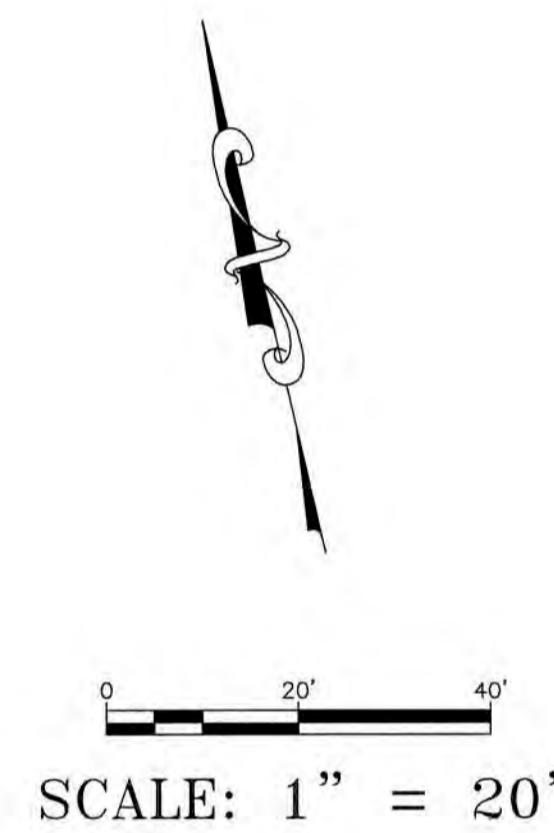
DESIGNED BY:	DRAWN BY:
DATE:	
REVISION:	
Carlson, Brigrance & Doering, Inc. Civil Engineering & Surveying FIRM ID #13791 Main Office: 12129 RR 620 N., Ste. 600 Austin, Texas 78749 Phone No. (512) 280-5160 Fax No. (512) 280-5165	
HYDROLOGY SHEET BASTROP GROVE MEDTAL DEVELOPMENT FINAL MASTER DRAINAGE PLAN SUBMITTAL	
SHEET NAME: JOB NAME: PROJECT:	
DATE: 9/16/2019 JOB NUMBER: 5135 SHEET: 02 OF 6 SHEET NO.: 02	

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LEGEND

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



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

SETON ASPHALT ACCESS DRIVE

FFE=371.90
LOT 6
52011 SF
1.194 ACRES

LOT 5
1.290 ACRES



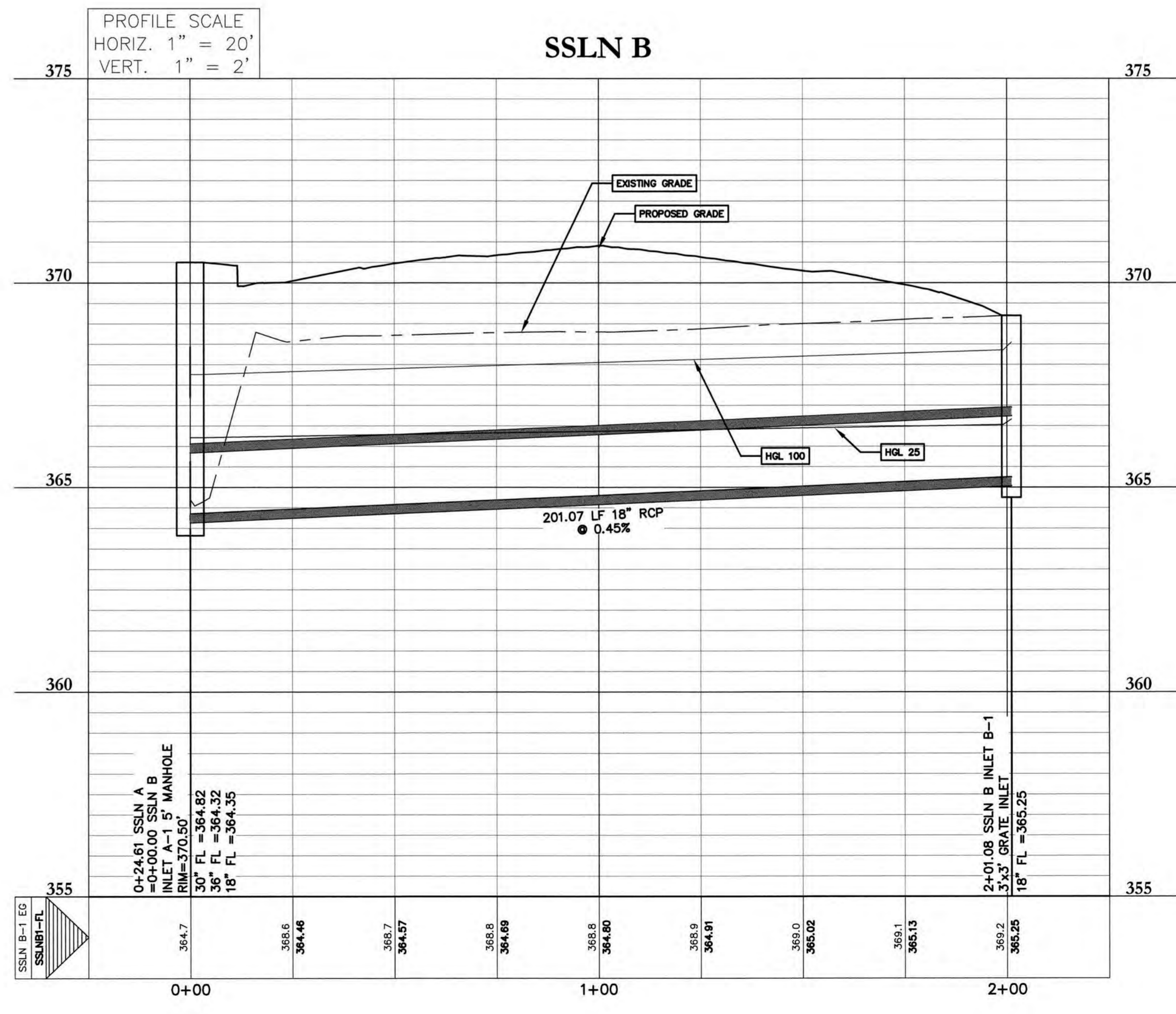
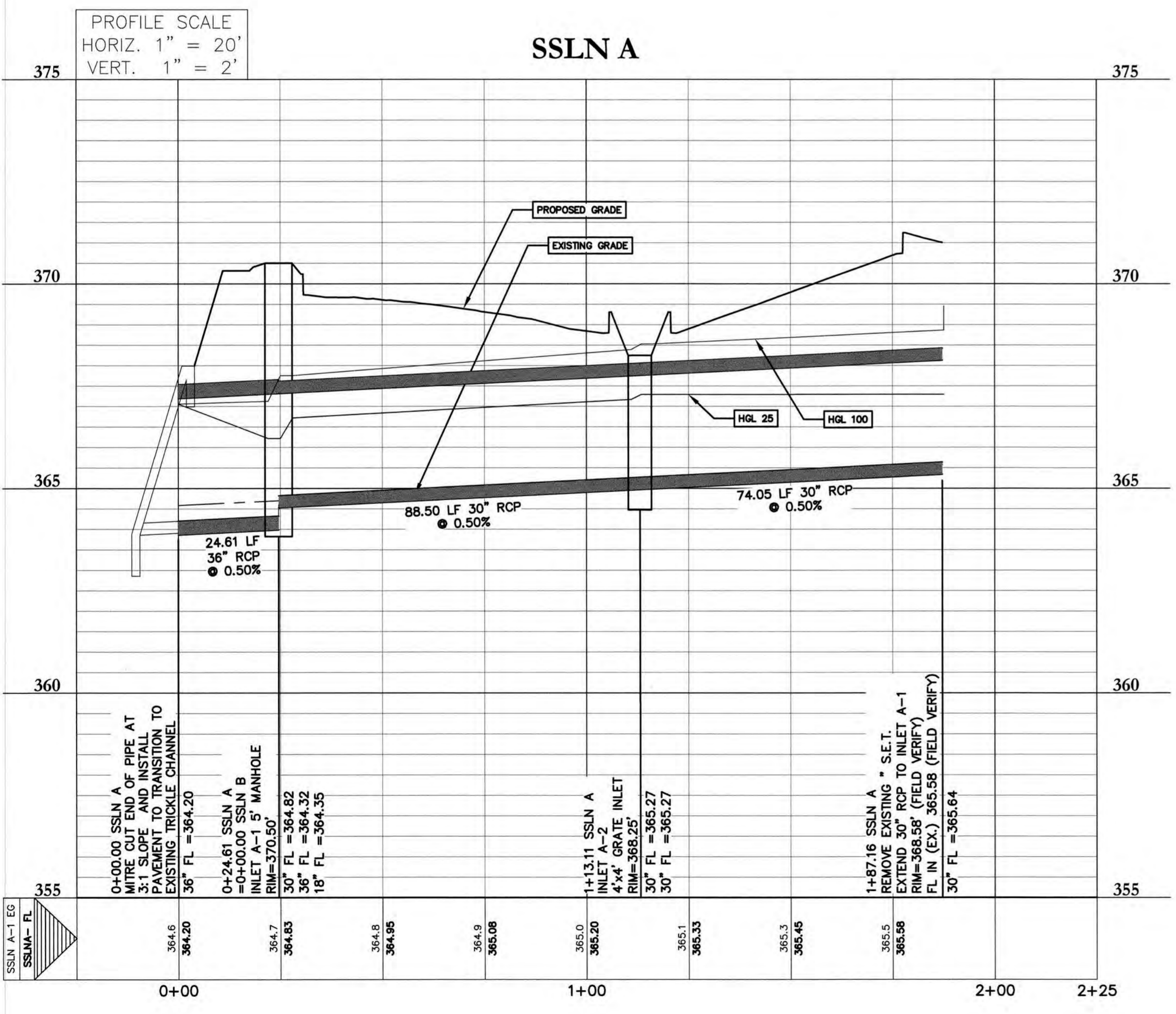
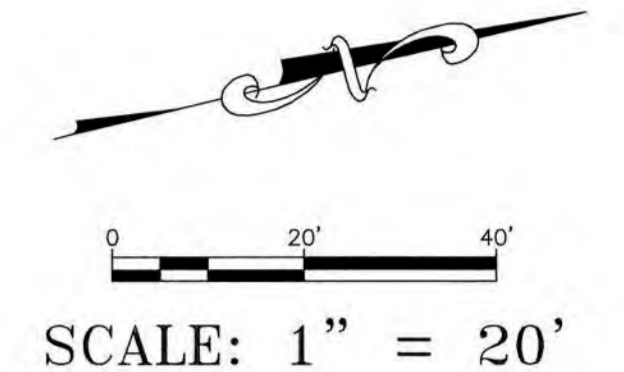
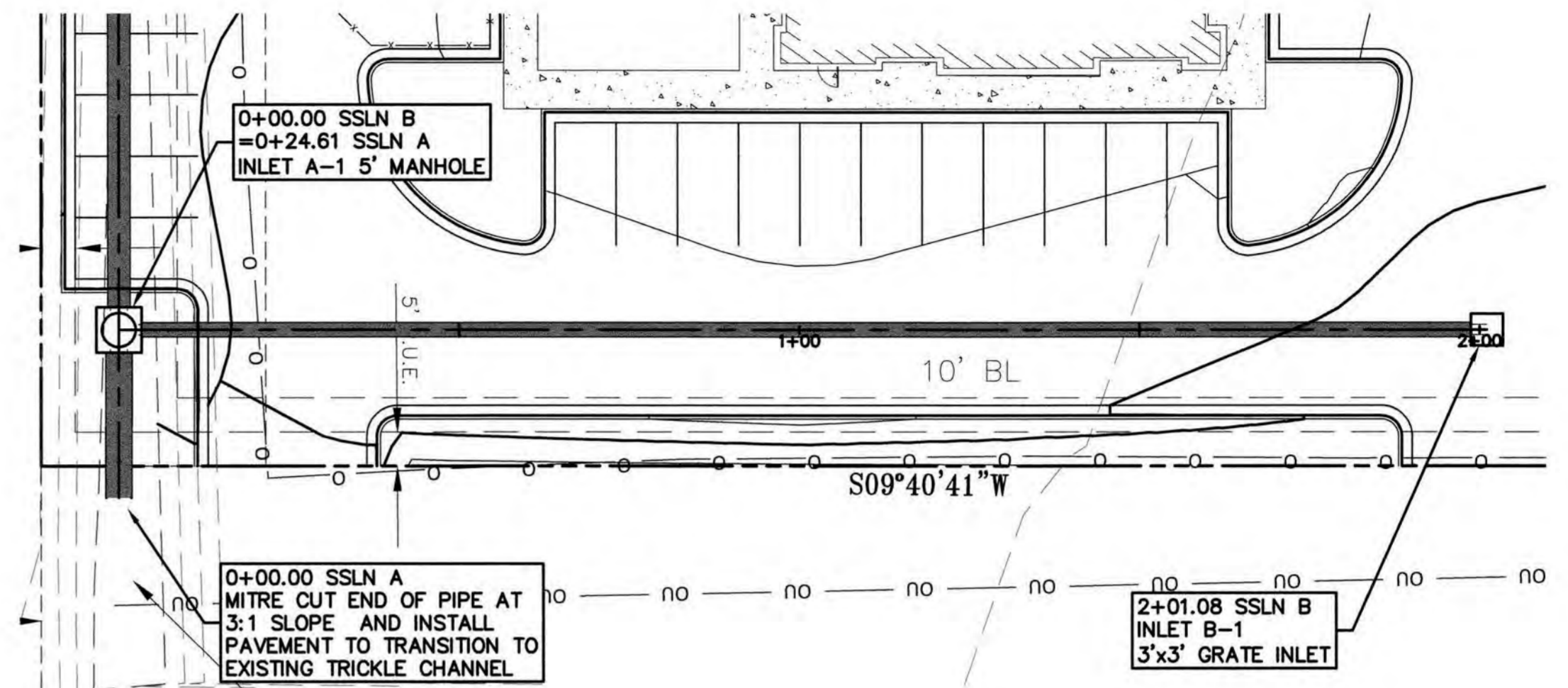
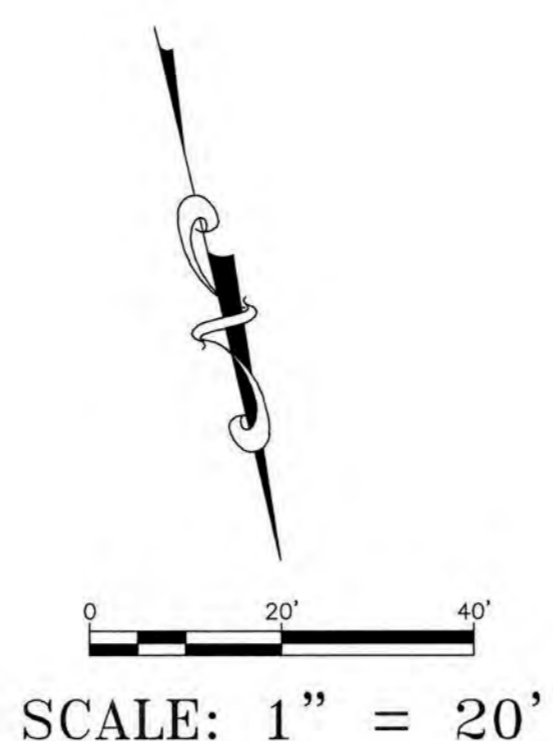
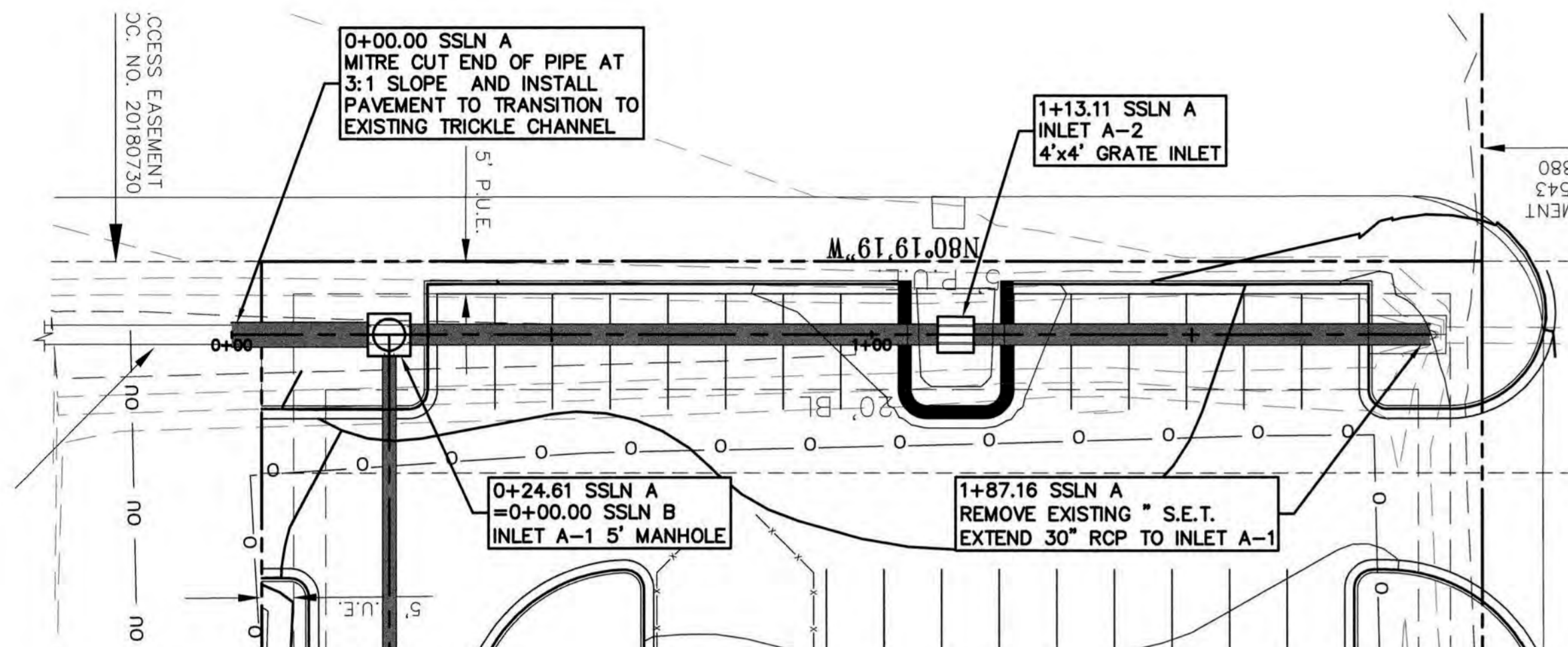
Final Drainage
Plan Approved

11/22/19

- GRADING NOTES:**
- 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 CLOS 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
 - 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.
 - ALL DRAINAGE COMPONENTS ARE TO BE PRECAST CONCRETE. STORM DRAIN PIPE TO BE RCP OR RCPA, CLASS III, PER ASTM C78 AND INLETS TO BE ASTM C913 PER TxDOT STANDARDS WITH GALVANIZED GRATES. INLETS IN PAVED AREAS SHALL INCLUDE PEDESTRIAN GRATES.
 - REFER TO LANDSCAPE PLAN FOR PLANTING, IRRIGATION, AND TOPSOIL REQUIREMENTS.

DESIGNED BY:	DRAWN BY:
DATE:	
REVISION:	
<p>Carlson, Brigrance & Doering, Inc. Civil Engineering & Surveying FIRM ID #F3791 Main Office: 5501 West William Cannon Dr., Austin, Texas 78750 Phone No. (512) 280-5160</p>	
<p>GRADING SHEET</p> <p>BASTROP GROVE MEDTAL DEVELOPMENT</p> <p>FINAL MASTER DRAINAGE PLAN SUBMITTAL</p>	
SHEET NAME:	
JOB NAME:	
PROJECT:	
DATE:	9/16/2019
JOB NUMBER:	5135
SHEET:	03 OF 6
SHEET NO.:	03

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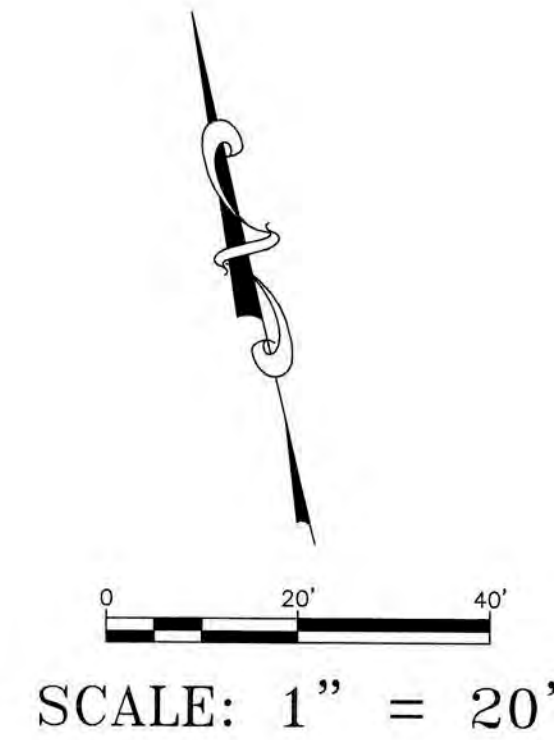
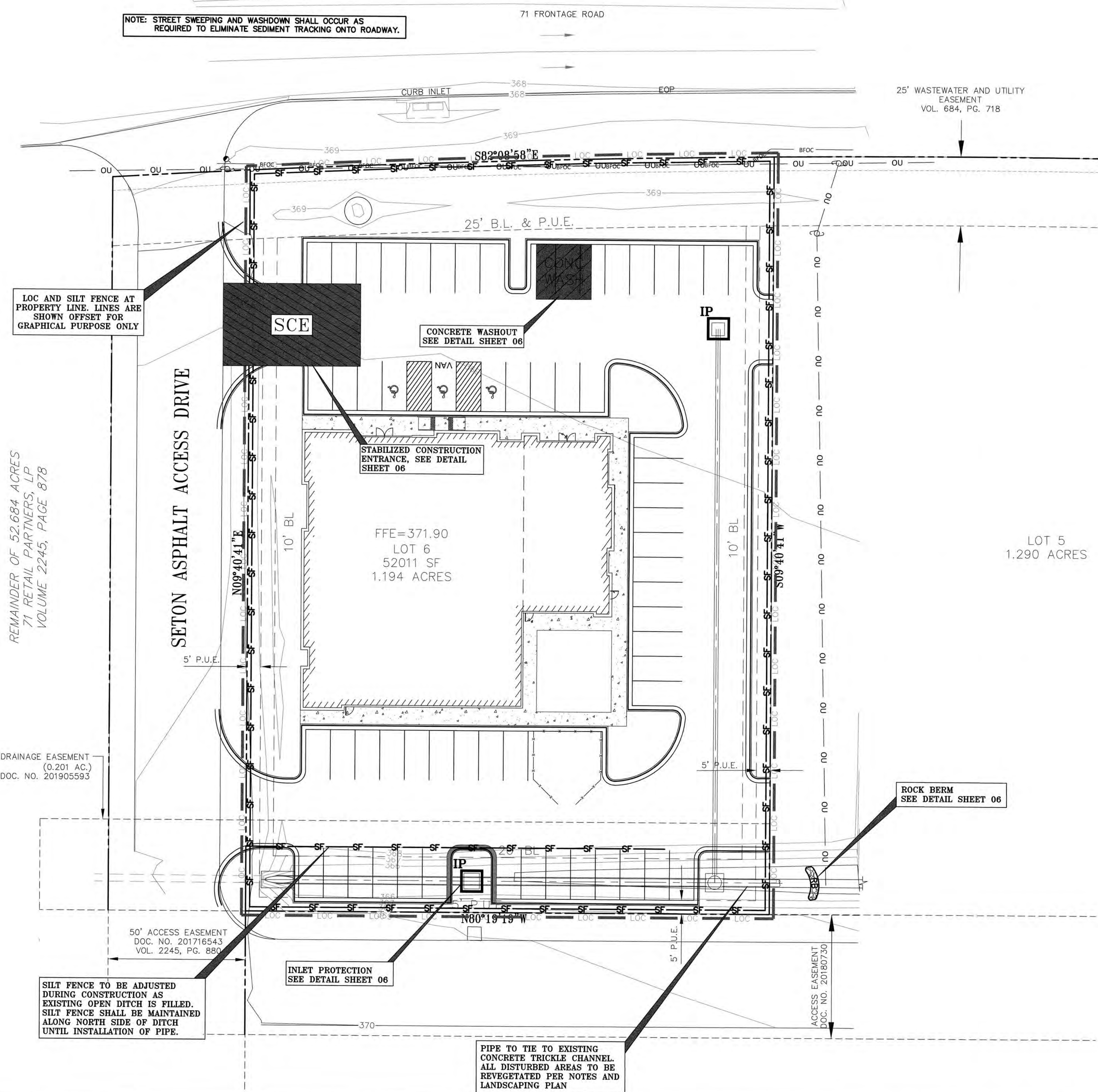
Final Drainage
Plan Approved

11/22/19

DESIGNED BY:	DRAFTED BY:
DATE:	
REVISION:	
Carlson, Brigrance & Doering, Inc. Civil Engineering & Surveying FIRM ID #F3791 Main Office: 5501 West William Cannon Dr., Suite 600, Austin, Texas 78749 North Office: 12129 RR 620 N., Suite 600, Austin, Texas 78750 Phone No. (512) 280-5160 Fax No. (512) 280-5165	
SHEET NAME: STORM SEWER PROFILE JOB NAME: BASTROP GROVE MEDITAL DEVELOPMENT PROJECT: FINAL MASTER DRAINAGE PLAN SUBMITTAL	
DATE:	9/16/2019
JOB NUMBER:	5135
SHEET:	04 OF 6
SHEET NO.:	04

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NOTE: STREET SWEEPING AND WASHDOWN SHALL OCCUR AS REQUIRED TO ELIMINATE SEDIMENT TRACKING ONTO ROADWAY.



LEGEND	
	SILT FENCE
	LIMITS OF CONSTRUCTION
	INLET PROTECTION
	ROCK BERM
	J-HOOK
	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 SOLELY 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.

Final Drainage
Plan Approved

11/22/19

DESIGNED BY:	DRAWN BY:
DATE:	
REVISION:	
Carlson, Brigrance & Doering, Inc. Civil Engineering & Surveying Main Office: 5501 West William Cannon Dr., Austin, Texas 78750 North Office: 12129 RR (201 N.), Sec. 600, Austin, Texas 78750 Phone No. (512) 280-5160 Fax No. (512) 290-5165	
EROSION CONTROL BASTROP GROVE MEDTAL DEVELOPMENT FINAL MASTER DRAINAGE PLAN SUBMITTAL	
SHEET NAME:	
JOB NAME:	
PROJECT:	
DATE:	9/16/2019
JOB NUMBER:	5135
SHEET:	05 OF 6
SHEET NO.:	05

DESIGNED BY:	DRAFTED BY:
DATE:	
REVISION:	

Carlson, Brigrance & Doering, Inc.
 Civil Engineering • Surveying
 FIRM ID #F3791
 Main Office: 12129 RR 620 N., Ste. 600
 Austin, Texas 78749
 Phone No. (512) 280-5160 Fax No. (512) 280-5165

SHEET NAME: **EROSION CONTROL DETAILS**
 JOB NAME: **BASTROP GROVE MEDIAL DEVELOPMENT**
 PROJECT: **FINAL MASTER DRAINAGE PLAN SUBMITTAL**



DATE:	9/16/2019
JOB NUMBER:	5135
SHEET:	06 OF 6
SHEET NO.:	06

EROSION AND SEDIMENTATION CONTROL:

- 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).
- 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.
- 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.
- 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.
- 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.
- EROSION CONTROL MEASURES, SITE WORK AND RESTORATION WORK SHALL BE IN ACCORDANCE WITH THE CITY OF BASTROP CODE OF ORDINANCES.
- 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.
- 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 INSTALLATIONS 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.
- 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.
- 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.
- 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.
 - THE SEEDING FOR PERMANENT EROSION CONTROL SHALL BE APPLIED OVER AREAS DISTURBED BY CONSTRUCTION AS FOLLOWS:
 - FROM OCTOBER TO FEBRUARY, SEEDING SHALL BE WITH ONE (1) POUND PER 1,000 SQUARE FEET OF UNHULLED BERMUDA OR THREE (3) POUNDS PER
 - 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.

BROADCAST SEEDING:

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

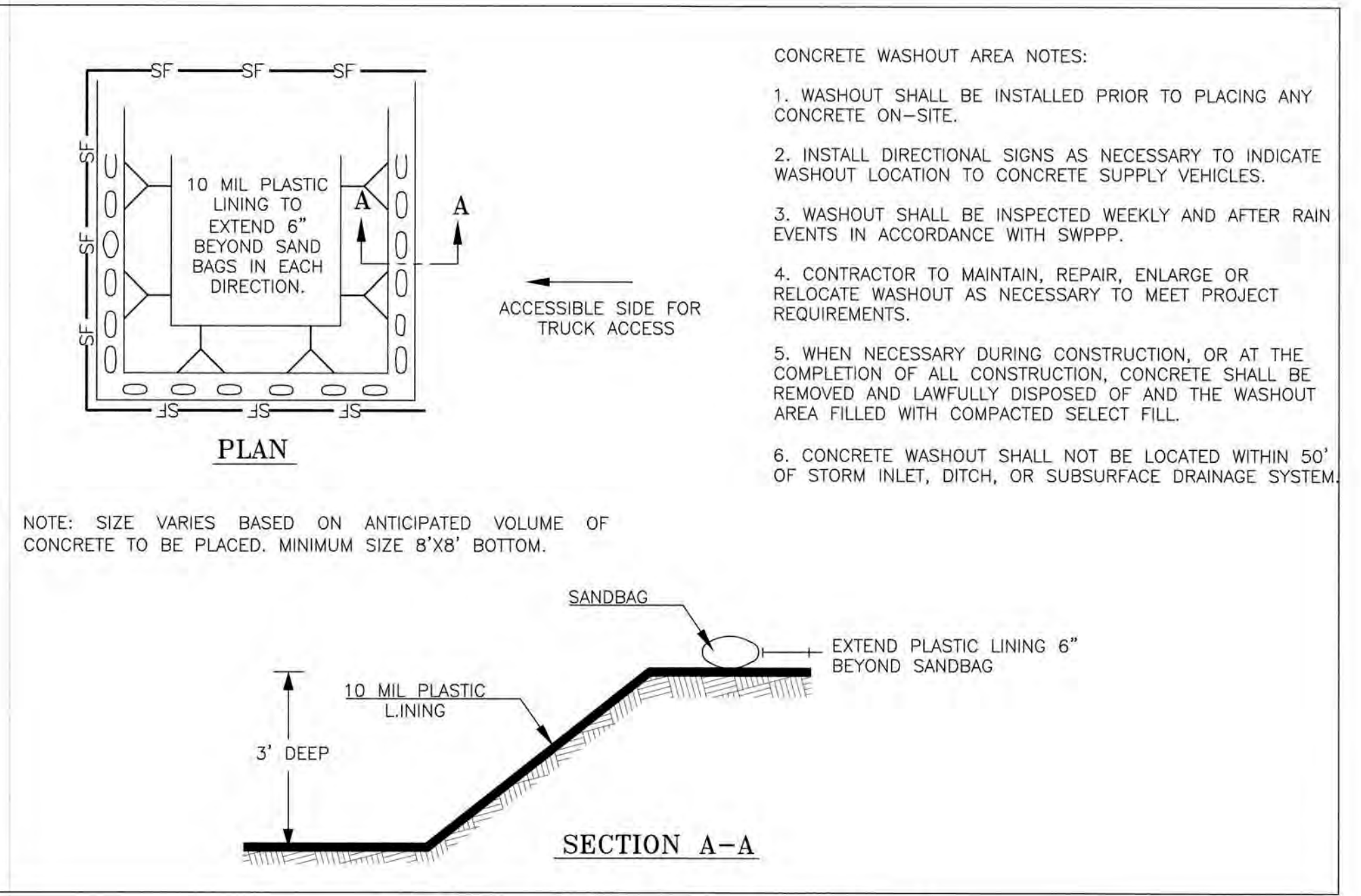
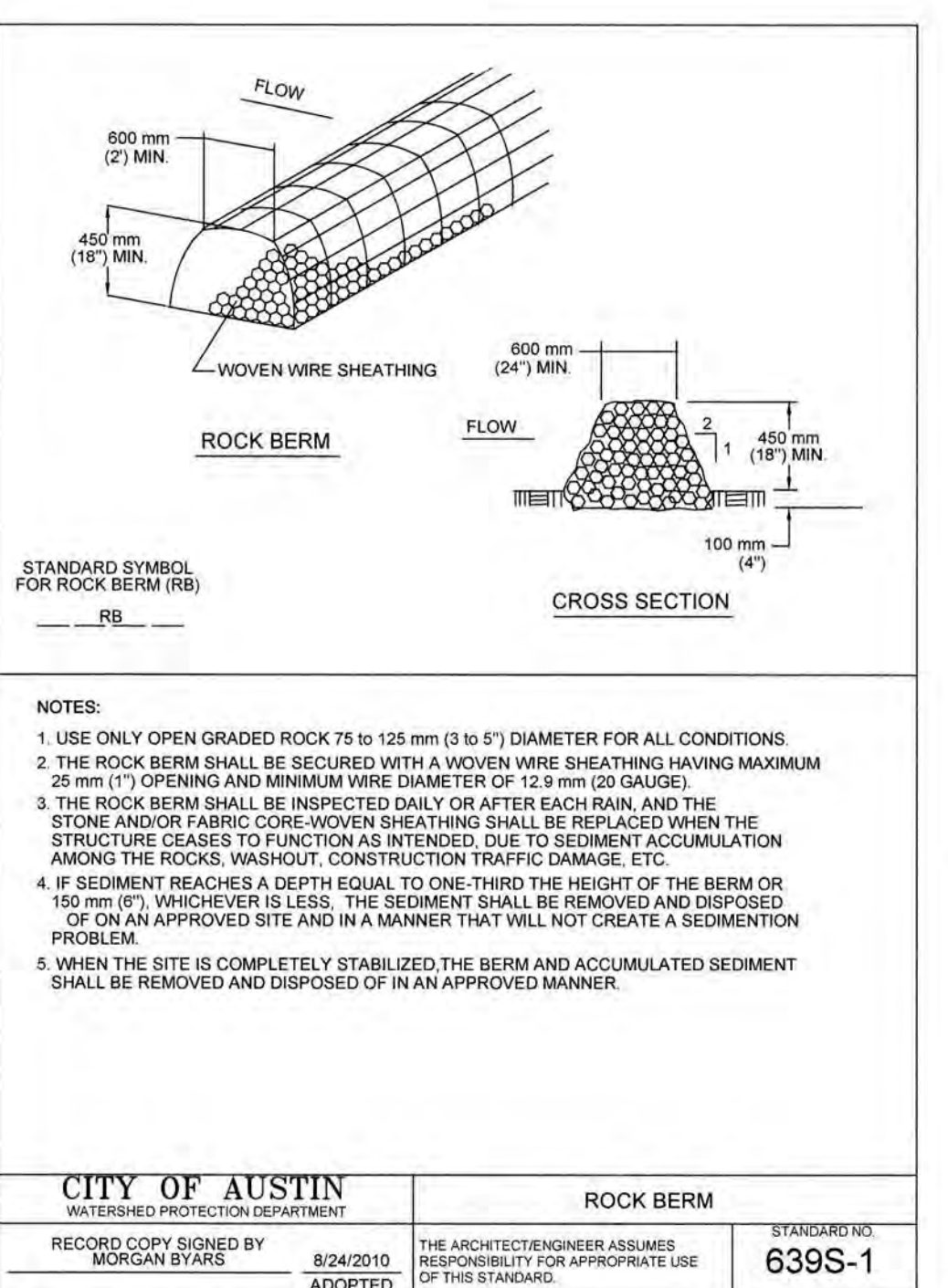
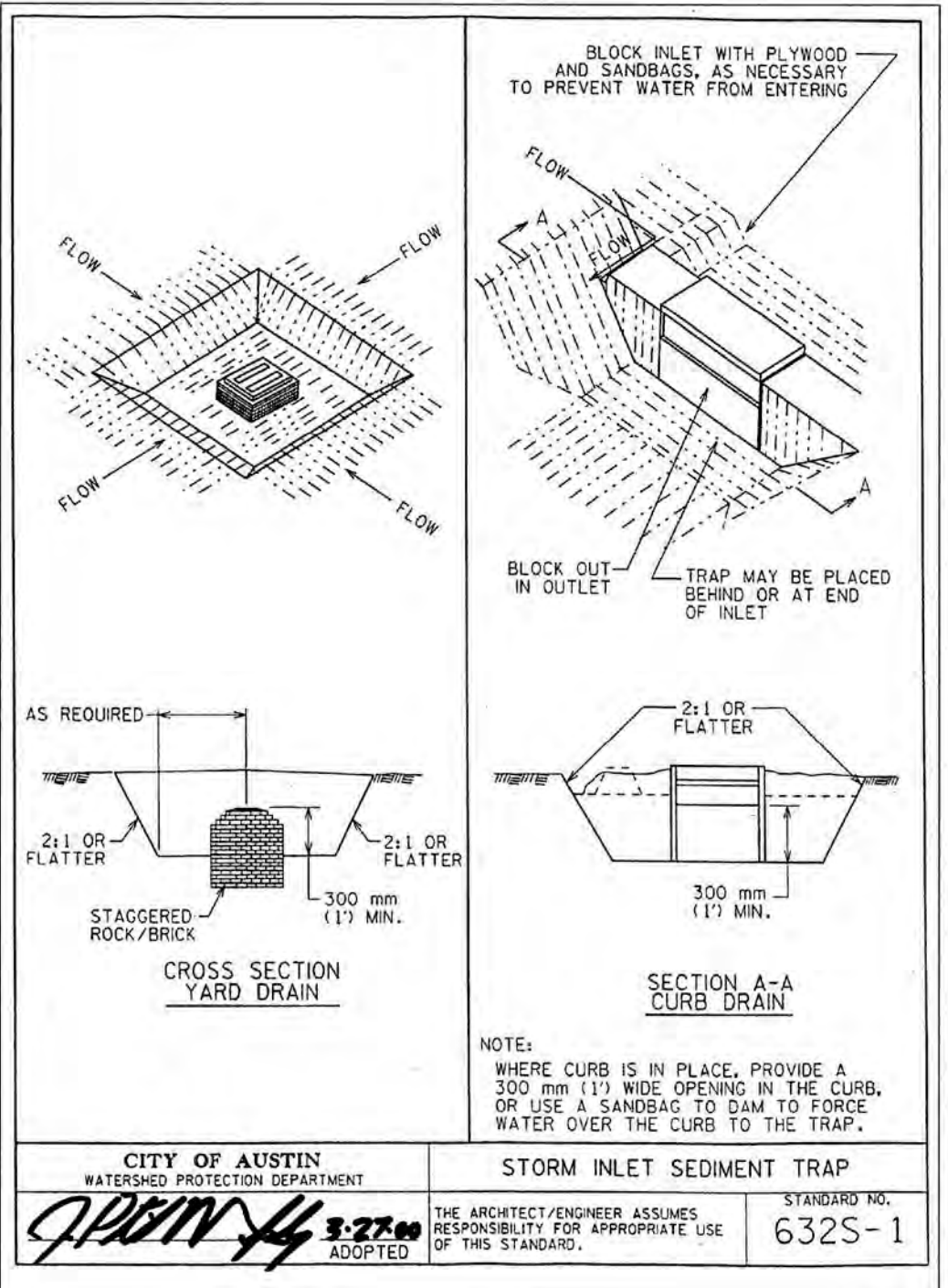
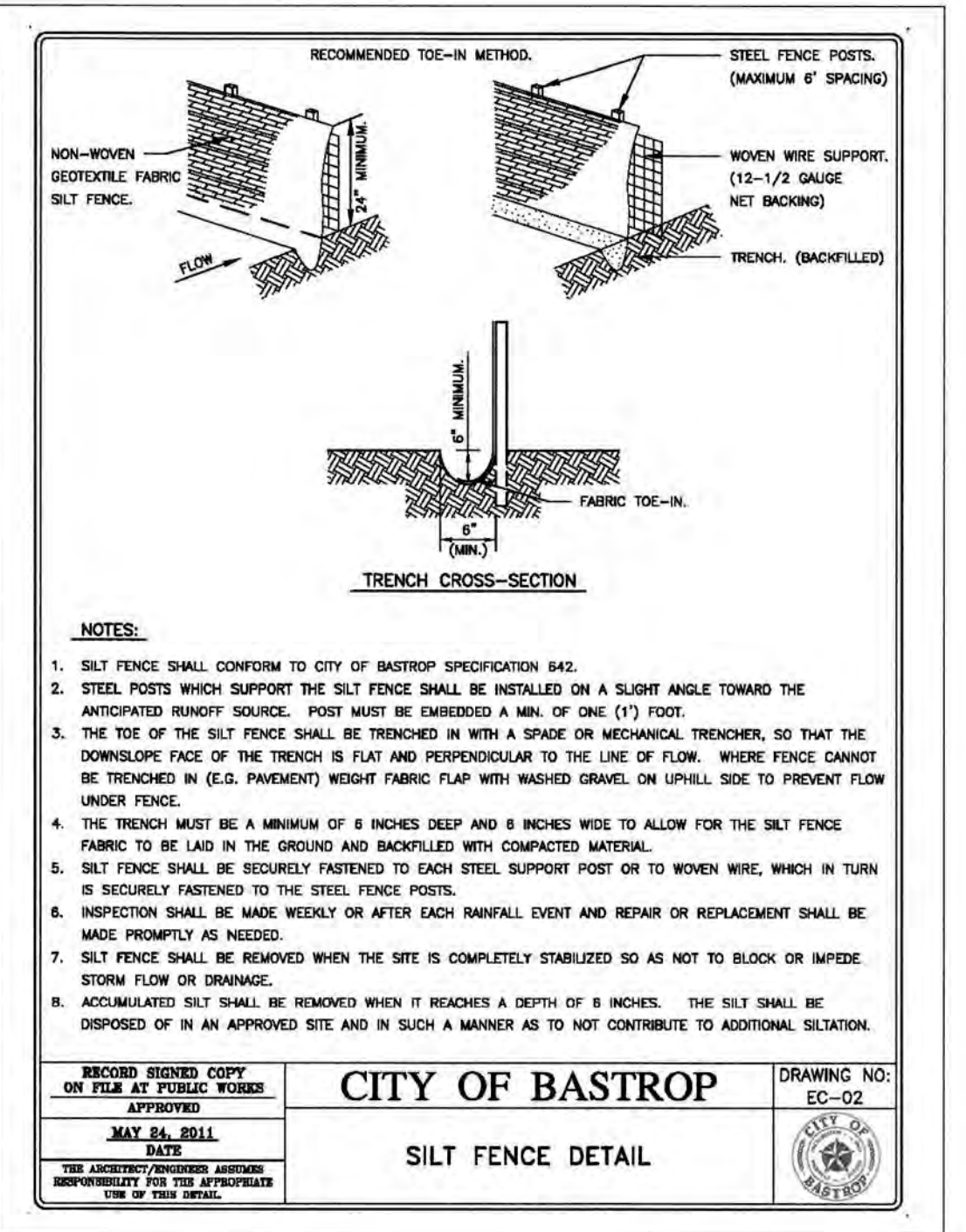
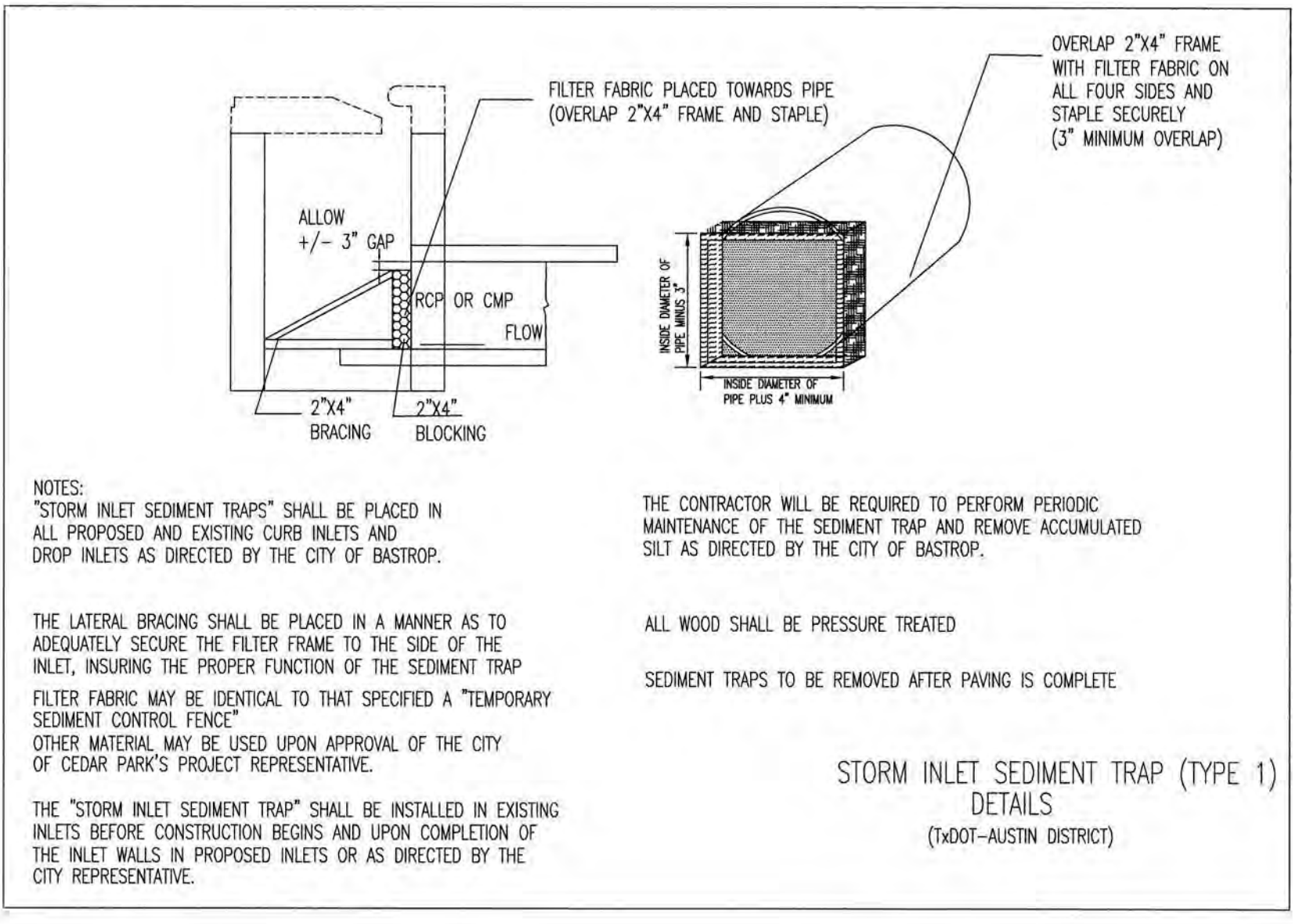
HYDRAULIC SEEDING:

- 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.
- 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.

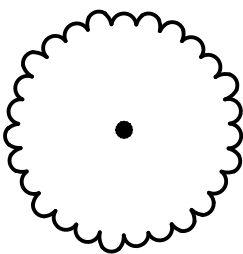
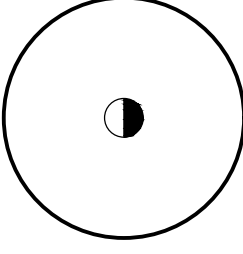
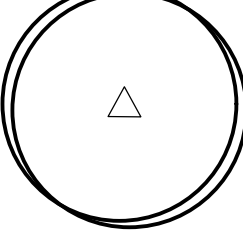
- THE PLANTED AREA SHALL BE IRRIGATED OR SPRINKLED IN A MANNER THAT WILL NOT ERODE THE TOPSOIL, BUT WILL SUFFICIENTLY SOAK TO A DEPTH OF SIX (6) INCHES. THE IRRIGATION SHALL OCCUR AT 10-DAY INTERVALS DURING THE FIRST TWO (2) MONTHS. RAINFALL OCCURRENCES OF 1/2 INCH OR MORE SHALL POSTPONE THE WATERING SCHEDULE FOR TEN (10) DAYS.
- RESTORATION SHALL BE ACCEPTABLE WHEN THE GRASS HAS GROWN AT LEAST 1 INCH ± 85% COVERAGE, PROVIDED NO BARE SPOTS LARGER THAN 20 SQUARE FEET EXIST.



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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 MULENBERGII	65 GAL	3.25-3.5" CAL.	11-13' HT.	5' 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 MULLENBERGIA 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 MYRTICA CERIFERA 'DON'S DWARF'	5 GAL	36" o.c.
DY	124	DWARF YALPON ILEX VOMITORIA 'NANA'	5 GAL	36" o.c.

GROUND COVER	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
	SEG	AS SHOWN	SAHARA BERMUDA GRASS CYNODON DACTYLON 'SAHARA'	HYDRO

STREET YARD

REQUIRED	PROVIDED
TOTAL SITE AREA	52,011 S.F.
TOTAL STREET YARD AREA	18,131 S.F.
STREET YARD 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.

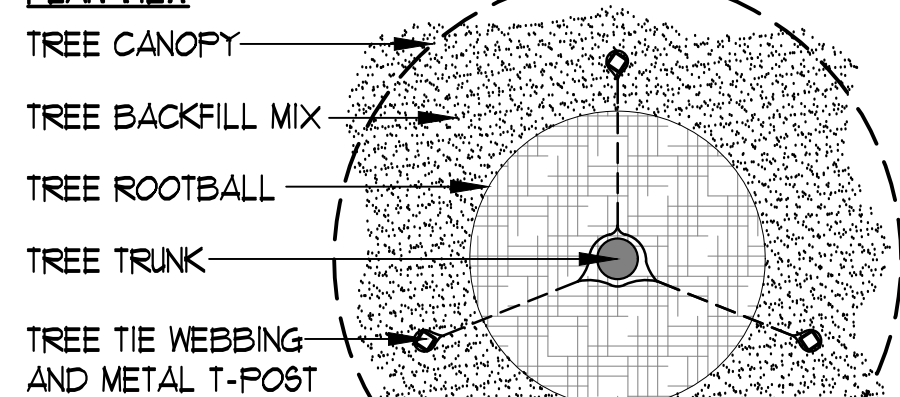
SITE DEVELOPMENT PERMIT

LANDSCAPE NOTES:

- ALL LANDSCAPED AREAS TO BE PROTECTED BY 6" INCH CURBS, WHEEL STOPS OR OTHER APPROVED BARRIERS AS PER ECM 2.4.1(A).
- THE OWNER WILL CONTINUOUSLY MAINTAIN THE REQUIRED LANDSCAPING IN ACCORDANCE WITH LDC 25-2-384.
- 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.
- BUFFERING OF THE STREET YARD WILL BE ACCOMPLISHED THROUGH THE COMBINATION OF TREES, SHRUBS, GRADE CHANGES, AND FENCES.
- 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.
- TRENCHING SHALL NOT OCCUR WITHIN THE FENCED DRIP LINE AREAS OF EXISTING TREES.
- 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.
- ALL LAWN AREAS WITHIN THE LIMITS OF CONSTRUCTION SHALL BE RE-VEGETATED WITH BERMUDA SOD OR RYE UNLESS NATIVE RESTORATION MIX IS SPECIFIED.
- NOT MORE THAN 50% OF THE TREES AND 50% OF SHRUBS PROPOSED WILL BE OF THE SAME SPECIES.
- AN AUTOMATIC IRRIGATION SYSTEM SHALL BE INSTALLED. SEE IRRIGATION NOTES IN THESE DRAWINGS FOR REQUIREMENT.
- IF ESTABLISHING VEGETATION DURING ANY STAGE OF DROUGHT, SECTION 6-4-30 MAY REQUIRE A VARIANCE. CONTACT BASTROP WATER CONSERVATION STAFF.

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



PLASTIC CAP TO MATCH T-POSTS

SILVER METAL T-POSTS, 8' LONG-3 PER TREE

DO NOT DRIVE STAKES THROUGH ROOT BALL

GUYING MATERIAL BY ARBORBRACE TREE-TIE WEBBING. WWW.TREESTAKING.COM

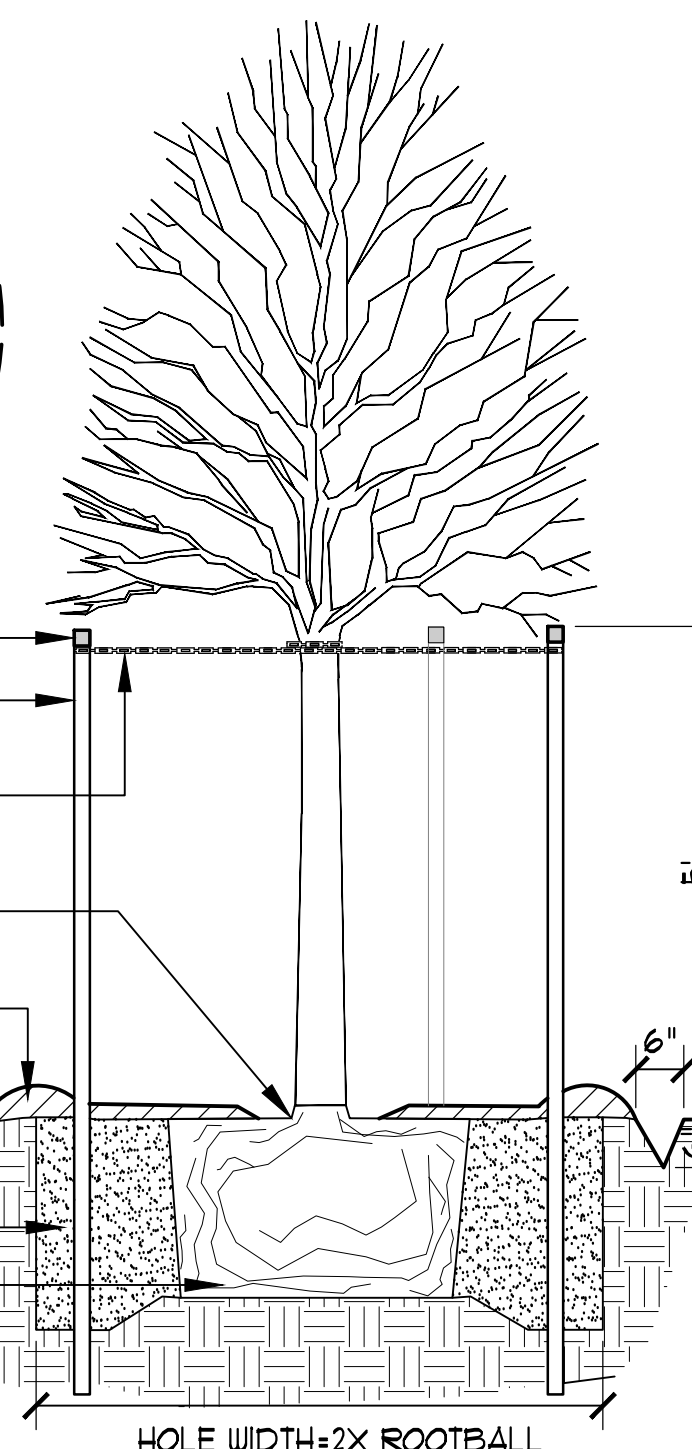
IDENTIFY ROOT FLARE AND SET TOP OF ROOT CROWN 4" ABOVE FINISH GRADE

3" DEPTH HARDWOOD MULCH. INSTALL MULCH RING OVER SEAM OF EXISTING GRADE LEAVING 6" RADIUS OF BARE SOIL AROUND BASE OF TREE

6" DEEP X 6" WIDE SHOVEL CUT EDGE

TREE BACKFILL MIX, SEE SPEC.

REMOVE PLASTIC CONTAINER, PRUNE GIRDLING ROOTS AND LOOSEN BOUND ROOTS

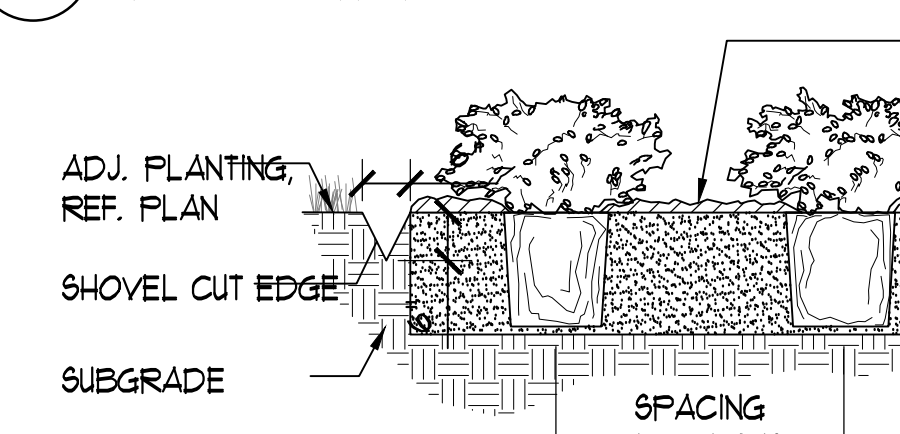


HOLE WIDTH=2X ROOTBALL

SCALE: 1/2"=1'-0"

1 SHADE TREE

SECTION / SINGLE TRUNK



3" DEPTH OF ORGANIC HARDWOOD MULCH, REF. SPECS

ADJ. PLANTING, REF. PLAN

SHOVEL CUT EDGE

SUBGRADE

SPACING PER PLANS

PLANTING BED DEPTH, REF. SPECS

SCALE: 1/2"=1'-0"

2 SHRUBS / SHOVEL CUT EDGE

SECTION

SCALE: 1/2"=1'-0"

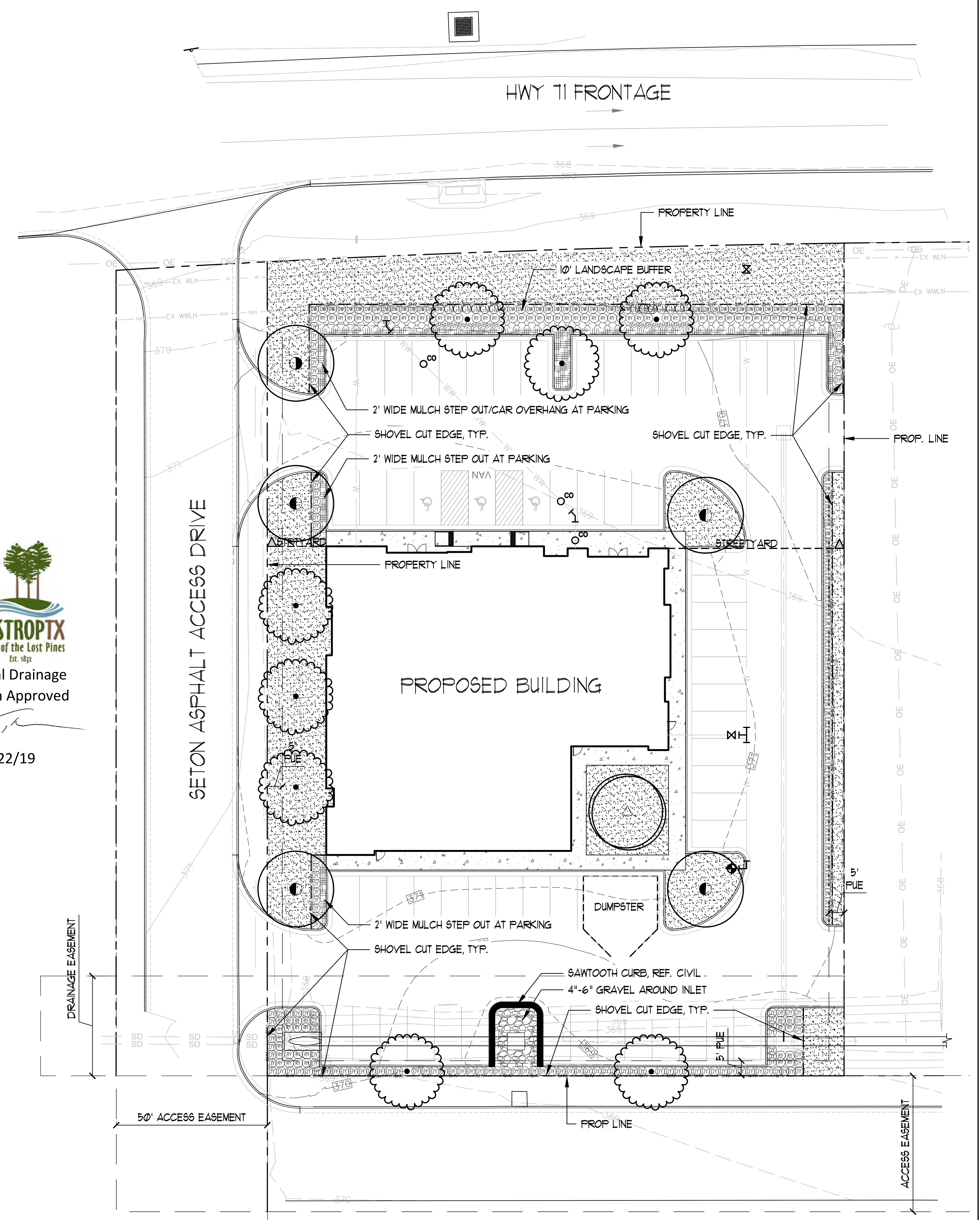


BASTROPTX
Heart of the Lost Pines
Est. 1932

Final Drainage
Plan Approved

[Signature]

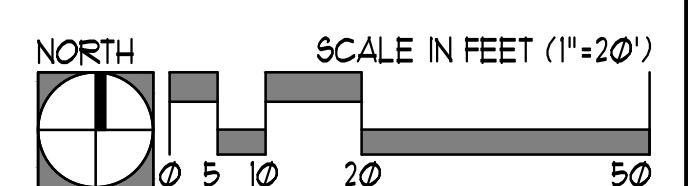
11/22/19



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 ORDINANCES, SECTION 39 AND ALL AMENDMENTS

[Signature]
MARISSA MCKINNEY
COLEMAN & ASSOCIATES
DATE: 10/14/19




COLEMAN & ASSOCIATES
Landscape Architecture
Environmental Design

8980 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



LANDSCAPE PLAN AND DETAILS
CITY SUBMITTAL

BASTROP GROVE MEDTAL 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

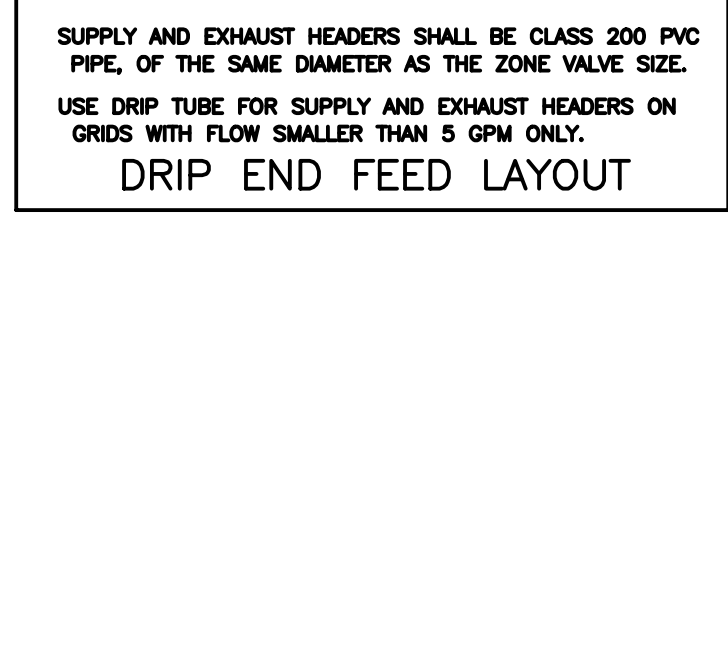
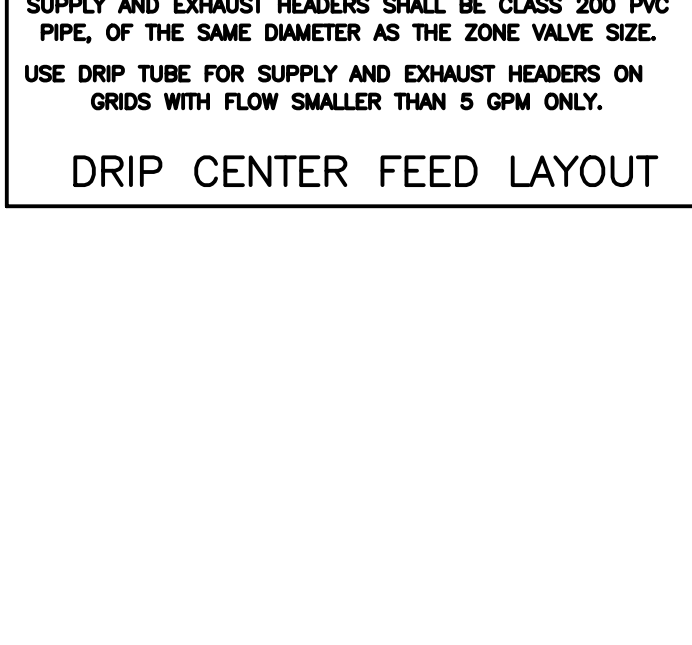
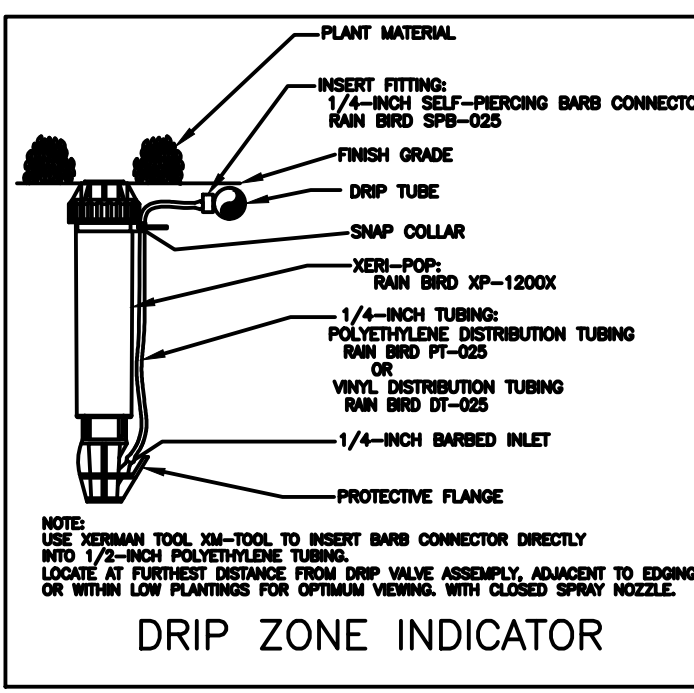
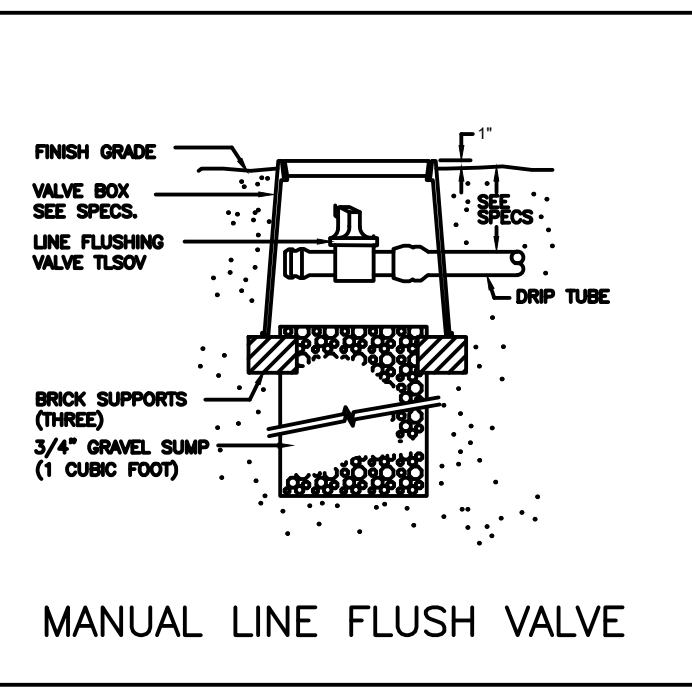
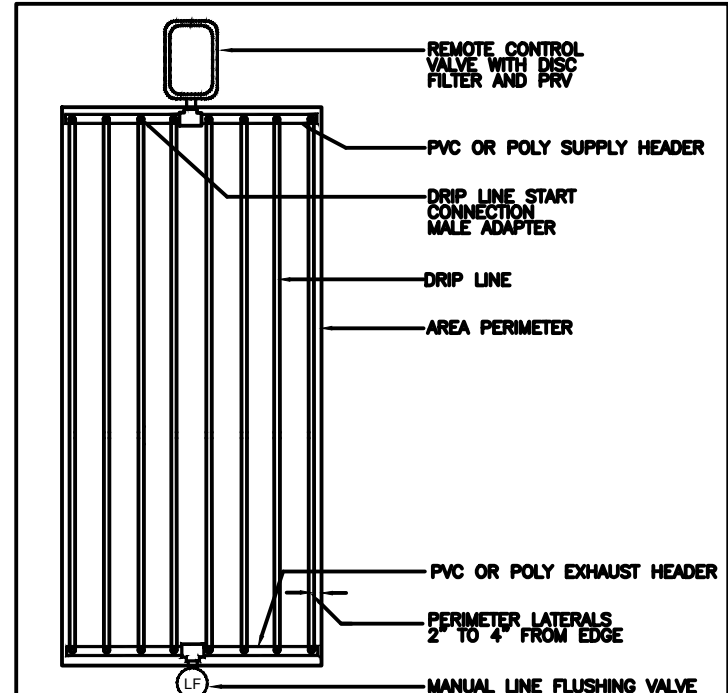
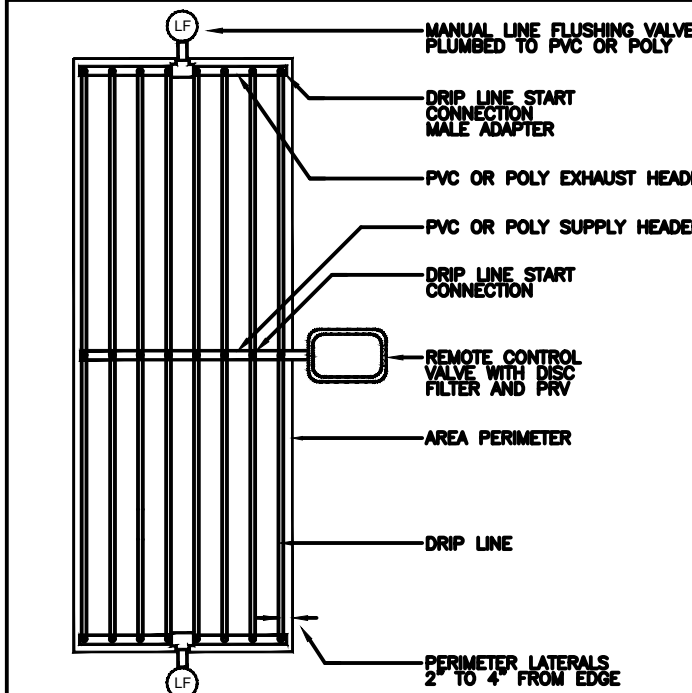
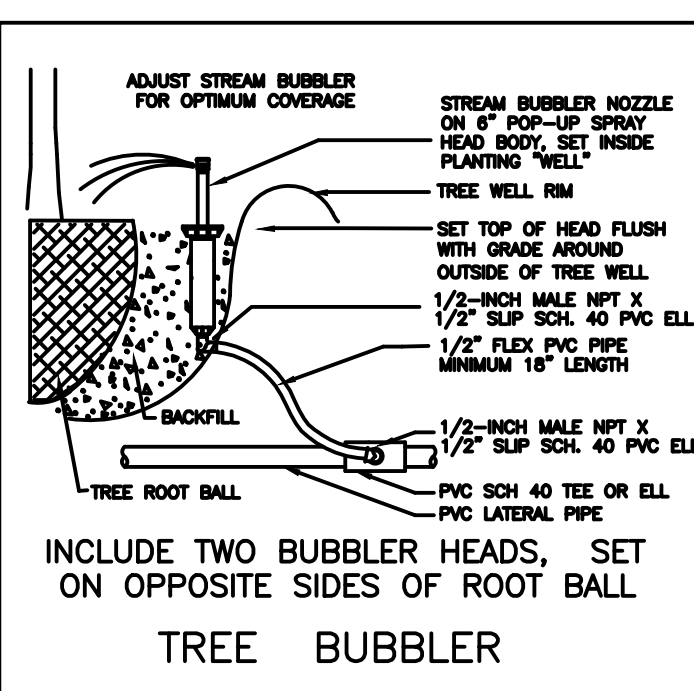
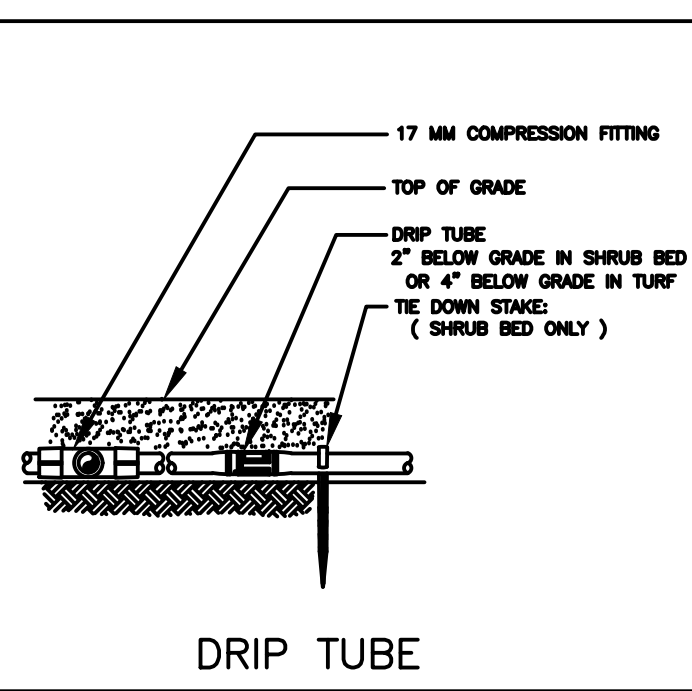
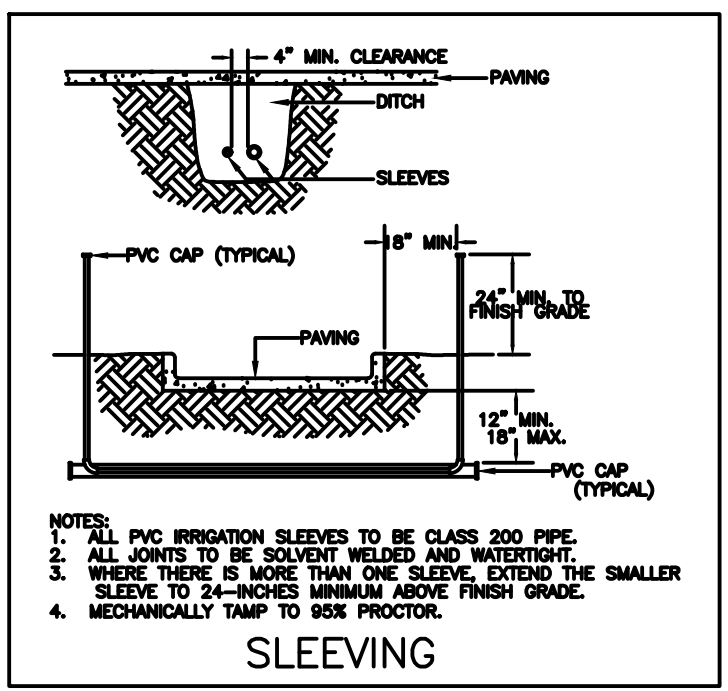
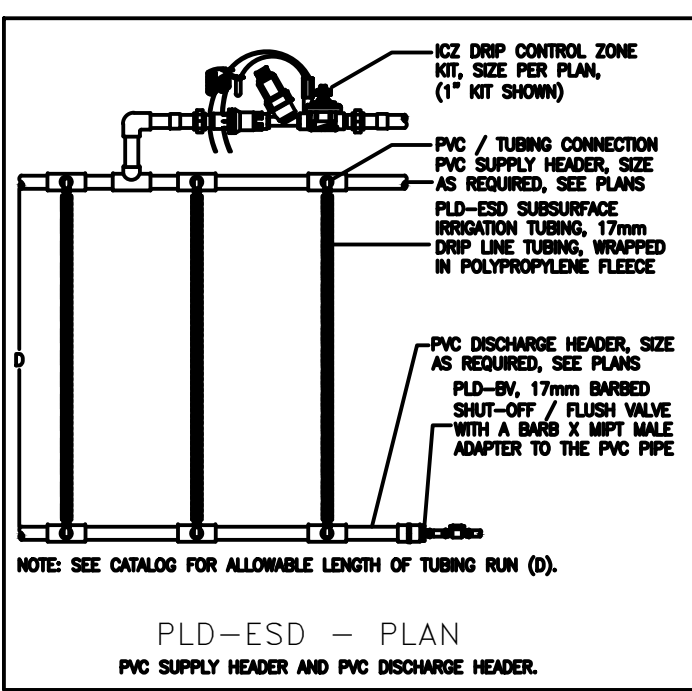
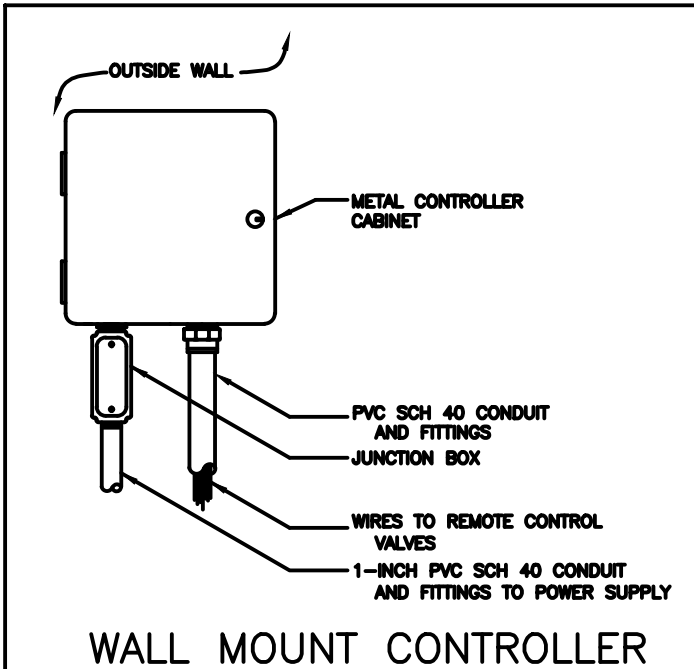
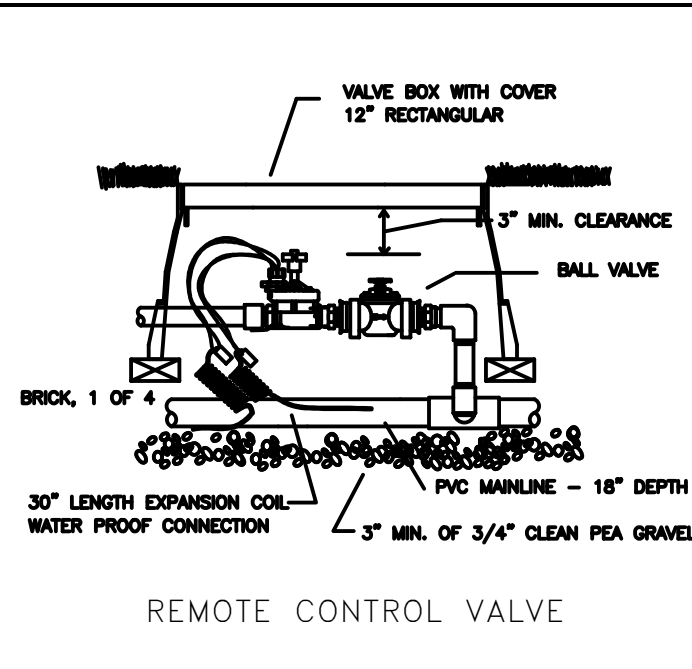
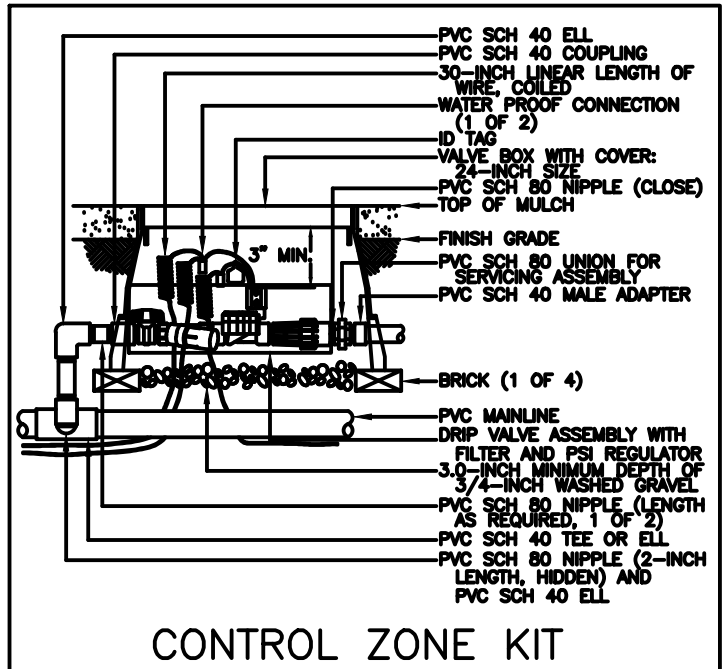
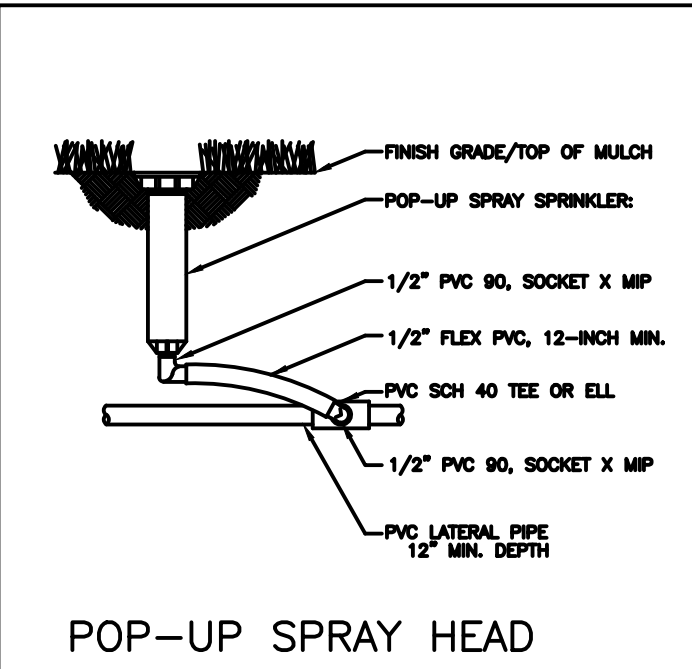
LEGEND

- 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 TLHCVR5-12 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
- BERMAID 310 RAM SERIES "MASTER" VALVE, ICD-100 DECODER, HFS SERIES FLOW METER WITH FCT AND ICD-SEN SENSOR DECODER

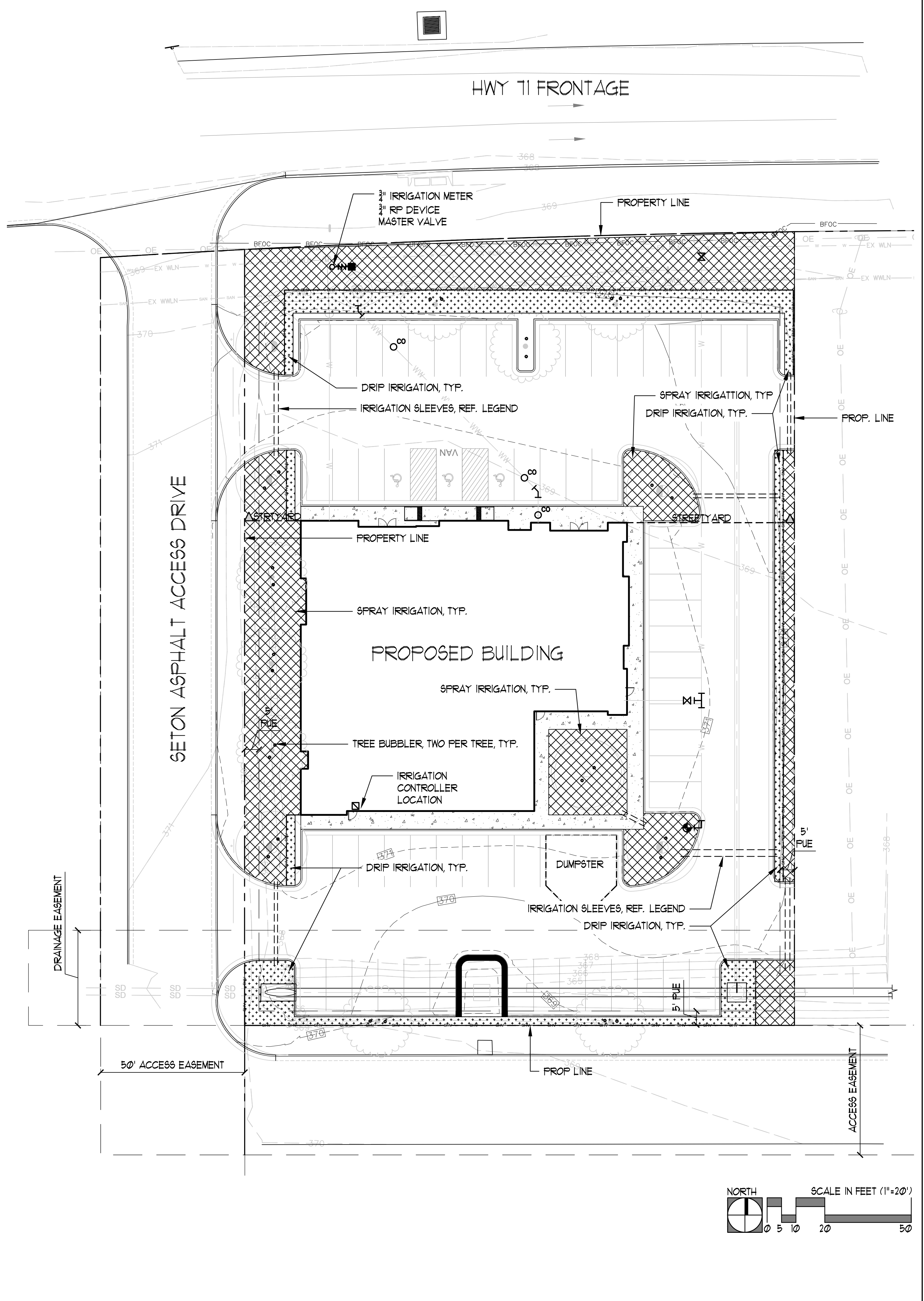
- MAINLINE PIPE**
- 3" DIAMETER AND SMALLER SHALL BE SCHEDULE 40 PVC SOLVENT-WELD TYPE
 - 4" DIAMETER AND LARGER SHALL BE CLASS 200 PVC O-RING GASKET TYPE WITH DUCTILE IRON GASKET FITTINGS
 - 4" EQUALIZER LINE BETWEEN TANKS SHALL BE SCHEDULE 40.
- CLASS 200 (EXCEPT 1/2 INCH #315) PVC LATERAL PIPE**
- 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 OVSERSPRAY ONTO WALLS AND WALKS. NO OVSERSPRAY INTO STREETS IS PERMITTED.

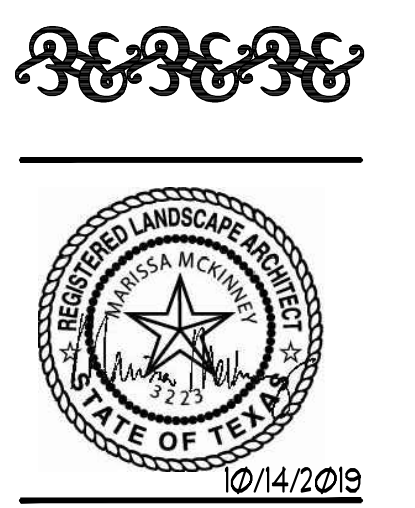
ALL PIPES SHALL BE SIZED TO ALLOW A MAXIMUM FLOW VELOCITY OF 5 FEET PER SECOND



BASTROPTX
Heart of the Lost Pines
Est. 1992
Final Drainage
Plan Approved
11/22/19



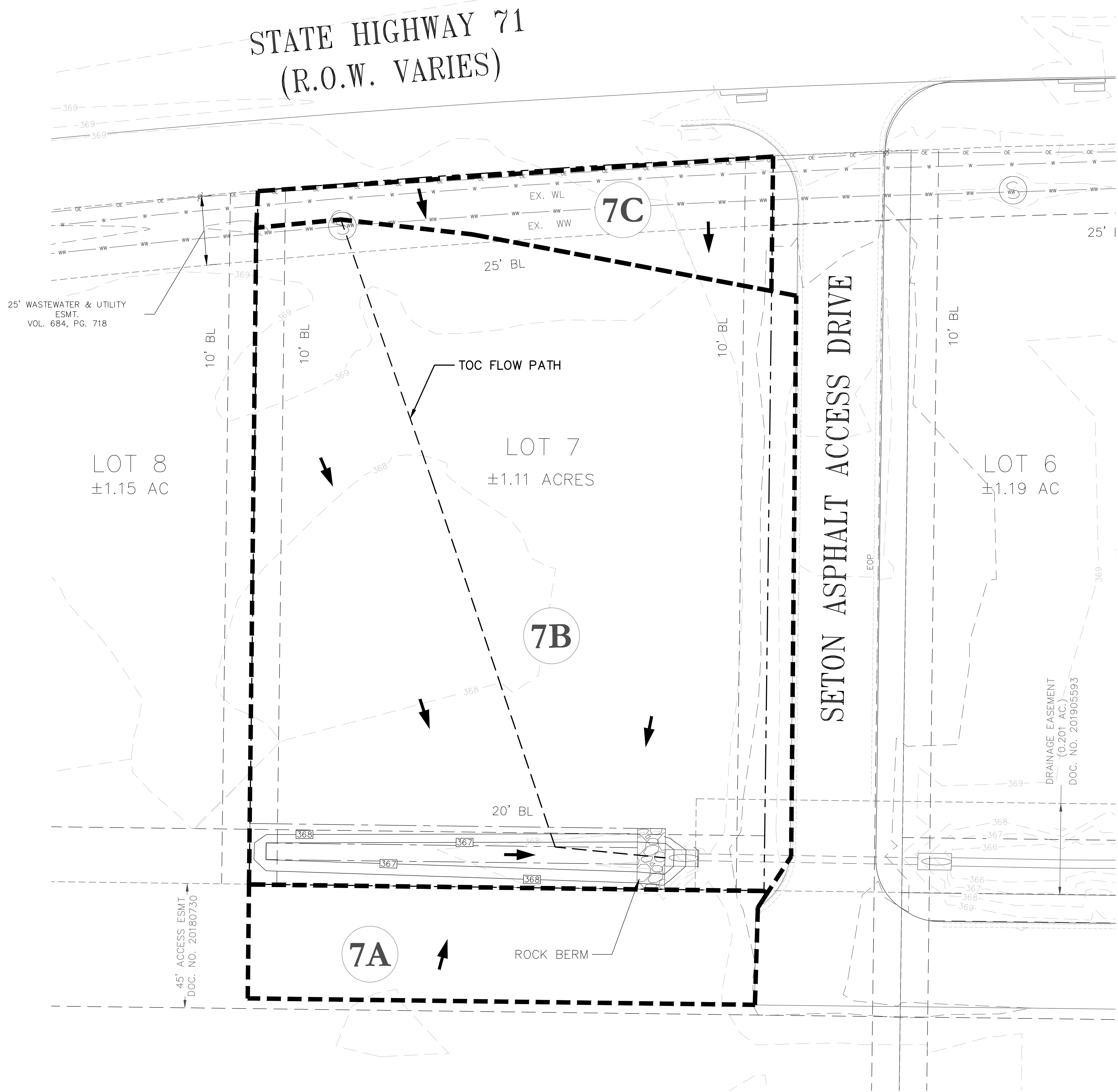
COLEMAN & ASSOCIATES
Landscape Architecture
Environmental Design
9890 Silver Mountain Drive
Austin, Texas 78737
Ph: 512-476-2090
F: 512-476-2099
1926 Cambria
San Antonio, Texas 78258
Ph: 210-492-4550
F: 210-492-9930
9511 Modesto Ave. NE
Albuquerque, New Mexico 87122
Ph: 505-433-3426



IRRIGATION PLAN AND DETAILS
CITY SUBMITTAL

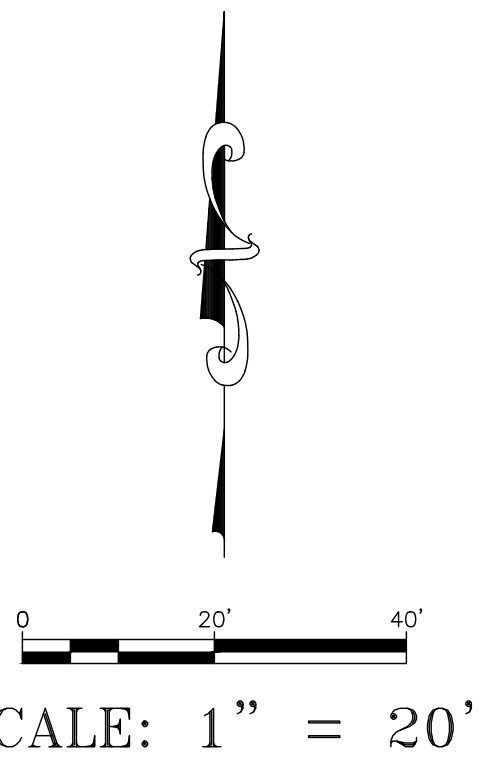
BASTROP GROVE MEDIAL DEV.
CITY OF BASTROP
BASTROP COUNTY, TEXAS

REVISIONS	SCALE	AS SHOWN
	DRAWN BY:	MAM
	CHECKED BY:	MAM
	APP. BY:	MAM
	PROJECT NO.	
	DATE:	10/14/2019



LEGEND

- PROPERTY BOUNDARY
- - - DRAINAGE BOUNDARY LINE
- ⊙ 1A DRAINAGE AREA LABEL
- - - 940 EXISTING CONTOUR MAJOR
- - - EXISTING CONTOUR MINOR
- FLOW ARROW



TIME OF CONCENTRATION

AREA #	ACRES (acre)	ROW Length (ft)	Pvmt Width (ft)	SHEET FLOW			SHALLOW CONCENTRATED FLOW/CHANNEL FLOW				
				L (ft)	Δelev (ft)	n	L (ft)	Δelev (ft)	P/U	L (ft)	Velocity (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

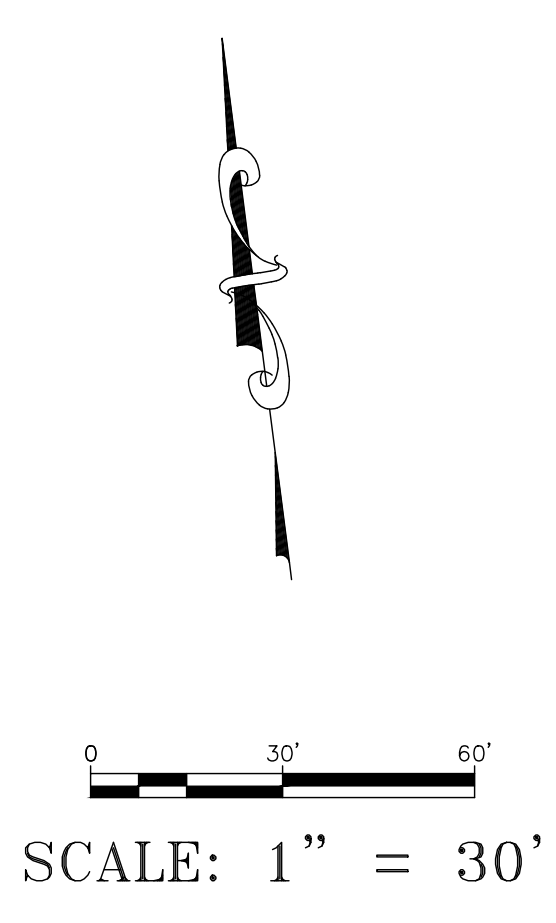
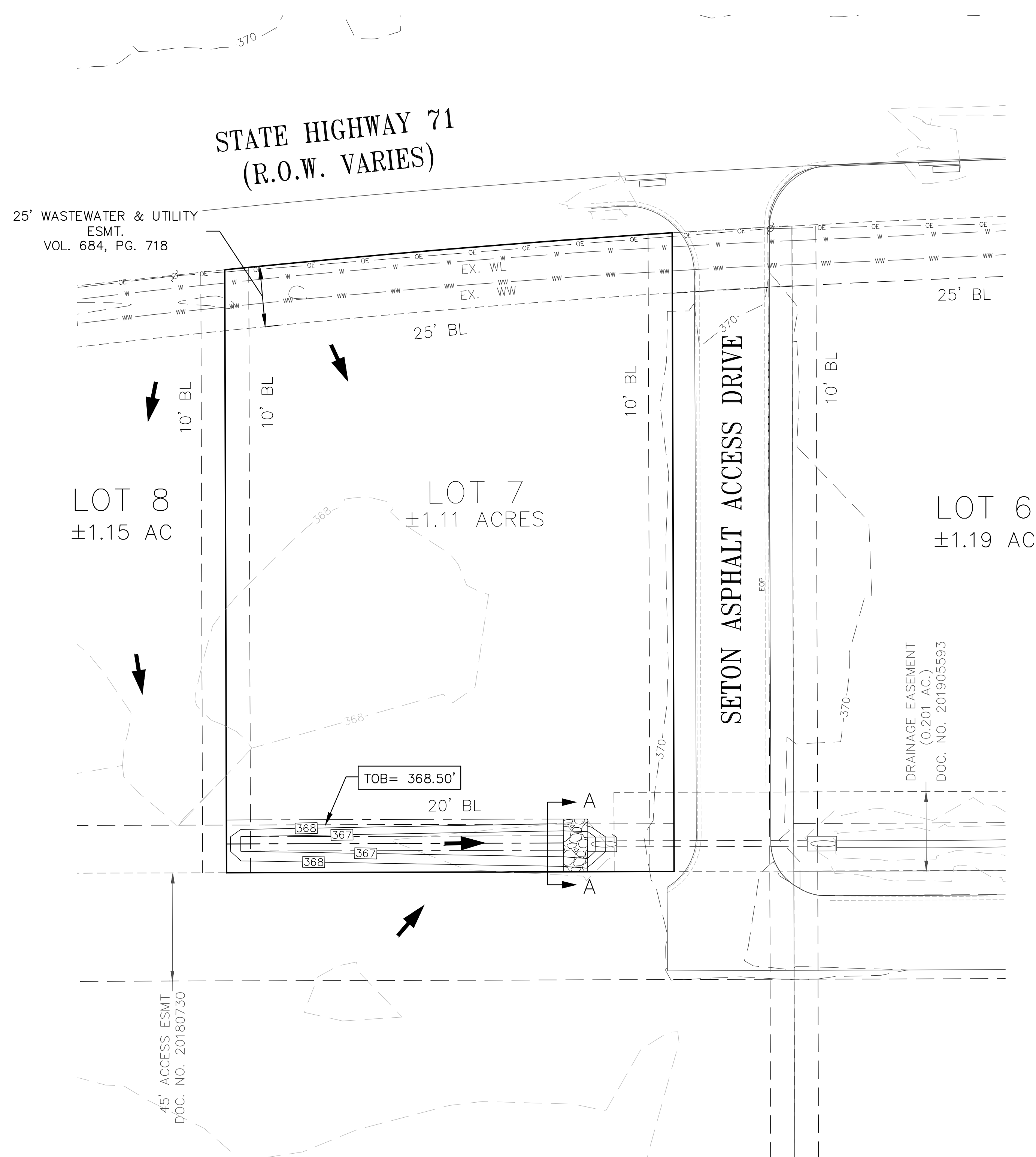
Area No.	Area (Acre)	T _c (Min.)	Perv. (%)	Imperv. (%)	C ₂₅	C ₁₀₀	I ₂₅ In/Hr	I ₁₀₀ In/Hr	Q ₂₅ CFS	Q ₁₀₀ CFS	C ₂₅ *A	C ₁₀₀ *A	AREA NO.
8A	0.20	10	25	75	0.82	0.94	9.01	11.82	1.5	2.2	0.16	0.19	8A
8B	1.10	11	25	75	0.81	0.92	8.58	11.27	7.7	11.4	0.89	1.01	8B
8C	0.04	10	25	75	0.83	0.94	9.01	11.82	0.3	0.5	0.03	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

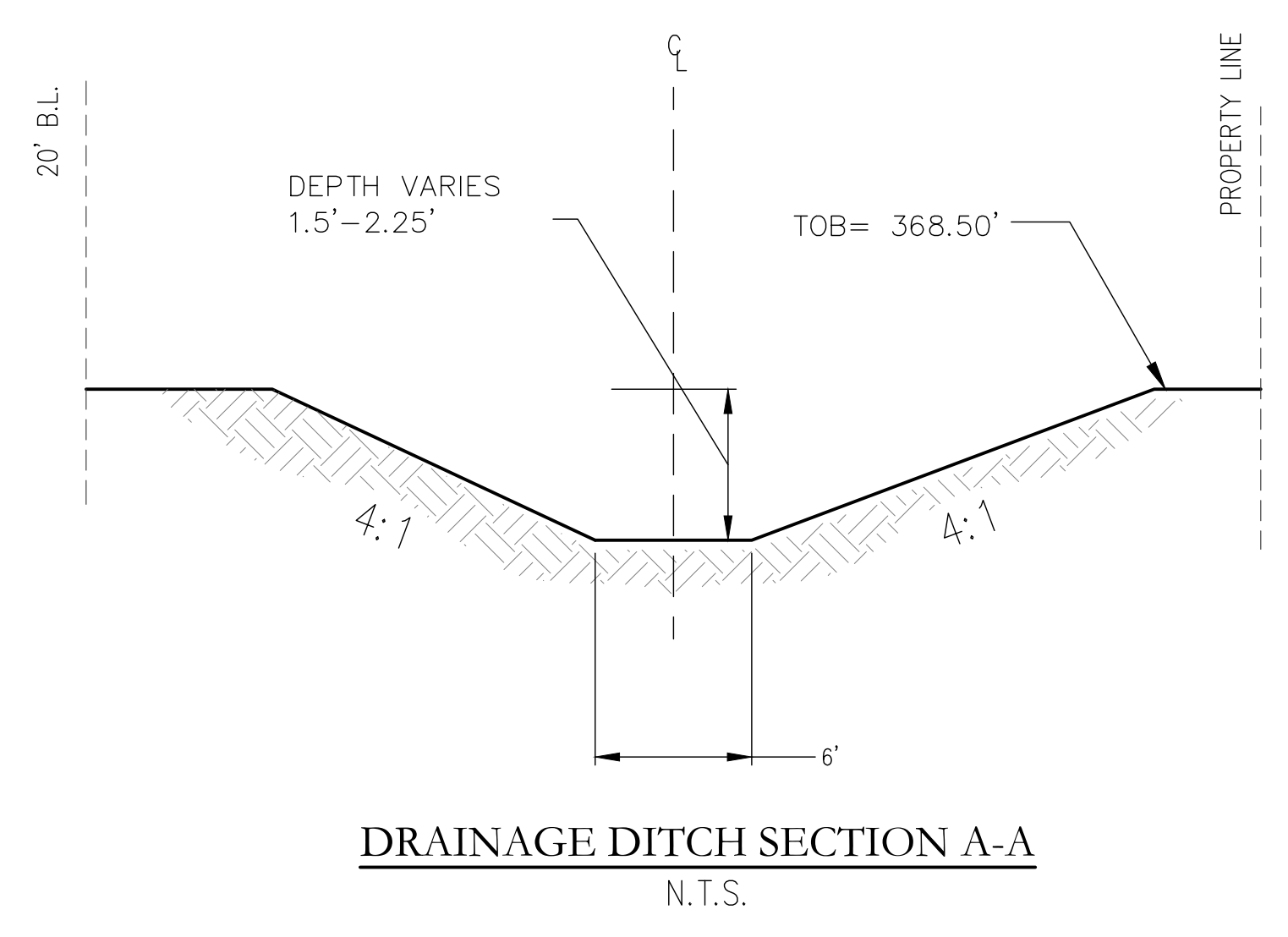
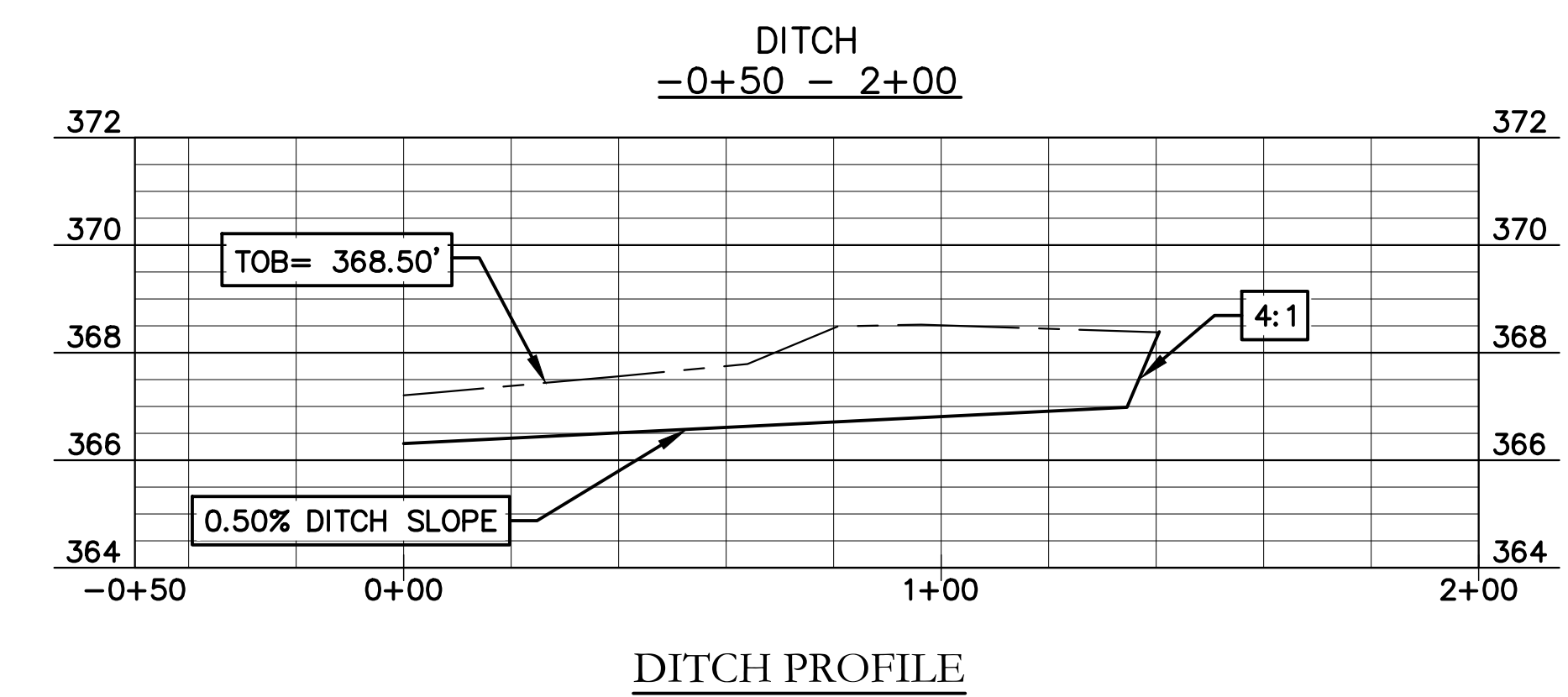
NOTES:

- 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, BRIGRANCE & DOERING, INC. 5301 West William Cannon Dr., Austin, Texas 78750 Phone No. (512) 280-5100 www.cbdoe.com
DATE:	DATE:	DATE:	DATE:		
HYDROLOGY BASTROP GROVE DEVELOPMENT: LOT 7 FINAL DRAINAGE PLAN					
SHEET NAME: JOB NAME: PROJECT:					
03/15/2021 					
DATE: MARCH 2021 JOB NUMBER: 5349 SHEET: 3 OF 4					



LEGEND	
---	EXISTING MAJOR CONTOUR
- - -	EXISTING MINOR CONTOUR
---	PROPOSED MAJOR CONTOUR
- - -	PROPOSED MINOR CONTOUR
→	FLOW ARROW



DESIGNED BY: BM	DRAFTED BY: SA/ABR
DATE:	
REVISION:	
CARLSON, BRIGRANCE & DOERING, INC. Civil Engineering & Surveying Main Office: 5301 West Williams Cannon Dr., Austin, Texas 78750 North Office: 12129 RR 620 N., Site 660, Austin, Texas 78750 Phone No. (512) 280-5100 www.cbdi.com	
GRADING PLAN BASTROP GROVE DEVELOPMENT: LOT 7 FINAL DRAINAGE PLAN	
SHEET NAME:	
JOB NAME:	
PROJECT:	
 03/15/2021	
 BRENDAN P. MCENTEE 96200 LICENSED PROFESSIONAL ENGINEER CARLSON, BRIGRANCE & DOERING, INC. ID# 13791	
DATE:	MARCH 2021
JOB NUMBER:	5349
SHEET:	4 OF 4

NOTE:
 PROPOSED DITCH HAVE DESIGNED ASSUMING FULLY DEVELOPED CONDITION WITH FUTURE 75% IMPERVIOUS AREA AND FUTURE EXTENSION OF THE AREA.

BASTROP GROVE MEDTAIL DEVELOPMENT

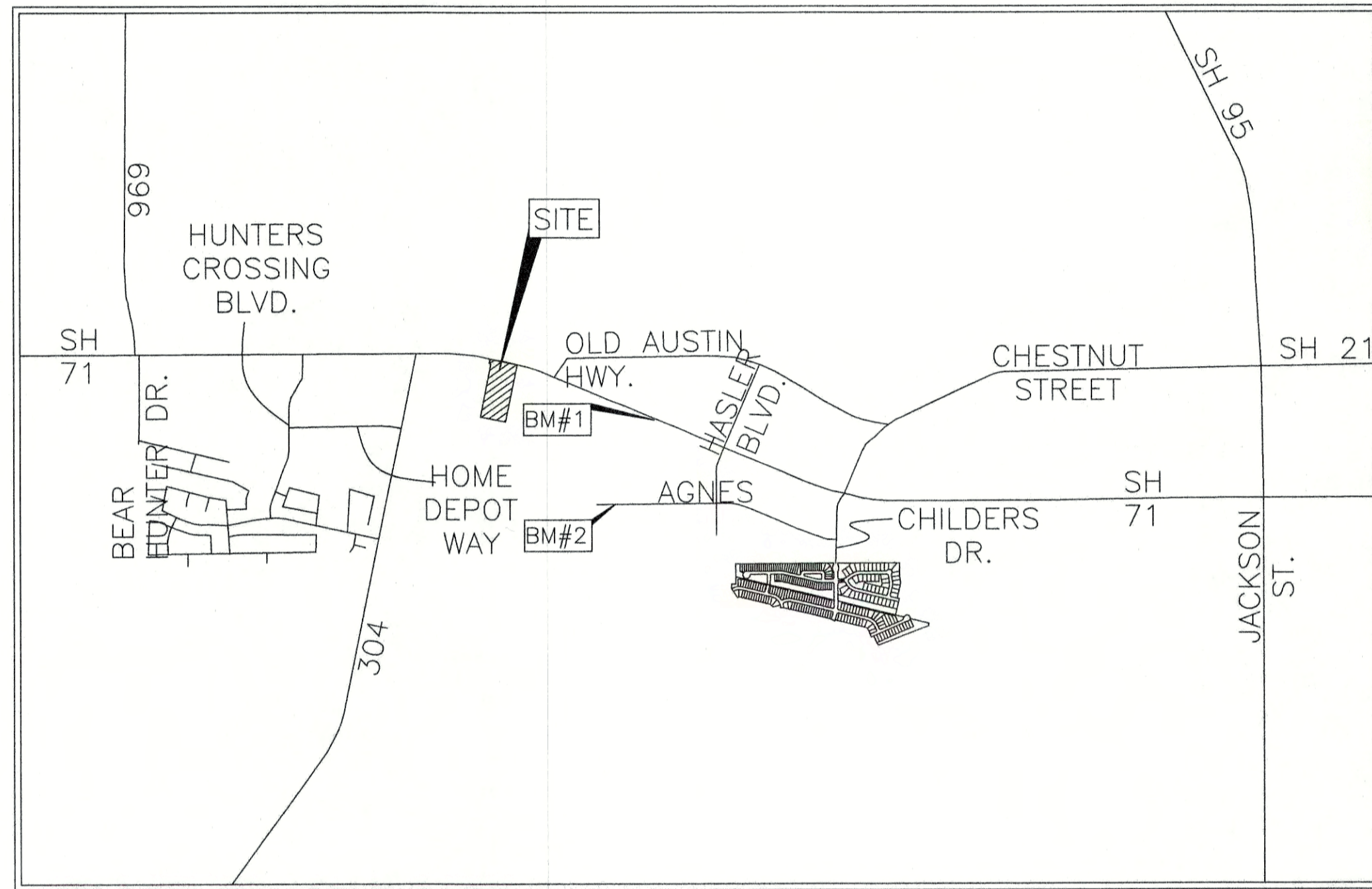
CIVIL SITE DEVELOPMENT PLANS

CITY OF BASTROP

BASTROP COUNTY, TEXAS

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 (IF APPLICABLE)	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



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

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:

[Signature] 2/27/20
DIRECTOR OF PLANNING AND DEVELOPMENT DATE

[Signature] 2/27/2020
CITY OF BASTROP ENGINEER DATE

[Signature] 27 Feb 2020
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.

[Signature] 2/6/2020
TYLER DUTTON, GROVE 71 PARTNERS, 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.

[Signature] 02/06/2020
BRENDAN McENTEE, P.E. DATE



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



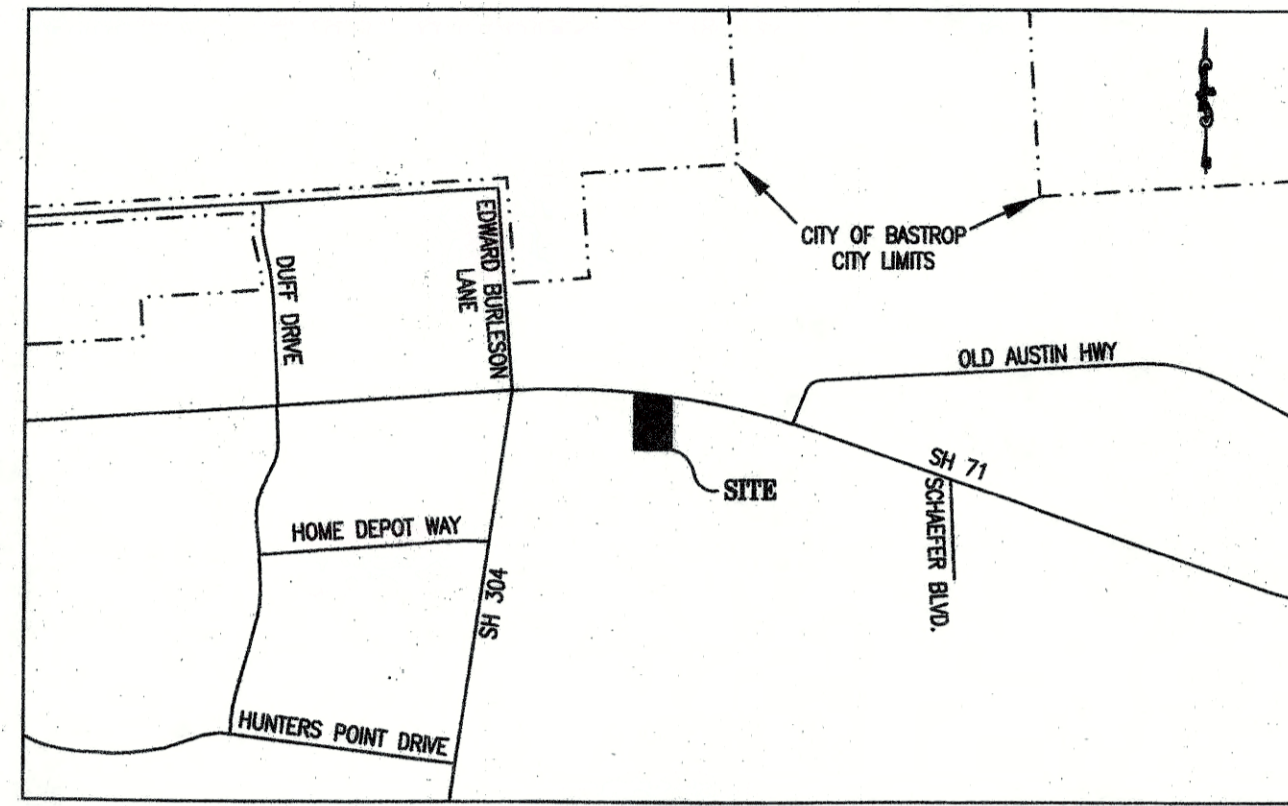
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NO.	DESCRIPTION	REVISE (R) ADD (A) VOID (V)	CITY OF BASTROP APPROVAL/DATE	APPROVED BY

<p>DESIGNED BY: _____</p> <p>DRAFTED BY: _____</p> <p>DATE: _____</p> <p>REVISION: _____</p>	<p>Carlson, Brigance & Doering, Inc. Civil Engineering & Surveying FIRM ID #F3791 Main Office: 12129 Ranch Road Dr., Suite 600, Austin, Texas 78750 North Office: 13120 N. Lamar Dr., Austin, Texas 78750 Phone No. (512) 280-5160 Fax No. (512) 280-5165</p>
<p>COVER SHEET</p> <p>BASTROP GROVE MEDTAIL DEVELOPMENT</p> <p>CIVIL SITE DEVELOPMENT PLANS</p>	
<p>SHEET NAME: _____</p> <p>JOB NAME: _____</p> <p>PROJECT: _____</p>	
<p>DATE: <u>11/25/2019</u></p> <p>JOB NUMBER: <u>5135</u></p> <p>SHEET: <u>01</u> OF <u>29</u></p> <p>SHEET NO. <u>01</u></p>	
<p>CUSTOMER COPY </p>	

THE FINAL PLAT OF BASTROP GROVE, SECTION 2

7/12-B



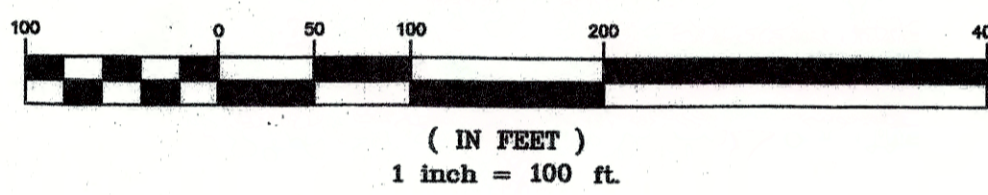
VICINITY MAP
NOT TO SCALE



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

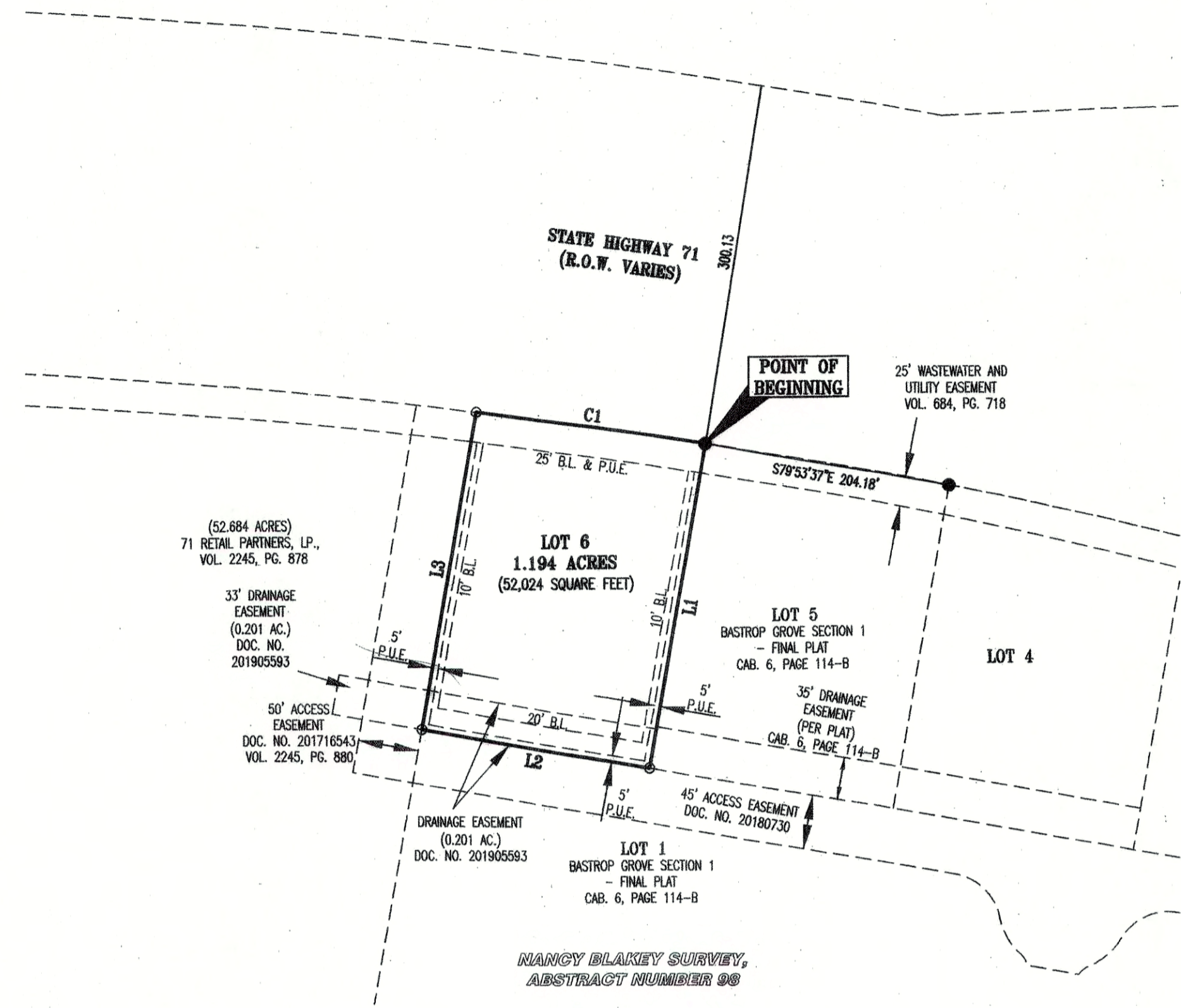
GRAPHIC SCALE



Curve #	Length	Radius	Chord Direction	Chord Length	Tangent	DELTA
C1	190.82	5058.89	S82°08'58"E	190.81	95.42	2°08'40"

Line #	Length	Direction
L1	275.23	S99°40'41"W
L2	190.71	N80°19'19"W
L3	289.15	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.T.X.), SAID 1.194 ACRE TRACT OF LAND BEING MORE FULLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING, AT A CAPPED 1/2" IRON ROD FOUND STAMPED "CBO 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.T.X.), 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 1/2" IRON ROD SET STAMPED "CBO 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 1/2" IRON ROD SET STAMPED "CBO 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 289.15 FEET TO A CAPPED 1/2" IRON ROD SET STAMPED "CBO 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.

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 26 DAY OF November, 2019, A.D.

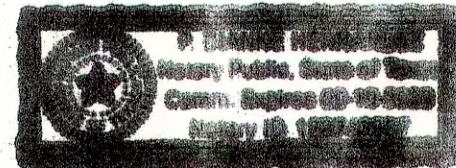
J. Kasling
JONATHAN KASLING
GROVE 71 PARTNERS, LP.

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 26 DAY OF November, 2019, A.D.

Blair H. Hays
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: *Rebecca Moore*
PLANNING & ZONING COMMISSION
CHAIRMAN

ATTEST: *Anna Kadwin*
CITY SECRETARY, CITY OF
BASTROP, TEXAS

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

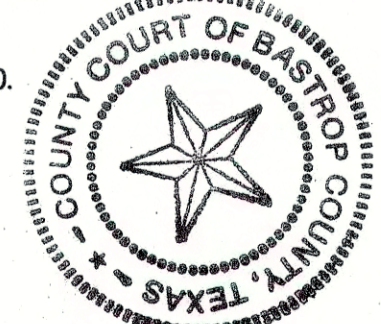
STATE OF TEXAS §
COUNTY OF BASTROP § KNOW ALL MEN BY THESE PRESENTS:

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 31st DAY OF January, 2020 A.D. IN THE PLAT RECORDS OF SAID COUNTY AND STATE IN PLAT CABINET PAGE(S) 12-B FILED FOR RECORD AT 12:45 O'CLOCK P.M., THIS 31st DAY OF January, 2020 A.D.

WITNESS MY HAND AND SEAL OF OFFICE OF THE COUNTY CLERK, THE 31st DAY OF January, 2020 A.D.

ROSE PIETSCH
Rose Pietsch
COUNTY CLERK, BASTROP COUNTY, TEXAS
BY: DEPUTY

Rose Pietsch
COUNTY CLERK
BASTROP COUNTY, TEXAS



FLOOD PLAN 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:

- ALL SUBDIVISION PERMITS SHALL CONFORM TO THE CITY OF BASTROP CODE OF ORDINANCES, CONSTRUCTION STANDARDS, AND GENERALLY ACCEPTED ENGINEERING PRACTICES.
- CONSTRUCTION PLANS AND SPECIFICATIONS FOR ALL SUBDIVISION IMPROVEMENTS SHALL BE REVIEWED AND APPROVED BY THE CITY OF BASTROP PRIOR TO ANY CONSTRUCTION WITHIN THE SUBDIVISION.
- EROSION AND SEDIMENTATION CONTROLS CONSTRUCTED WITH THE SUBDIVISION ORDINANCE OF THE CITY OF BASTROP ARE REQUIRED FOR ALL CONSTRUCTION ON EACH LOT.
- 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-PLATING MAY BE REQUIRED, AT THE OWNER'S SOLE EXPENSE, IF PLANS TO CONSTRUCT THIS SUBDIVISION DO NOT COMPLY WITH SUCH CODES AND REQUIREMENTS.
- 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 RECORDED BY THE CITY.
- 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.
- 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).
- WATER IS PROVIDED BY THE CITY OF BASTROP.
- WASTEWATER SERVICE IS PROVIDED BY THE CITY OF BASTROP.
- ELECTRIC SERVICE WILL BE PROVIDED BY BLUEBONNET ELECTRIC.
- GAS SERVICE WILL BE PROVIDED BY CENTERPOINT ENERGY.
- CABLE SERVICE IS PROVIDED BY SPECTRUM.
- NO LOT IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTED TO THE APPROVED WATER DISTRIBUTION AND WASTEWATER COLLECTION FACILITIES.
- WASTEWATER AND WATER SYSTEMS SHALL CONFORM TO TCEQ (TEXAS COMMISSION ON ENVIRONMENTAL QUALITY).
- DEVELOPER/OWNER SHALL BE SOLELY RESPONSIBLE FOR ALL RELOCATIONS AND MODIFICATIONS TO EXISTING UTILITIES.
- 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.
- ALL EASEMENTS ON PRIVATE PROPERTY SHALL BE MAINTAINED BY THE PROPERTY OWNER OR HIS OR HER ASSIGNEES.
- TEMPORARY OR PERMANENT EASEMENTS ARE TO BE PROVIDED AS REQUIRED AT THE CITY'S SOLE DISCRETION FOR OFF-SITE WATER, WASTEWATER AND DRAINAGE IMPROVEMENTS.
- PROPERTY OWNERS SHALL PROVIDE FOR ACCESS TO ALL EASEMENTS AS MAY BE NECESSARY AND SHALL NOT PROHIBIT ACCESS BY GOVERNMENTAL AUTHORITIES.
- 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.
- 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.
- 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.
- THIS PLAT CONFORMS TO THE PRELIMINARY PLAT APPROVED BY THE CITY COUNCIL ON AUGUST 08, 2019.
- ALL UTILITIES WILL BE UNDERGROUND.
- IMPACT FEES SHALL BE ASSESSED IN ACCORDANCE WITH THE ORDINANCE EFFECTIVE AT THE TIME OF FINAL PLATING.
- 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.
- 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.
- 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.
- 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).
- SIDEWALKS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE SUBDIVISION ORDINANCE OF THE CITY OF BASTROP.
- PRIOR TO CONSTRUCTION OF ANY IMPROVEMENTS ON LOTS IN THIS SUBDIVISION, BUILDING PERMITS WILL BE OBTAINED FROM THE CITY OF BASTROP.
- 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 PLAN 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

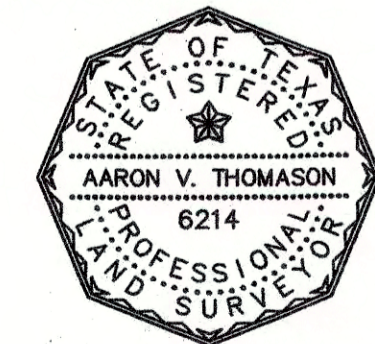


STATE OF TEXAS §
COUNTY OF TRAVIS § KNOW ALL MEN BY THESE PRESENTS:

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: *Aaron V. Thomason* 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



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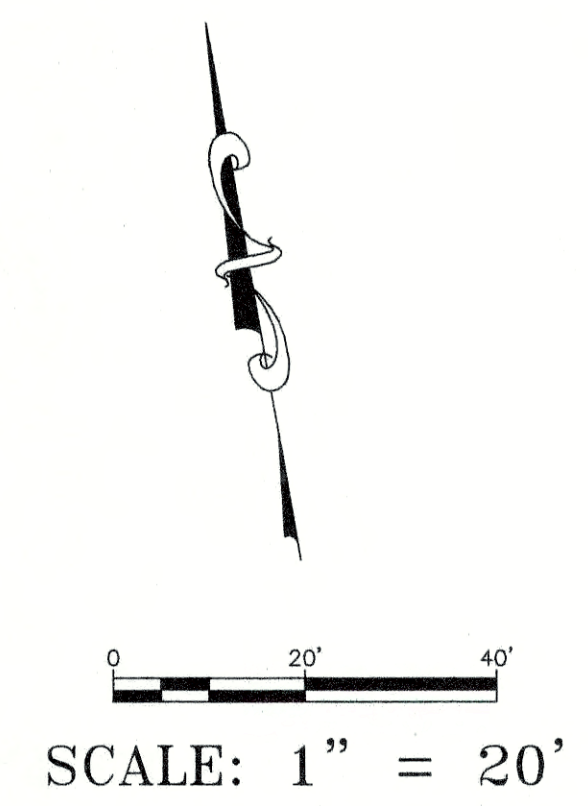
Carlson, Brigance & Doering, Inc.
FIRM ID #F3791 REG. # 10024900

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

!!! 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.

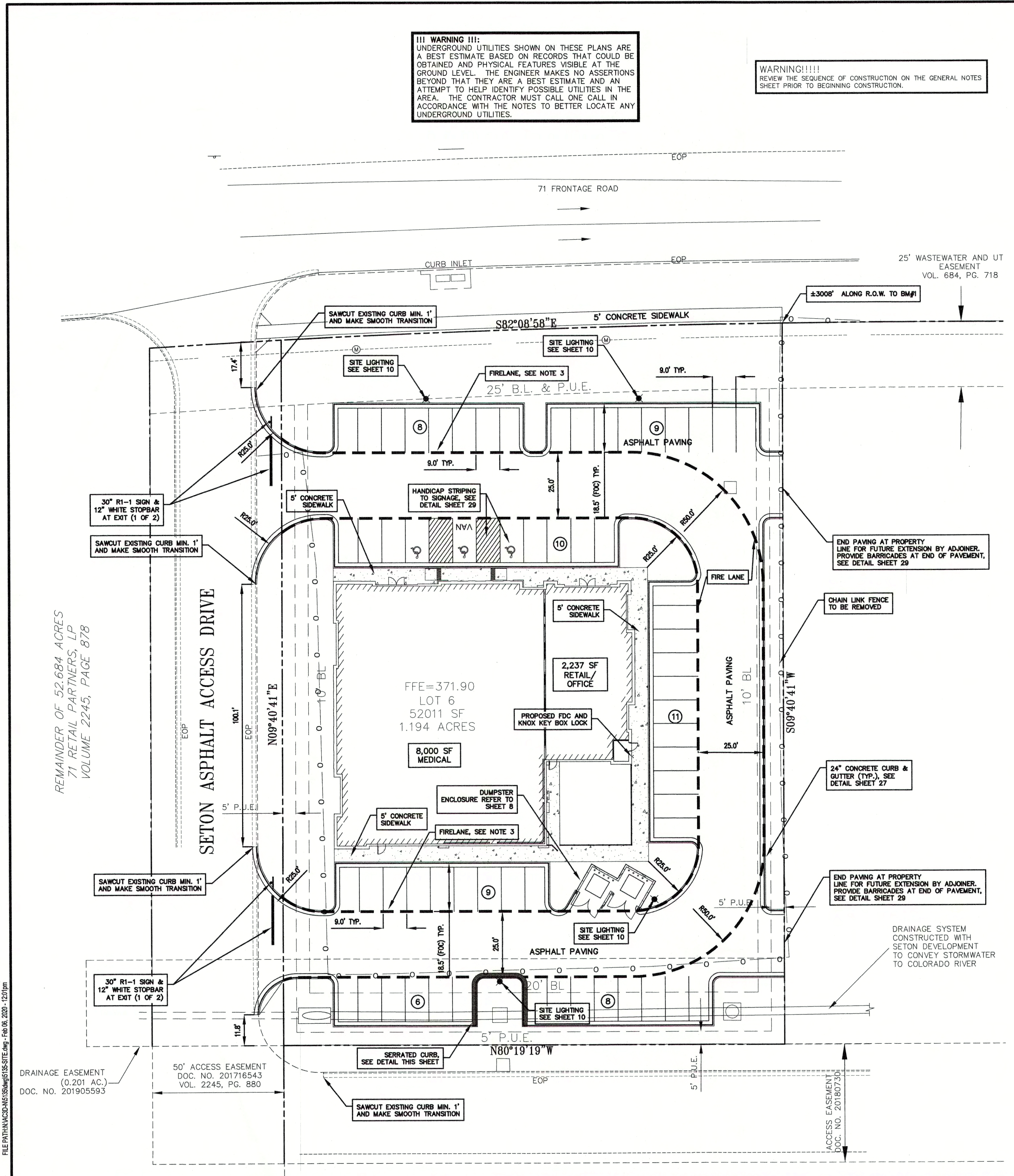
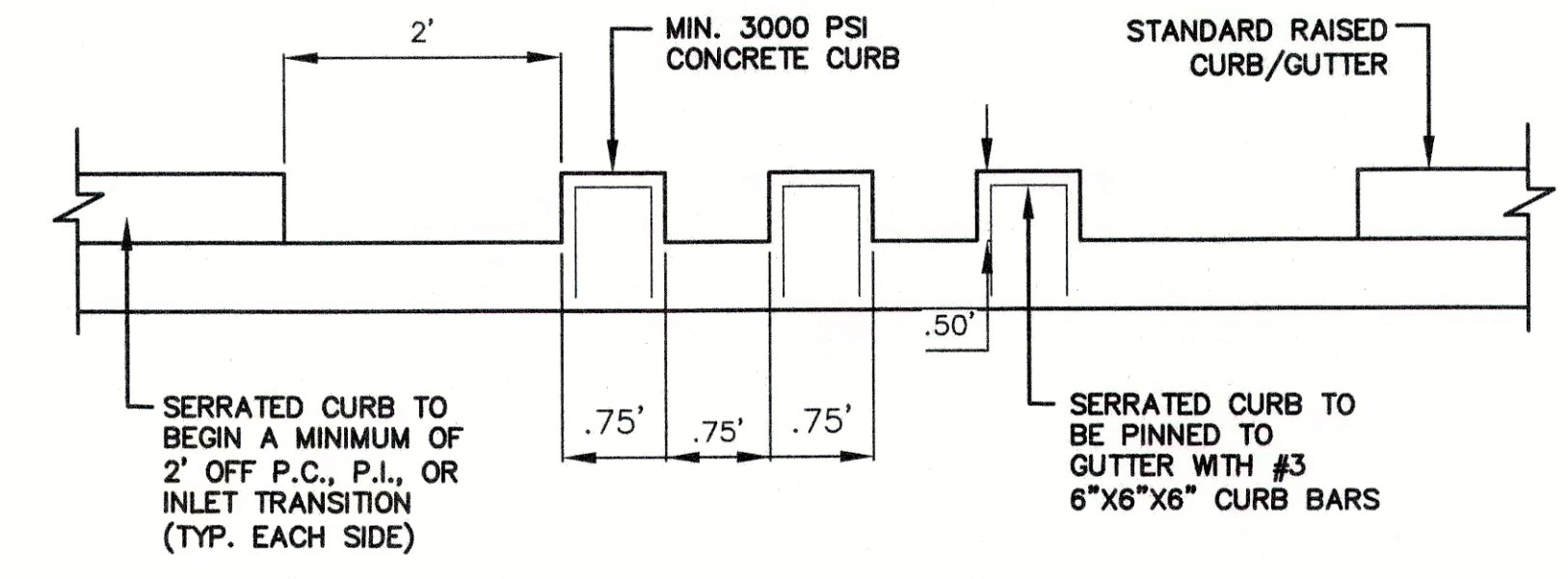
LEGEND	
---	PROPERTY LINE
OU	EXISTING OVERHEAD UTILITY
WLN	EXISTING WASTEWATER LINE
WLN	EXISTING EASEMENT/BUFFER LINE
---	FIRE LANE
⊙	EXISTING GUY WIRE
⊙	EXISTING POWER POLE
+	EXISTING SIGN-ROAD
⊙	EXISTING WASTEWATER MANHOLE
▬	SERRATED CURB
▬	WHITE STOPBAR
⊙	PARKING COUNT
⊙	SITE LIGHTING
▬	TEMPORARY 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:

- 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.
- SEE GENERAL NOTES SHEET.
- 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.
- THE OWNER SHALL BE RESPONSIBLE FOR INSTALLATION OF TEMPORARY EROSION CONTROL, VEGETATION 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.
- 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.
- 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.
- APPROVAL OF THIS SITE PLAN DOES NOT INCLUDE BUILDING CODE APPROVAL; FIRE CODE APPROVAL; OR BUILDING, DEMOLITION, OR RELOCATION PERMITS APPROVAL.
- ALL SIGNS MUST COMPLY WITH THE CITY OF BASTROP SIGN CODE REQUIREMENTS AND WILL REQUIRE SEPARATE SIGN PERMIT APPLICATION AND REVIEW.
- 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.
- 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.



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

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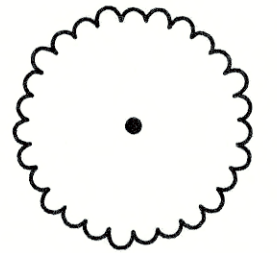
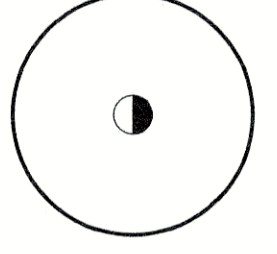
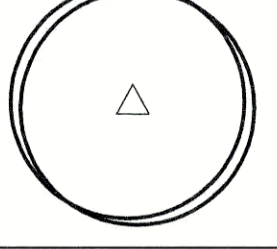
DRAINAGE EASEMENT (0.201 AC.)
 DOC. NO. 201905593

50' ACCESS EASEMENT
 DOC. NO. 201716543
 VOL. 2245, PG. 880



DESIGNED BY:	DRAFTED BY:
DATE:	
REVISION:	
OVERALL SITE PLAN SHEET BASTROP GROVE MEDTAL DEVELOPMENT CIVIL SITE DEVELOPMENT PLANS	
CARLSON, BRIGRANCE & DOERING, INC. 5501 West William Cannon Dr. Austin, Texas 78749 Phone No. (512) 280-5160 Fax No. (512) 280-5165	
SHEET NAME:	DATE: 11/25/2019
JOB NAME:	JOB NUMBER: 5135
PROJECT:	SHEET: 03 OF 29
	SHEET NO. 03

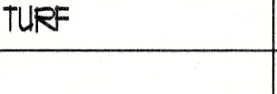
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PLANT SCHEDULE

SHADE TREES	QTY	COMMON / BOTANICAL NAME	CONT	CALIFER	HEIGHT	SPREAD
	10	CEDAR ELM ULMUS CRASSIFOLIA	65 GAL	3" CAL.	10'-12' HT.	5-6' SPR.
	5	CHINQUAPIN OAK QUERCUS MUEHLBERGII	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 MUEHLBERGIA 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 MYRTICA CERIFERA 'DON'S DWARF'	5 GAL	36" o.c.
DY	133	DWARF YAUJON 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	52,011 S.F.
TOTAL STREET YARD AREA	18,731 S.F.
STREET YARD LANDSCAPE (5% 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

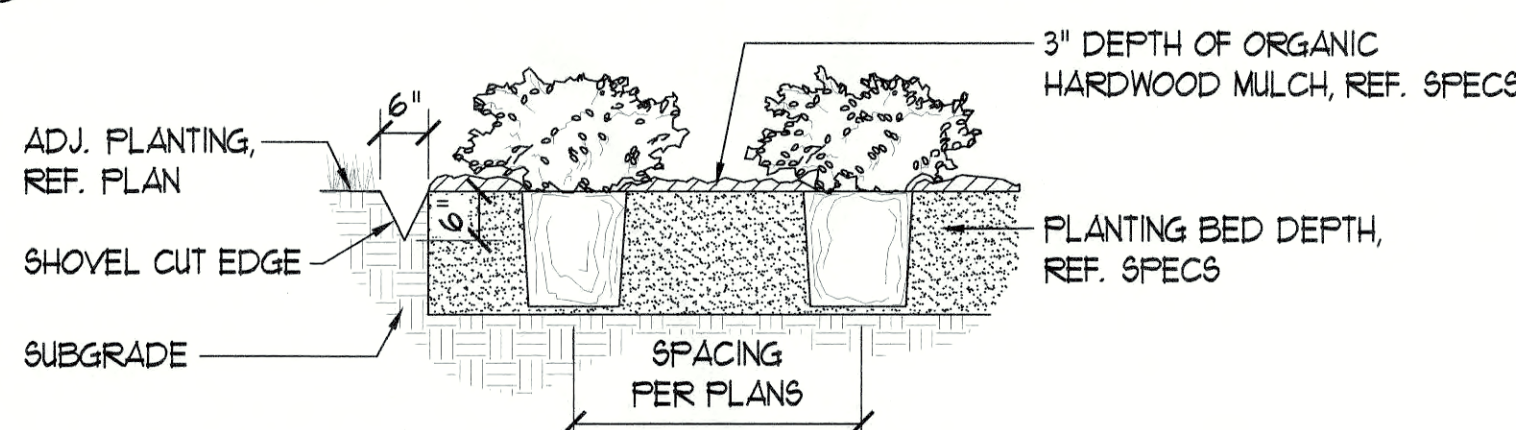
LANDSCAPE NOTES:

- ALL LANDSCAPED AREAS TO BE PROTECTED BY 6 INCH CURBS, WHEEL-STOPS OR OTHER APPROVED BARRIERS AS PER ECM 2.4.1(A).
- THE OWNER WILL CONTINUOUSLY MAINTAIN THE REQUIRED LANDSCAPING IN ACCORDANCE WITH DEVELOPMENT STANDARD SECTION-39.
- 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.
- BUFFERING OF THE STREET YARD WILL BE ACCOMPLISHED THROUGH THE COMBINATION OF TREES, SHRUBS, GRADE CHANGES, AND FENCES.
- 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.
- TRENCHING SHALL NOT OCCUR WITHIN THE FENCED DRIP LINE AREAS OF EXISTING TREES.
- 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.
- ALL LAWN AREAS WITHIN THE LIMITS OF CONSTRUCTION SHALL BE RE-VEGETATED WITH BERMUDA SOD OR RYE UNLESS NATIVE RESTORATION MIX IS SPECIFIED.
- NOT MORE THAN 50% OF THE TREES AND 50% OF SHRUBS PROPOSED WILL BE OF THE SAME SPECIES.
- AN AUTOMATIC IRRIGATION SYSTEM SHALL BE INSTALLED. SEE IRRIGATION NOTES IN THESE DRAWINGS FOR REQUIREMENT.
- IF ESTABLISHING VEGETATION DURING ANY STAGE OF DROUGHT, SECTION 6-4-30 MAY REQUIRE A VARIANCE. CONTACT BASTROP WATER CONSERVATION STAFF.
- 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

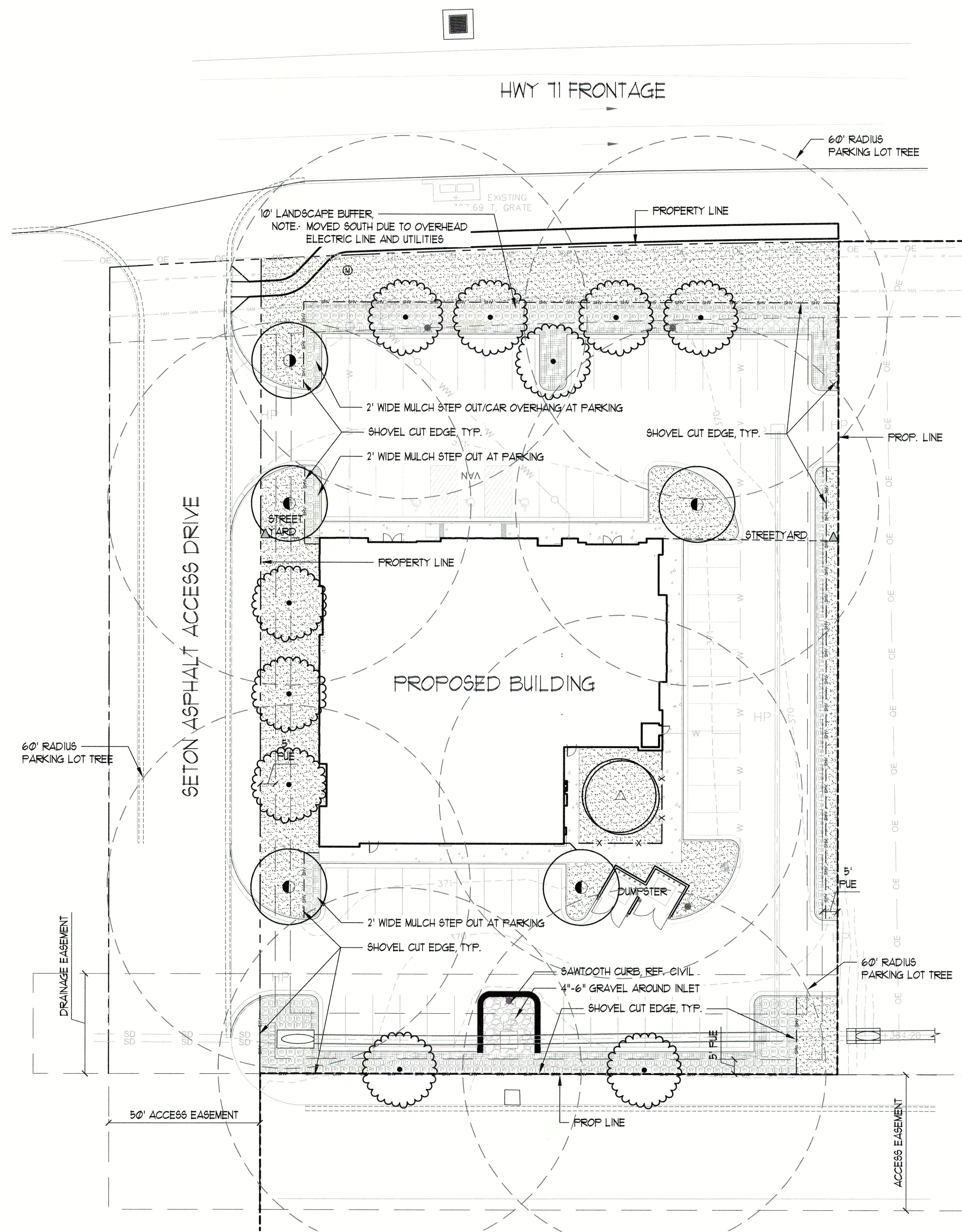
SCALE: 1/2"=1'-0"



2 SHRUBS / SHOVEL CUT EDGE

SECTION

SCALE: 1/2"=1'-0"

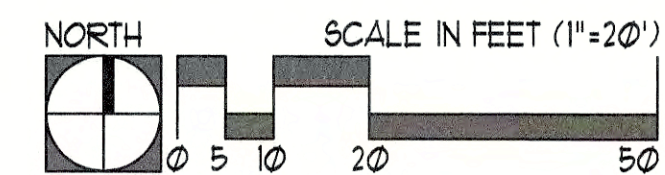


LANDSCAPE CERTIFICATION

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 ORDINANCES, SECTION 39 AND ALL AMENDMENTS

MariSSa McKinney
MARISSA MCKINNEY
COLEMAN & ASSOCIATES

1/8/2020
DATE



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: 210-482-4550
F: 210-482-9930

9511 Modesto Ave. NE
Albuquerque, New Mexico 87122
Ph: 505-433-3426



1/8/2020

LANDSCAPE PLAN AND DETAILS
CITY SUBMITTAL

BASTROP GROVE MEDTAL 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:

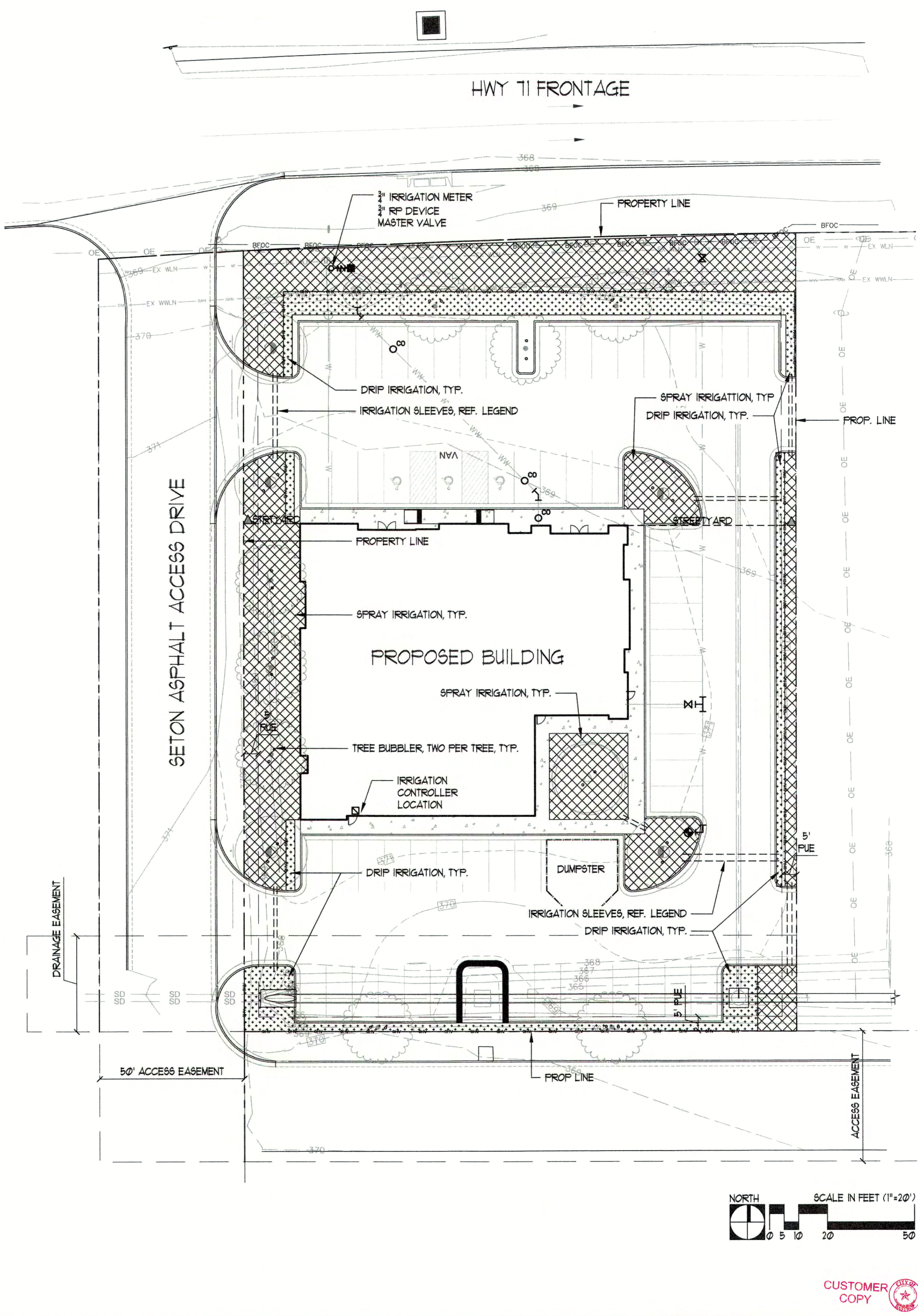
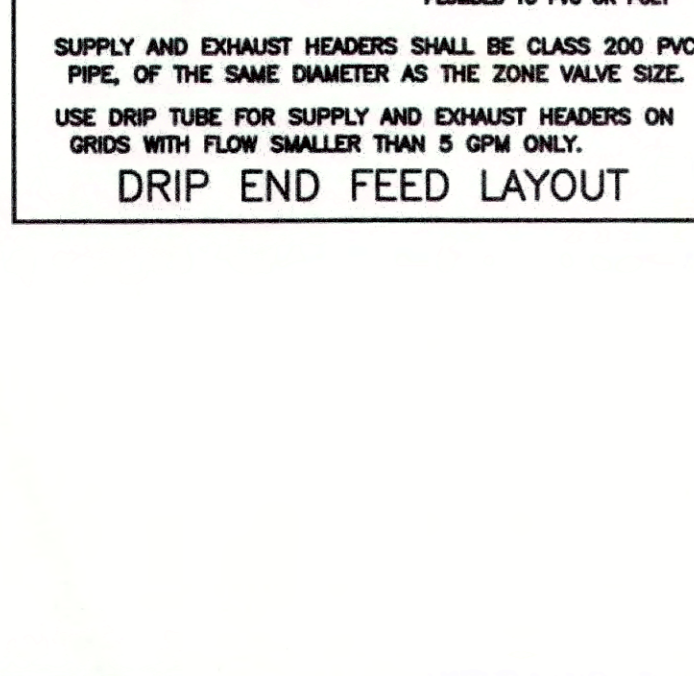
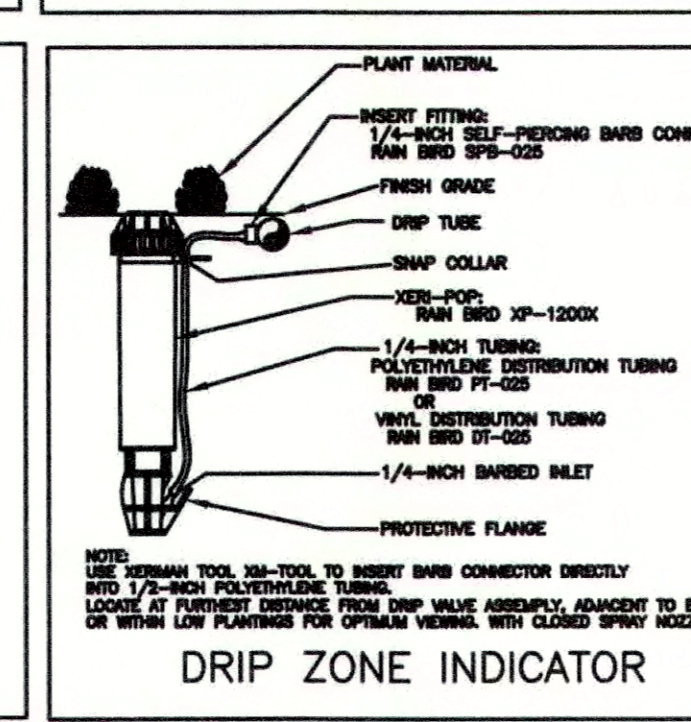
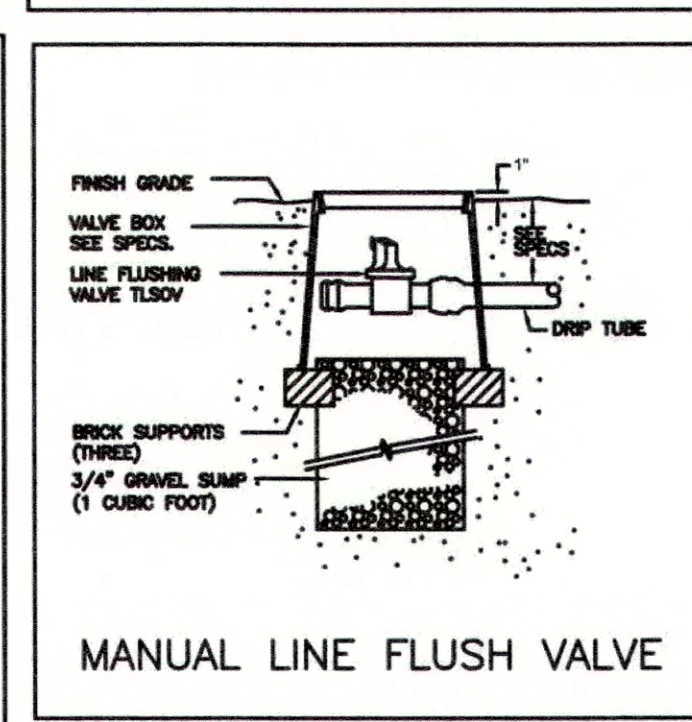
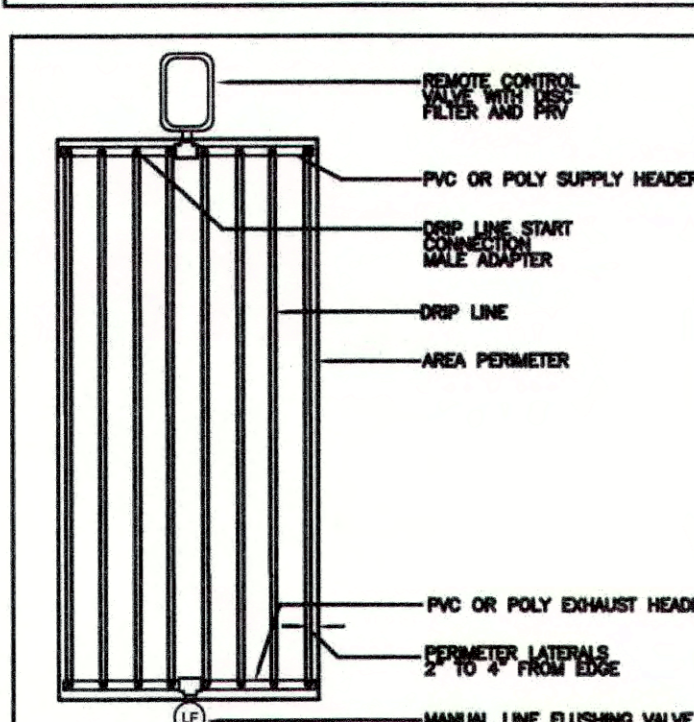
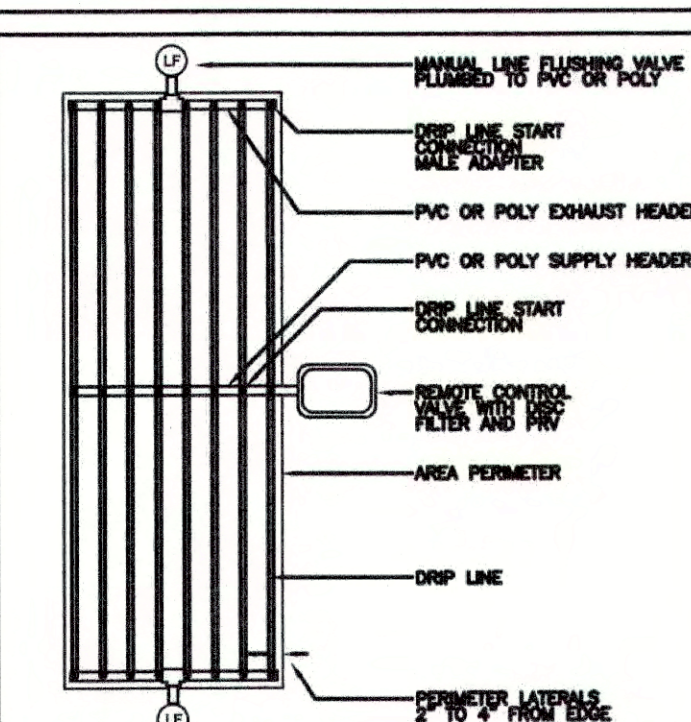
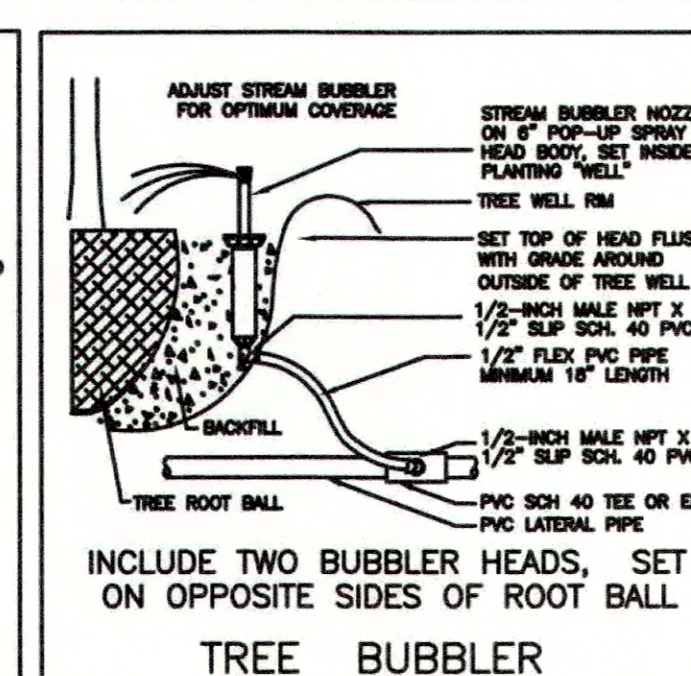
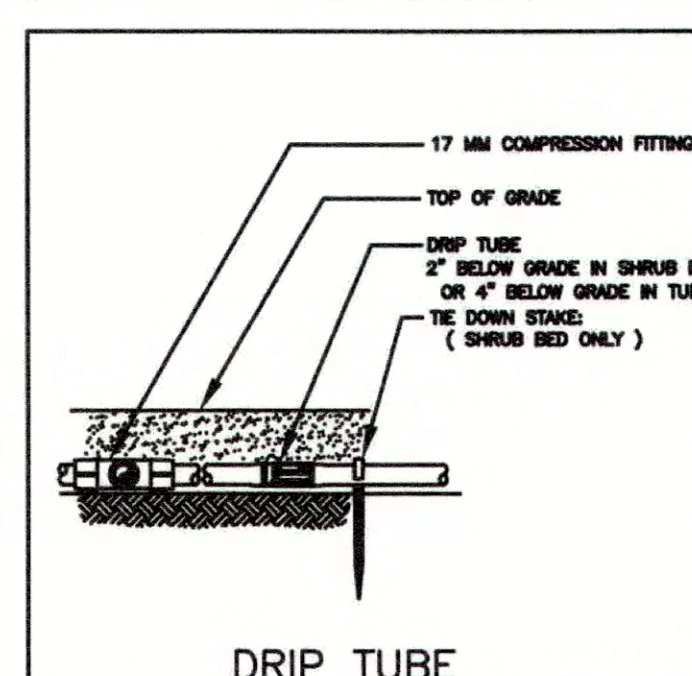
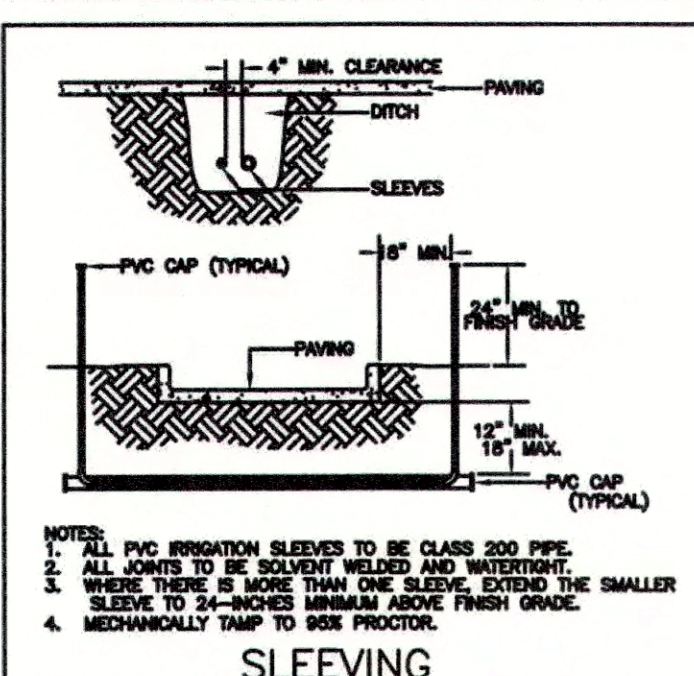
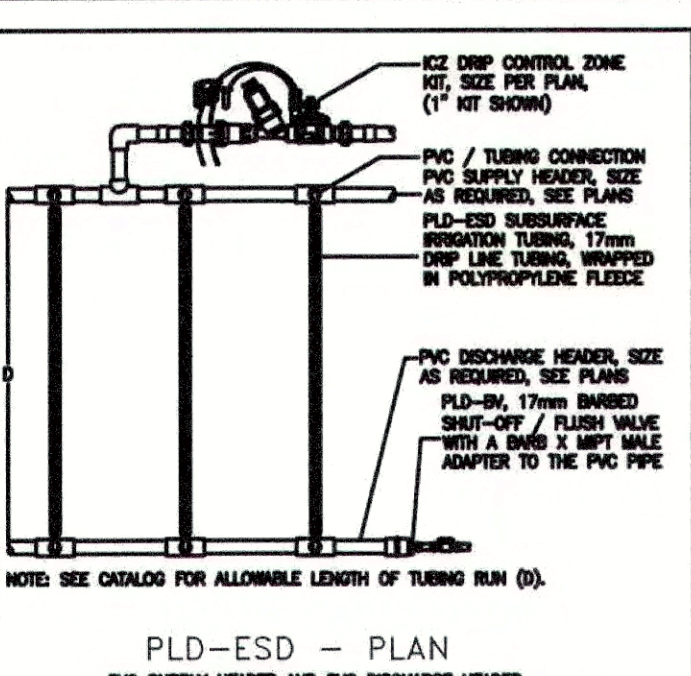
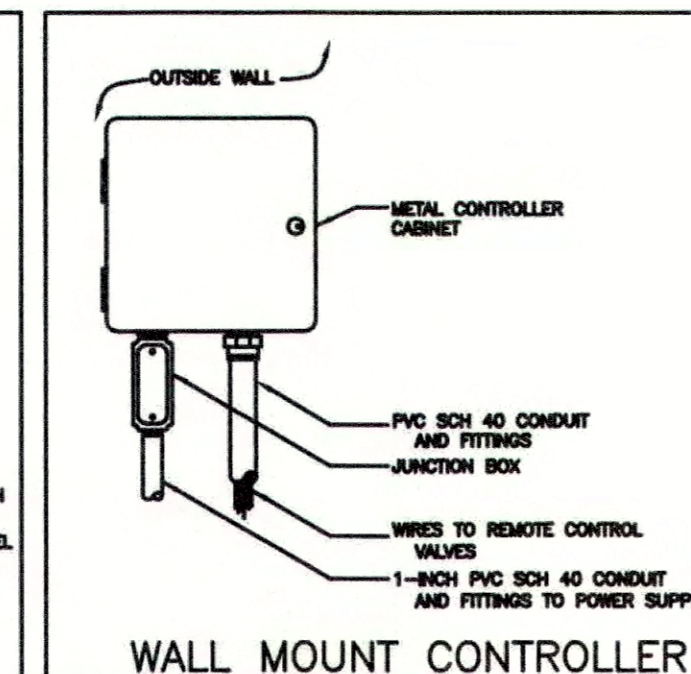
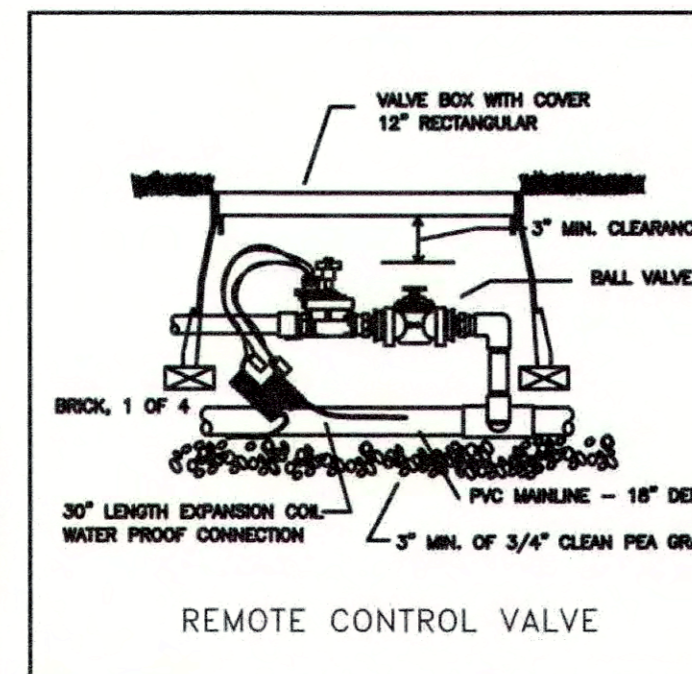
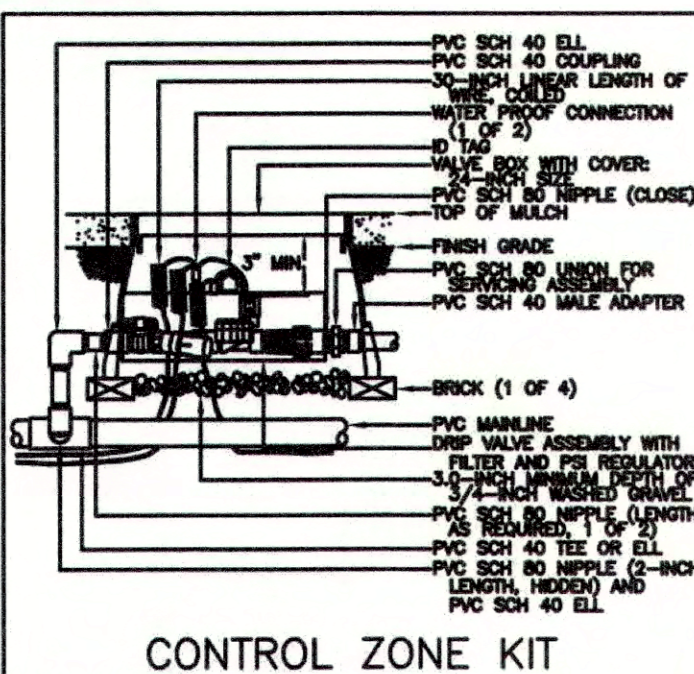
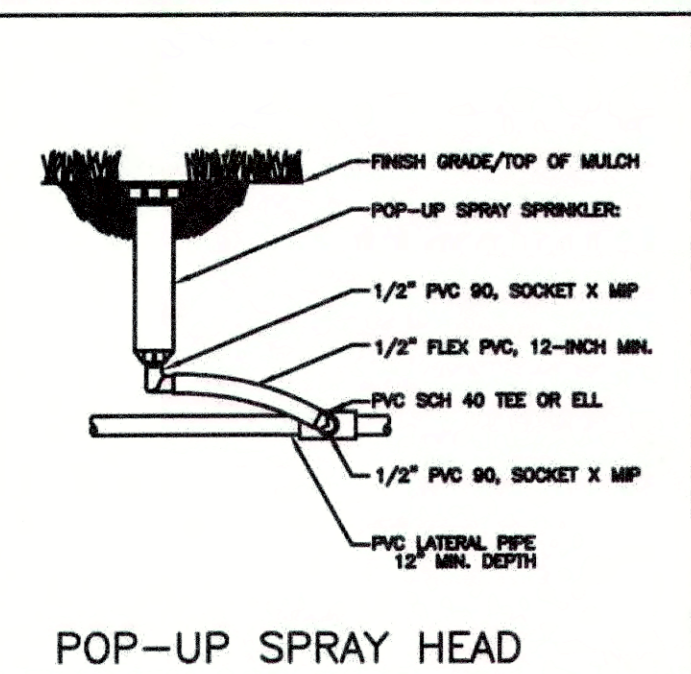
LEGEND

- 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 TLHCVR5-12 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
- BERMAID 310 RAM SERIES "MASTER" VALVE, ICD-100 DECODER, HFS SERIES FLOW METER WITH FCT AND ICD-SEN SENSOR DECODER

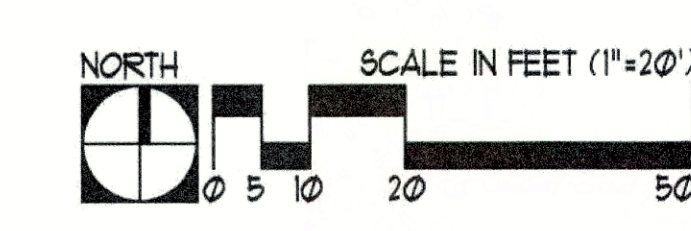
- MAINLINE PIPE
3" DIAMETER AND SMALLER SHALL BE SCHEDULE 40 PVC SOLVENT-WELD TYPE
4" DIAMETER AND LARGER SHALL BE CLASS 200 PVC O-RING GASKET TYPE WITH DUCTILE IRON GASKET FITTINGS
4" EQUALIZER LINE BETWEEN TANKS SHALL BE SCHEDULE 40.
- CLASS 200 (EXCEPT 1/2 INCH #315) PVC LATERAL PIPE
- ONE 4" CLASS 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



REVISIONS	DATE	DESCRIPTION



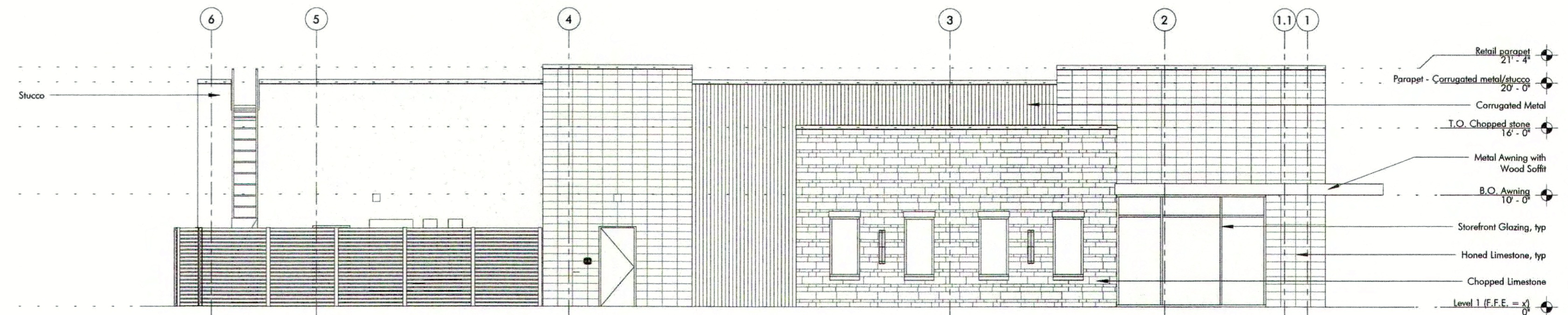
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PRELIMINARY

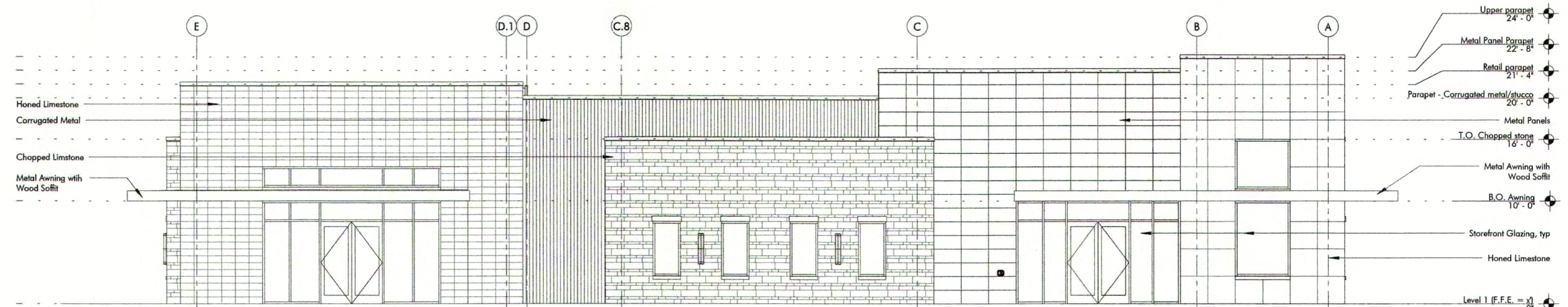
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11/12/19
by Michael D. Gin, Architect,
State of Texas, #21287.
Not for regulatory approval,
permitting, or construction.

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: 19007

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ELEVATIONS FOR CIVIL

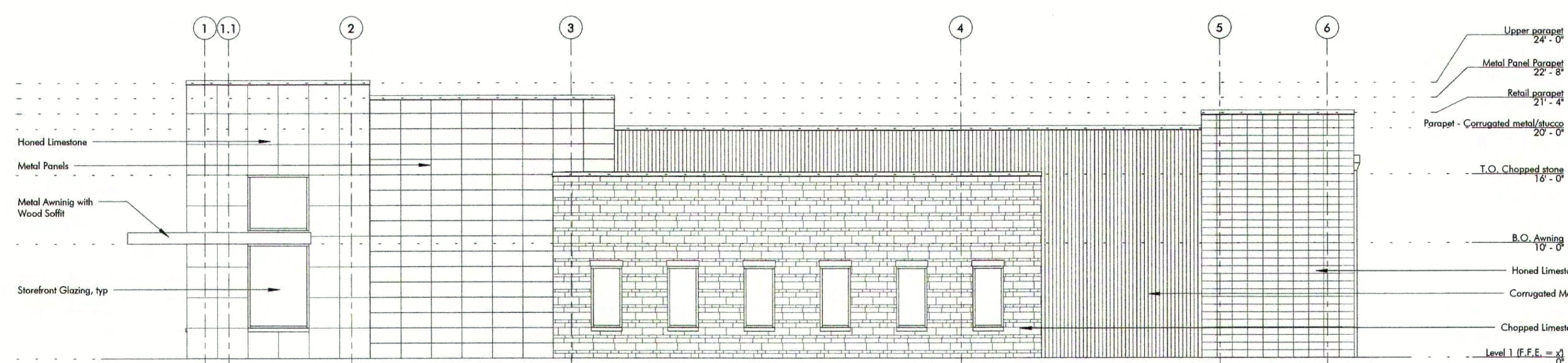
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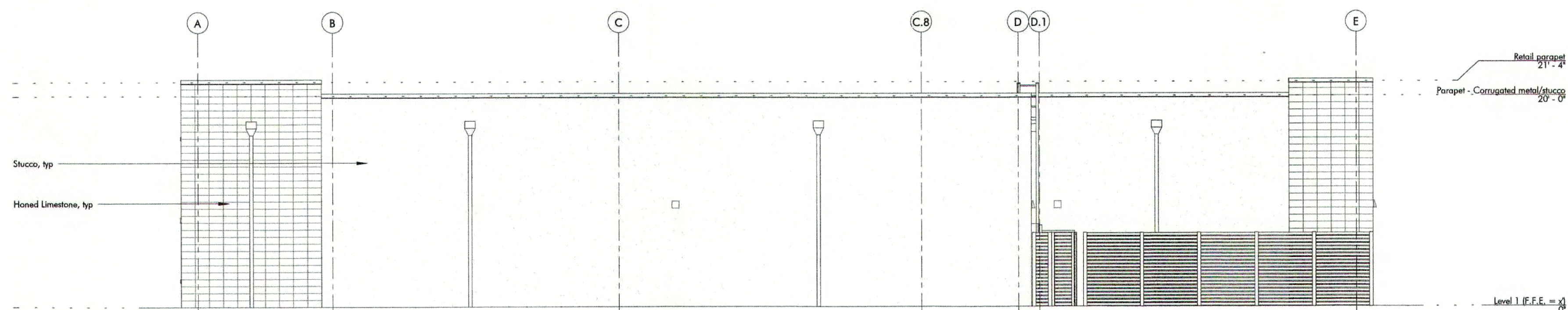
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report any discrepancies to the
Architect.



2 WEST ELEVATION
SCALE: 1/8" = 1'-0"



1 SOUTH ELEVATION
SCALE: 1/8" = 1'-0"

The Grove Medtail

Bastrop, TX 78602

Date Issue

Project Number: L9007
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ELEVATIONS FOR CIVIL

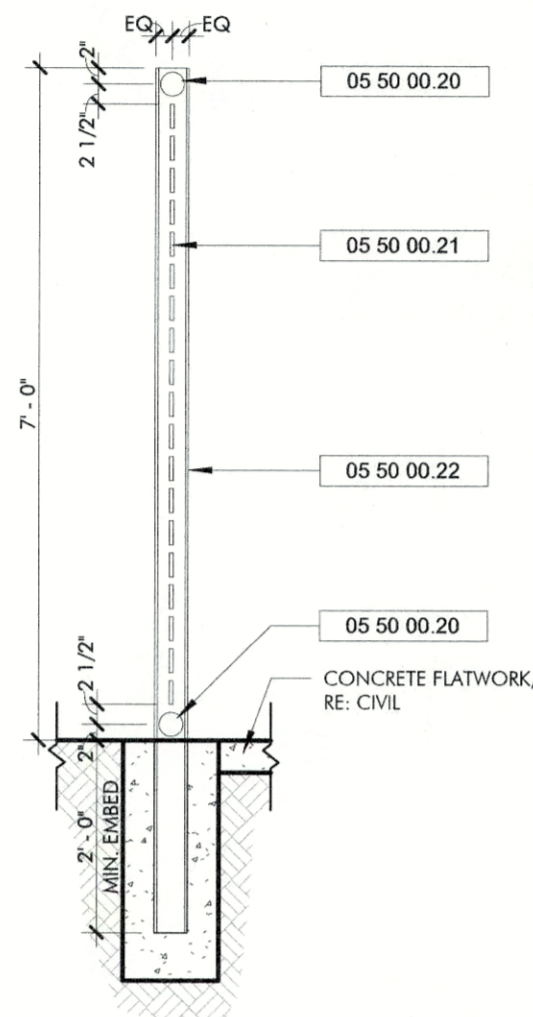
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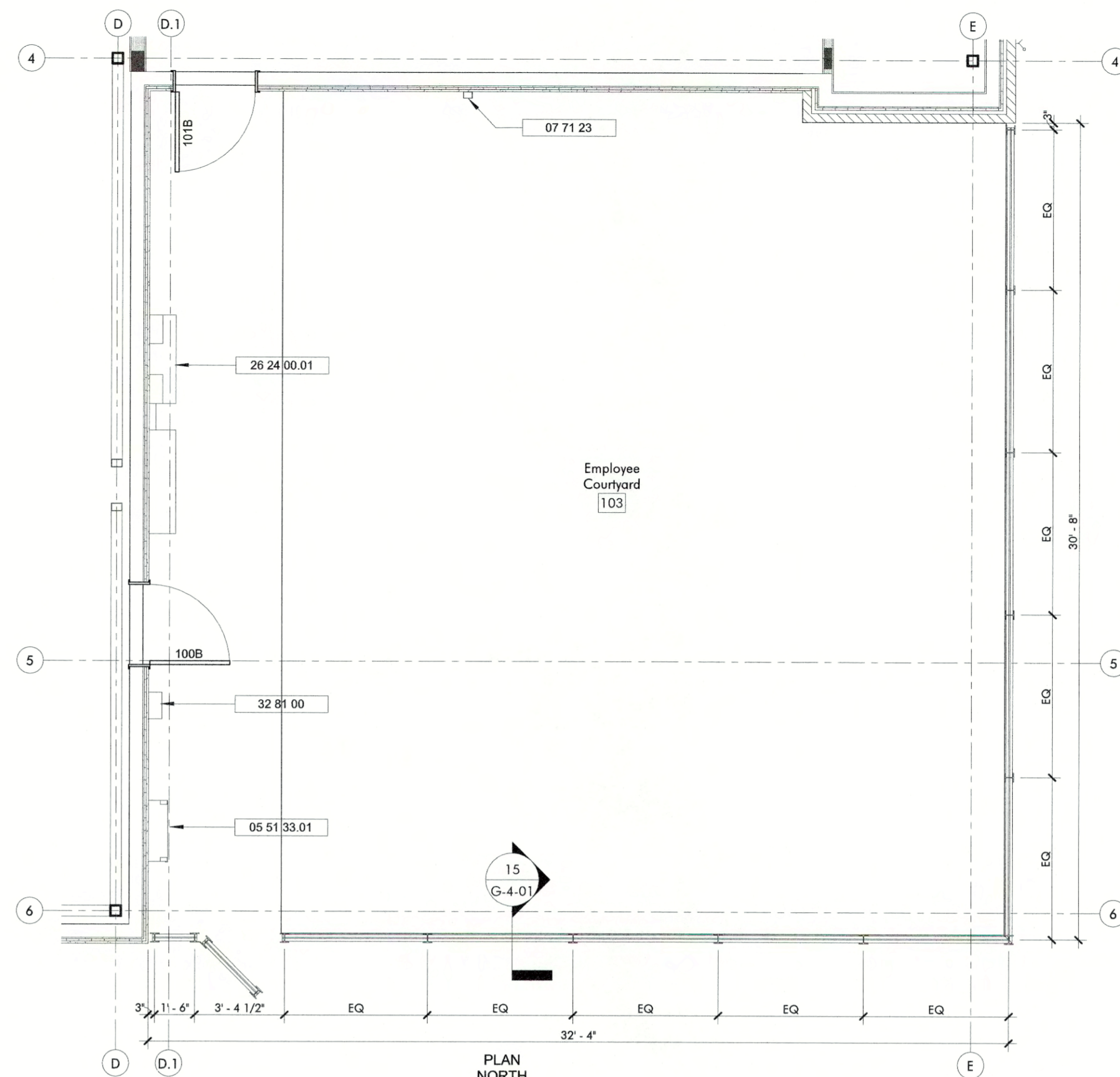
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FIELD INSPECTION REQUIRED

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.



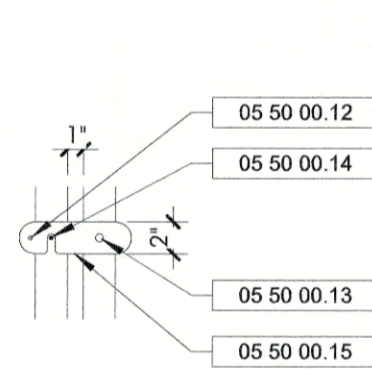
15 SCREEN DETAIL
SCALE: 1/2" = 1'-0"



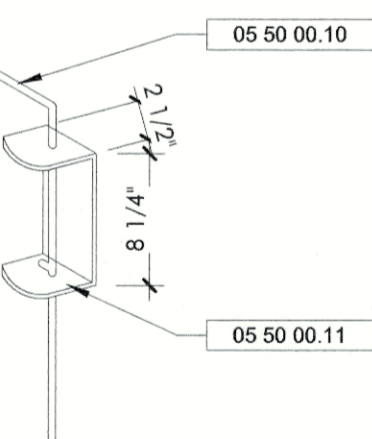
7 EMPLOYEE COURTYARD
SCALE: 1/4" = 1'-0"

KEY NOTES

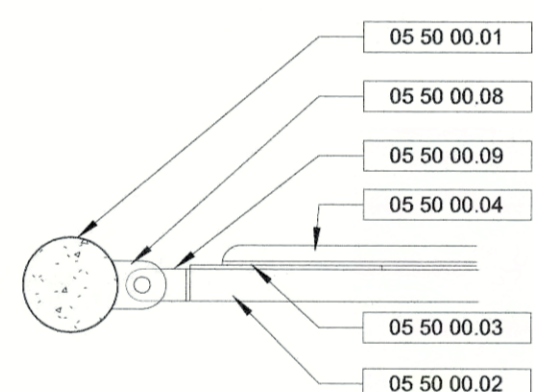
- 04 22 00 01 REINFORCED CMU WALL WITH STUCCO FINISH TO MATCH BUILDING. INSIDE FACE OF CMU TO BE PAINTED TO MATCH THE BUILDING. RE: 17 & 18/A-600
- 05 50 00 01 6" DIA. PAINTED STEEL PIPE FILLED WITH CONCRETE. CAST BOLLARD IN CONCRETE AT A DEPTH OF 5'-0" (MIN.) BELOW DUMPSTER PAD PAVEMENT
- 05 50 00 02 15 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 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 SCURPPER & 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



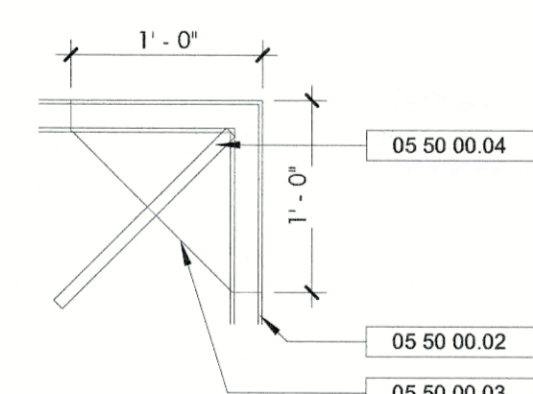
DETAIL E - GATE LATCH



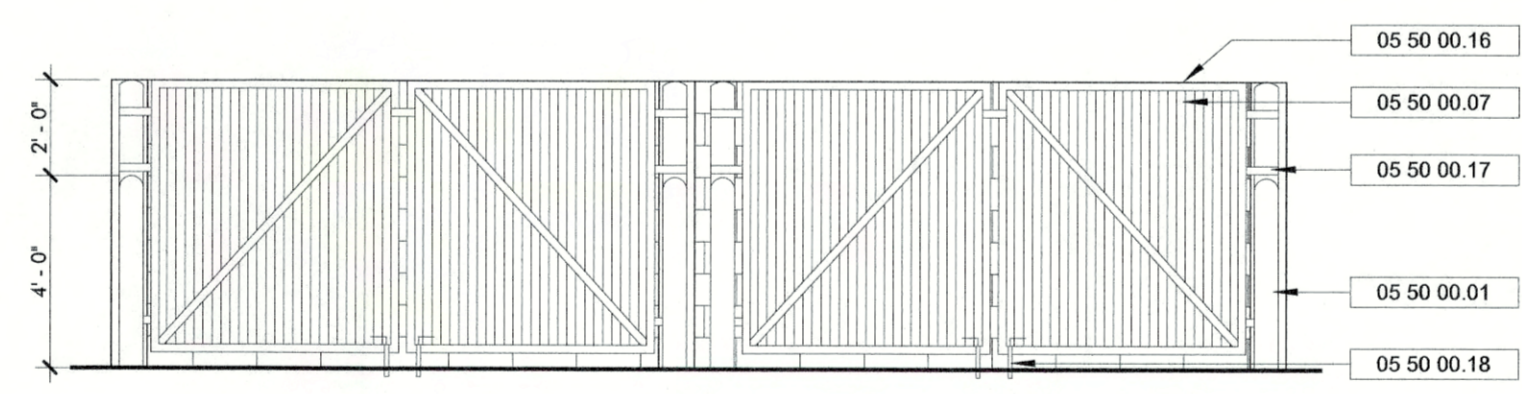
DETAIL D - CANE BOLT



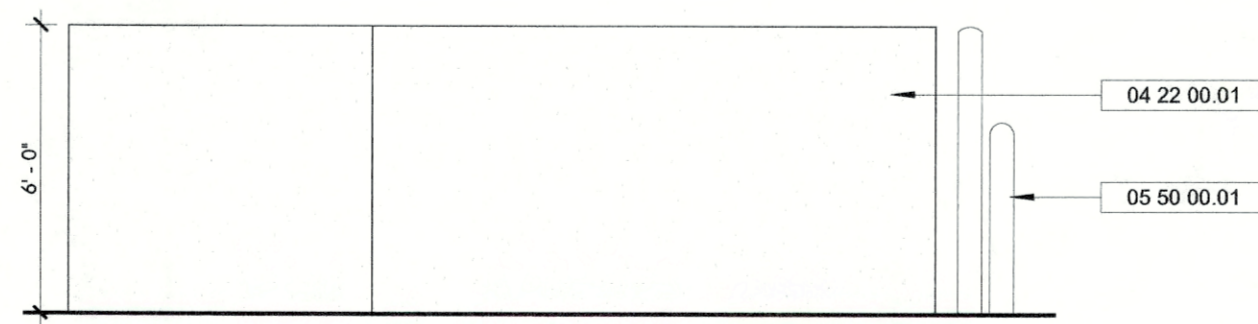
DETAIL C - GATE HINGE



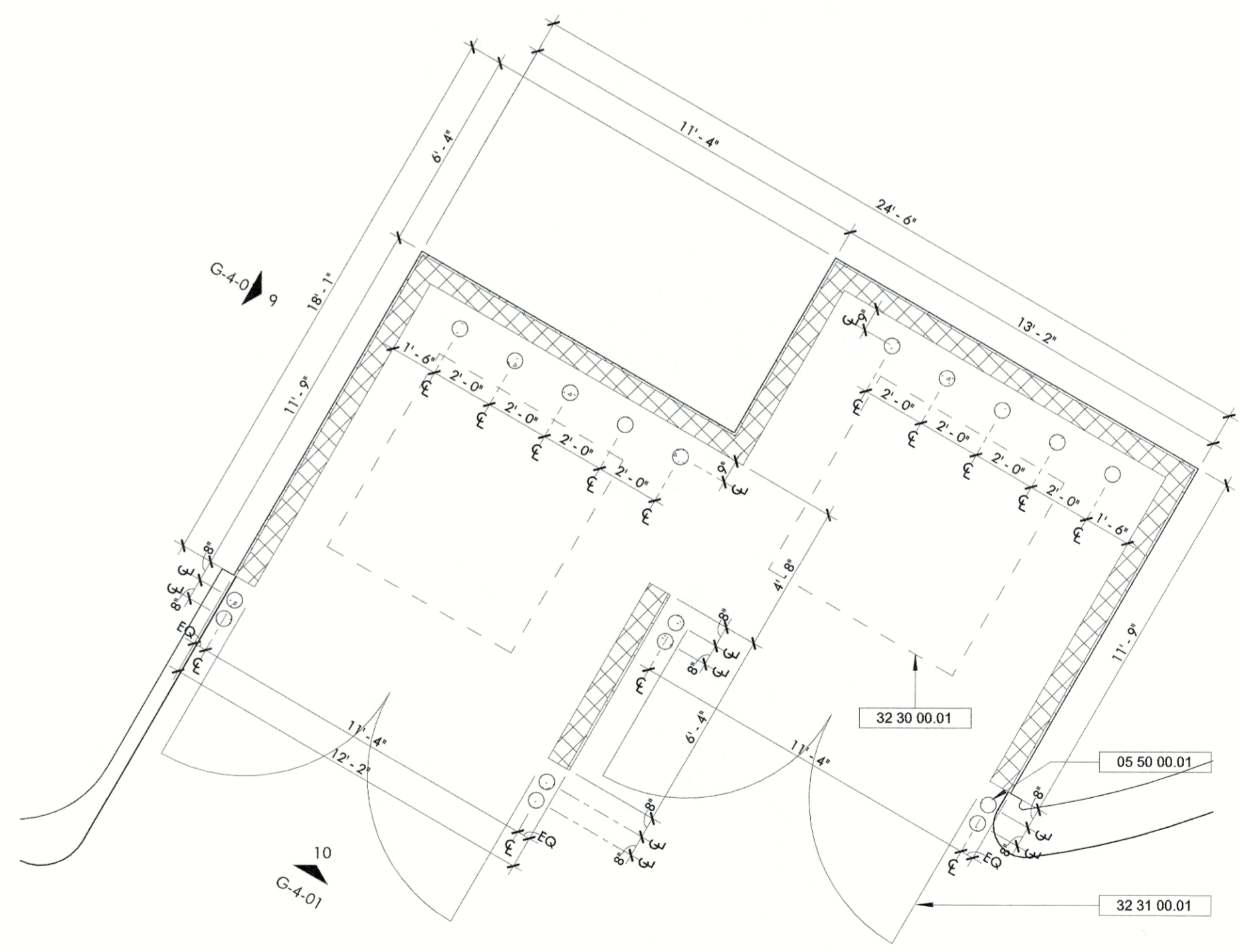
DETAIL B - FRAME ELEVATION



10 DUMPSTER - GATE
SCALE: 1/4" = 1'-0"

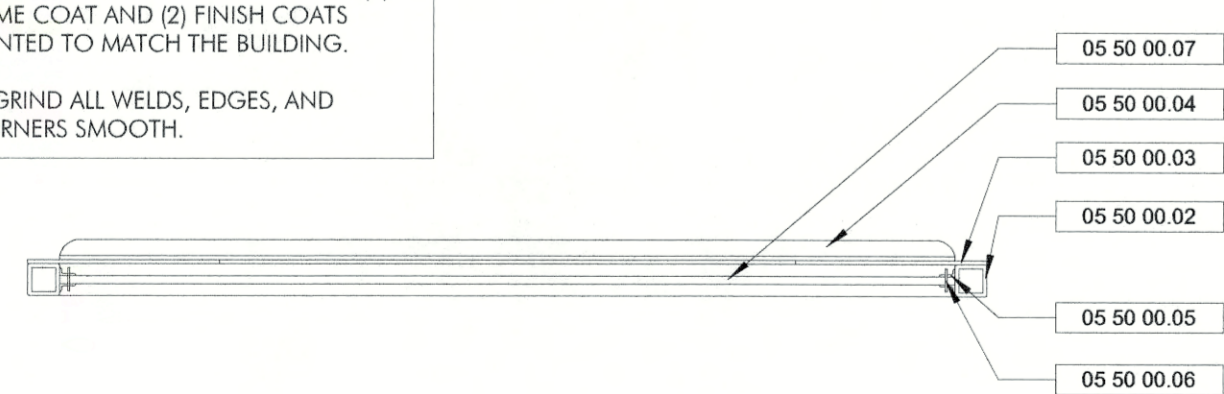


9 DUMPSTER - SIDE
SCALE: 1/4" = 1'-0"



1 DUMPSTER ENCLOSURE
SCALE: 1/4" = 1'-0"

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.

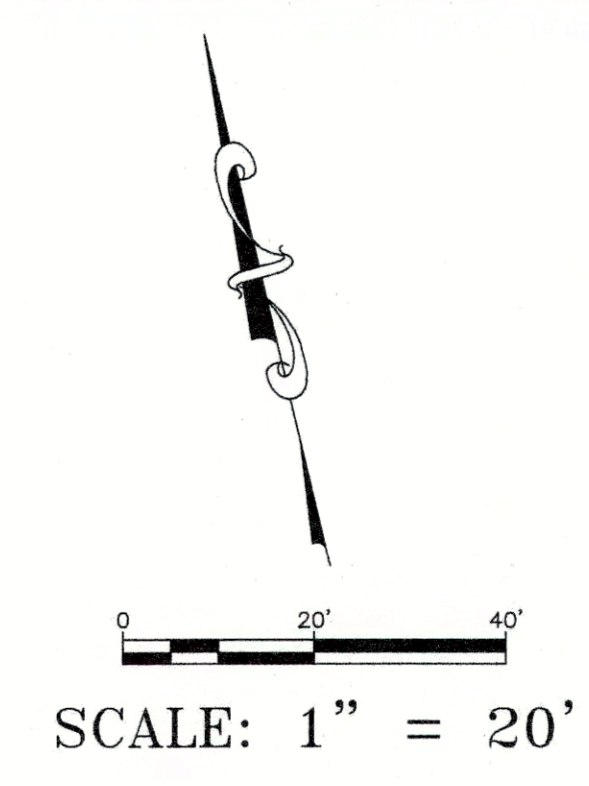
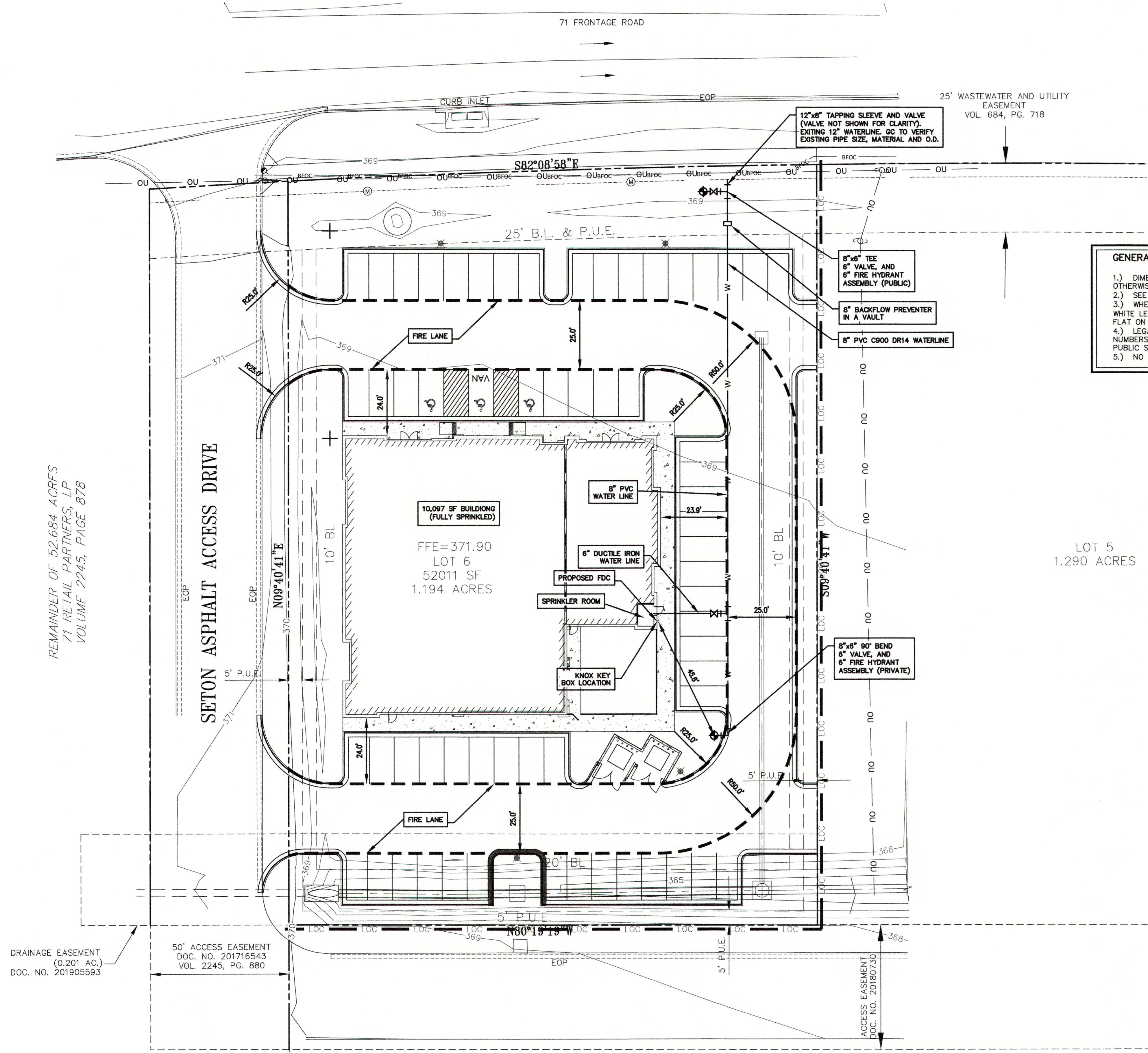


DETAIL A - GATE PLAN

17 DUMPSTER GATE - DETAILS
SCALE: 1" = 1'-0"

FILE PATH: \\C:\Users\jcd\OneDrive\Documents\Fire Access Control.dwg - Feb 08, 2020 - 11:46am

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



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 (IF APPLICABLE)	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:	DRAWN BY:
DATE	
REVISION	

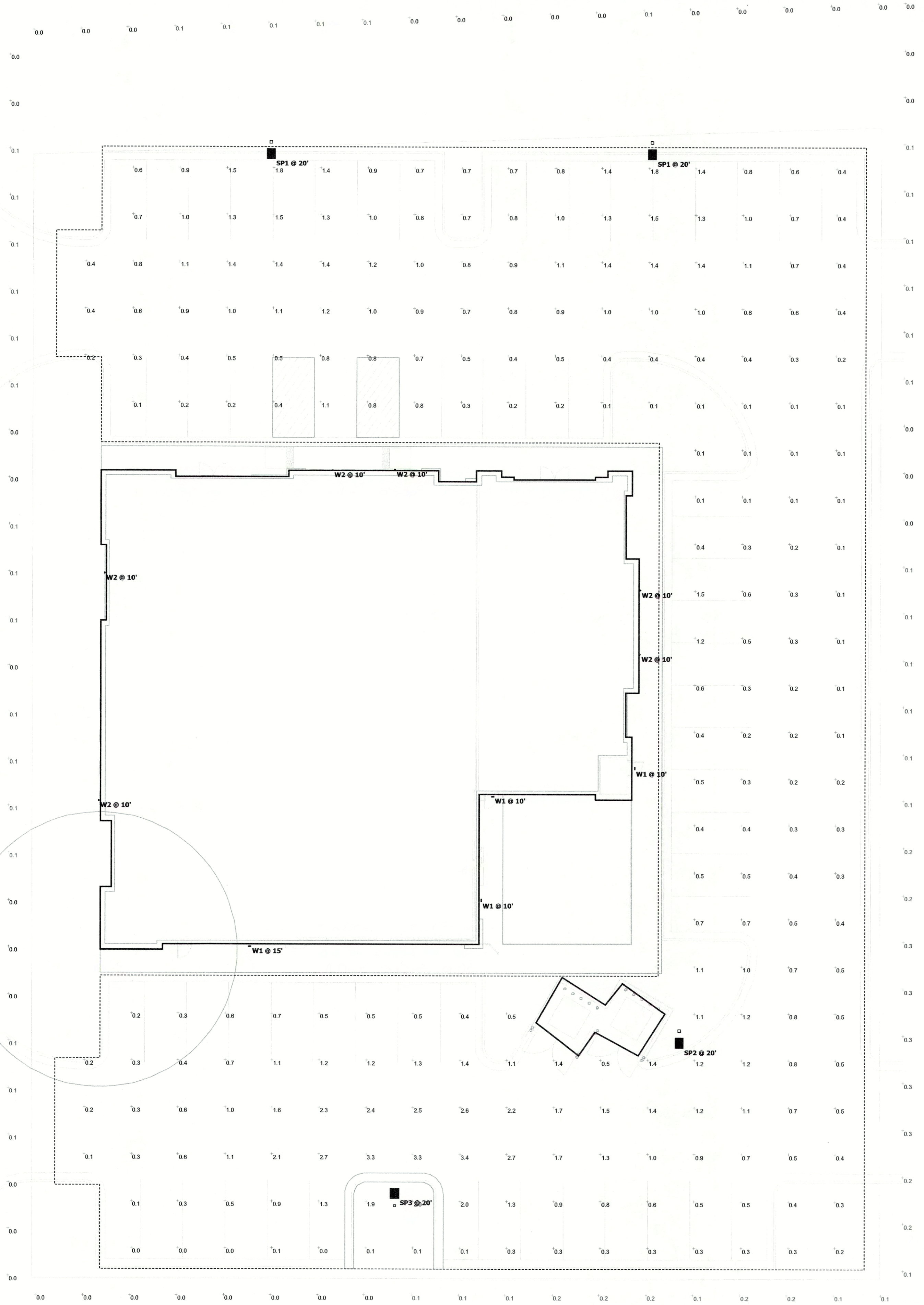
Carlson, Brigrance & Doering, Inc.
Civil Engineering & Surveying
FIRM ID #E3791
Main Office: 5501 West Chatham Street, Suite 200, Austin, Texas 78756
North Office: 6600 Aldrich Street, Suite 200, Austin, Texas 78754
Phone No. (512) 280-5160 Fax No. (512) 280-5165

SHEET NAME: FIRE ACCESS AND CONTROL PLAN SHEET
JOB NAME: BASTROP GROVE METAL DEVELOPMENT
PROJECT: CIVIL SITE DEVELOPMENT PLANS

Carlson, Brigrance & Doering, Inc.
Brendan P. Mentee
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 TFFM MVOLT SPA HS SSS 18 4C DM19AS DDBXD	6007	4000K	49W	MVOLT	POLE	FULLY SHIELDED, NO UP LIGHTING
SP2	1	LED POLE LIGHT	LITHONIA	DSXD LED P2 40K TSM MVOLT SSS 18 4C DM19AS DDBXD	6007	4000K	49W	MVOLT	POLE	FULLY SHIELDED, 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 SHIELDED, NO UP LIGHTING
W1	4	WALL PACK	BEGA	33 242 K4	1893	4000K	18W	MVOLT	SURFACE	FULLY SHIELDED, 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	+	0.5 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

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

LIMITED LANE SHIFT
ANTICIPATED TO ALLOW
FOR DRIVE CONNECTIONS.
MAINTAIN TWO WAY
TRAFFIC AT ENTRY DRIVE
AT ALL TIMES. COORDINATE
ALL ACTIVITIES WITH
OTHER TENANTS.

LIMITED LANE SHIFT
ANTICIPATED TO ALLOW
FOR DRIVE CONNECTIONS.
MAINTAIN TWO WAY
TRAFFIC AT ENTRY DRIVE
AT ALL TIMES. COORDINATE
ALL ACTIVITIES WITH
OTHER TENANTS.

SETON ASPHALT ACCESS DRIVE

50' ACCESS EASEMENT
DOC. NO. 201716543
VOL. 2245, PG. 880

DRAINAGE EASEMENT
(0.201 AC.)
DOC. NO. 201905593

PERIMETER TO BE FENCED WITH
ORANGE MESH CONSTRUCTION FENCING.
PROVIDE SITE ACCESS ONLY AT DRIVES
AND WHERE REQUIRED.

PROVIDE TEMPORARY
BARRICADES TO SITE
DRIVES UNTIL SITE
HAS BEEN ACCEPTED
BY CITY OF BASTROP.

PROVIDE TEMPORARY
BARRICADES TO SITE
DRIVES UNTIL SITE
HAS BEEN ACCEPTED
BY CITY OF BASTROP.

PROVIDE TYPE III BARRICADE
AT END OF DRIVE

PERIMETER TO BE FENCED WITH
ORANGE MESH CONSTRUCTION FENCING.
PROVIDE SITE ACCESS ONLY AT DRIVES
AND WHERE REQUIRED.

EXISTING CHAINLINK FENCE
TO BE REMOVED BY HOSPITAL
CONTRACTOR.

PROVIDE TYPE III BARRICADE
AT END OF DRIVE

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



LOT 5
1.290 ACRES

FFE=371.90
LOT 6
52011 SF
1.194 ACRES

LEGEND	
---	PROPERTY LINE
OU	EXISTING OVERHEAD UTILITY
WLN	EXISTING WASTEWATER LINE
WLN	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

SCALE: 1" = 20'

- TRAFFIC CONTROL NOTES:**
- NO PUBLIC LANE CLOSURES ARE ANTICIPATED AS A RESULT OF THIS PROJECT.
 - NO PEDESTRIAN ROUTE IMPACTS ARE ANTICIPATED AS NO AREA SIDEWALKS EXIST.
 - ENTIRE PROJECT AREA TO BE FENCED WITH SILT FENCE PER THE EROSION CONTROL PLAN AS WELL AS ORANGE MESH CONSTRUCTION GRADE FENCING.

DESIGNED BY:	DRAPED BY:
DATE:	
REVISION:	
 Carlson, Brigrance & Doering, Inc. Civil Engineering & Surveying FIRM ID #F3791 Main Office: 5501 W. Loop Dr., Austin, Texas 78749 North Office: 12129 North Loop East, Suite 600, Austin, Texas 78750 Phone No. (512) 280-5160 Fax No. (512) 280-5165	
SHEET NAME:	TRAFFIC CONTROL & PEDESTRIAN SAFETY SHEET
JOB NAME:	BASTROP GROVE MEDTAL DEVELOPMENT
PROJECT:	CIVIL SITE DEVELOPMENT PLANS
 BRENDAN P. MCENTEE 96200 LICENSED PROFESSIONAL ENGINEER STATE OF TEXAS CARLSON, BRIGRANCE & DOERING, INC. ID# F3791 <i>Brendan P. McEntee</i> 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

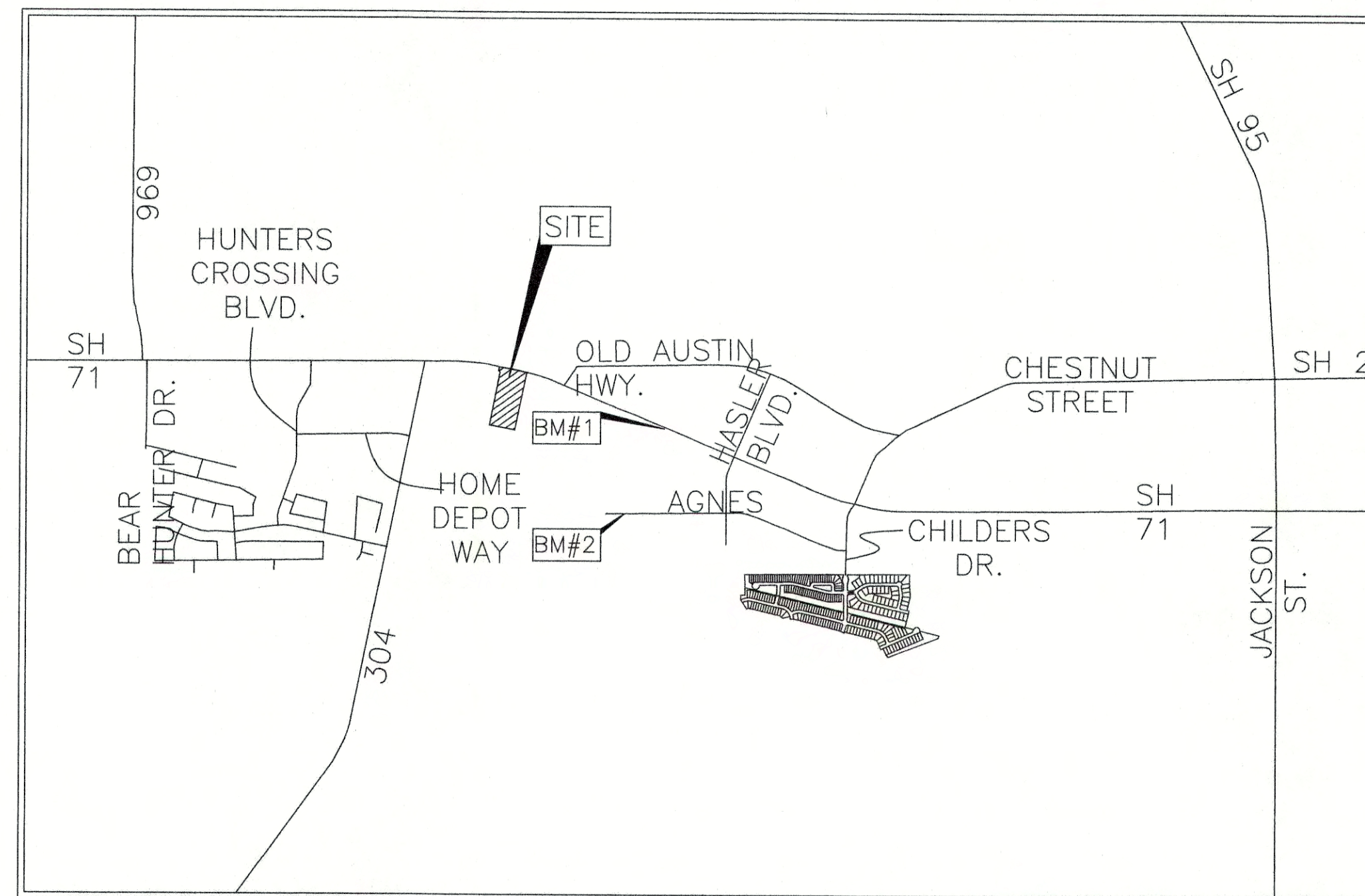
CITY OF BASTROP

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. 48021CO335E, 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



Final Drainage
Plan Approved

11/22/19

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

DESIGNED BY:	DRAWN BY:
DATE	
REVISION	

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

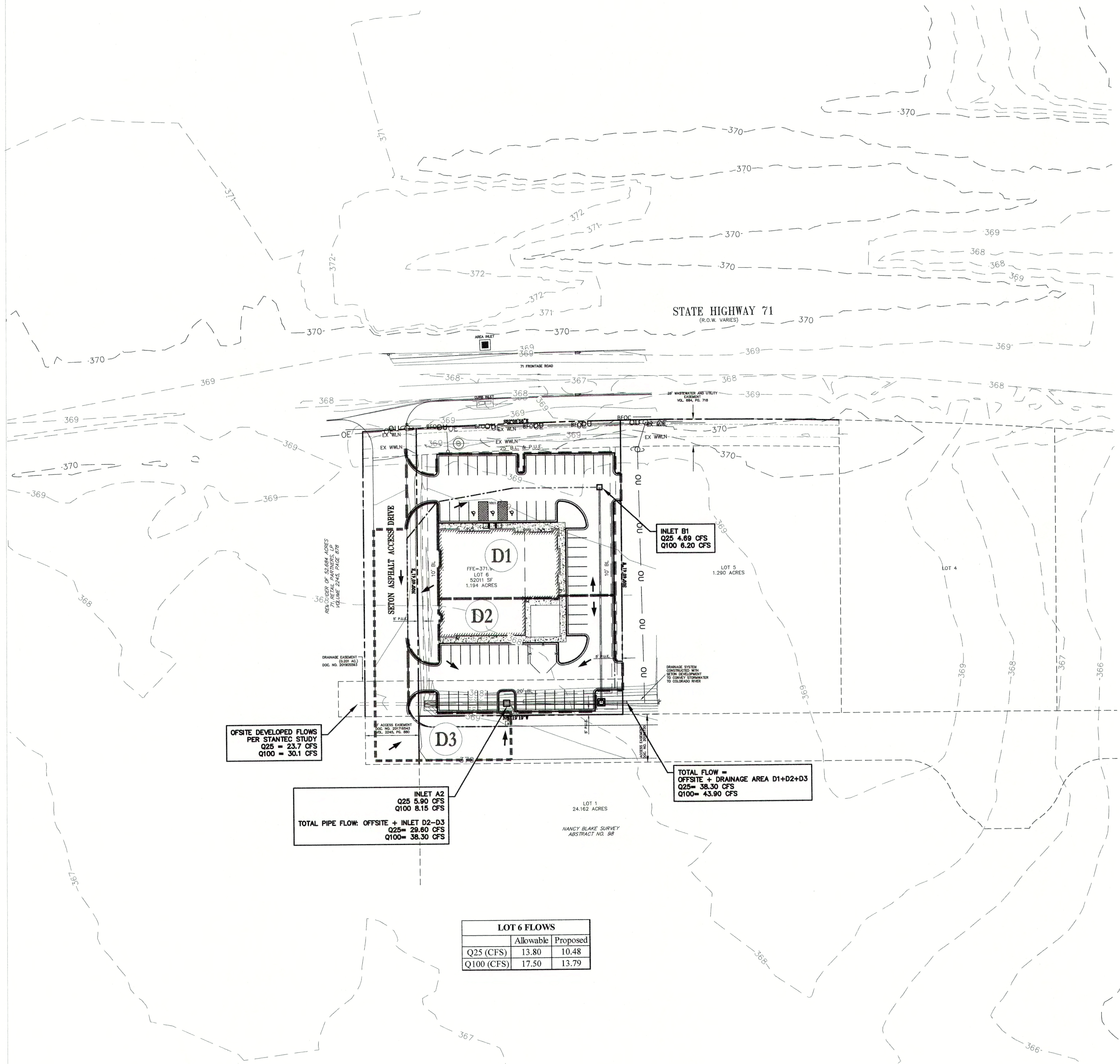


SHEET NAME: COVER
JOB NAME: BASTROP GROVE MEDTAIL DEVELOPMENT
PROJECT: FINAL MASTER DRAINAGE PLAN SUBMITTAL



DATE: 9/16/2019
JOB NUMBER: 5135
SHEET: 12 OF 29
SHEET NO.: 12

FILE PATH: \\C:\WORK\155\155\DRAINAGE.dwg - Sep 14, 2019 - 8:20am



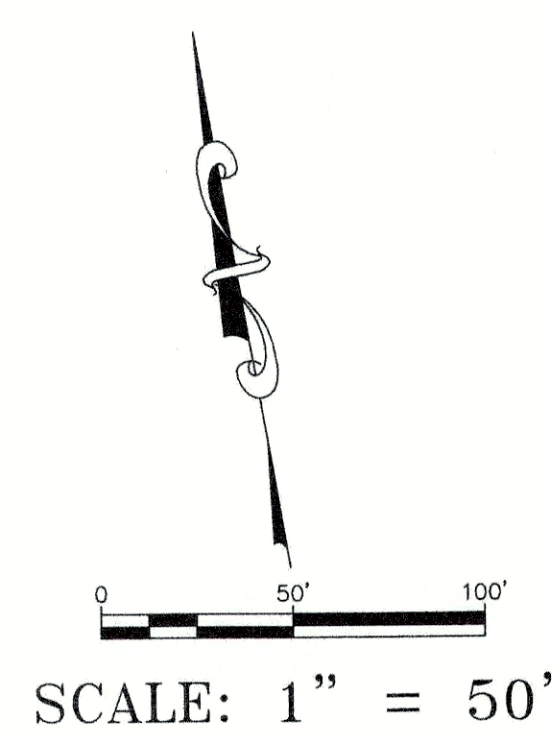
OFFSITE DEVELOPED FLOWS PER STANTEC STUDY
Q25 = 23.7 CFS
Q100 = 30.1 CFS

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

INLET B1
Q25 4.69 CFS
Q100 6.20 CFS

TOTAL FLOW = OFFSITE + DRAINAGE AREA D1+D2+D3
Q25 = 38.30 CFS
Q100 = 43.90 CFS

LOT 6 FLOWS		
	Allowable	Proposed
Q25 (CFS)	13.80	10.48
Q100 (CFS)	17.50	13.79



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)]	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	284
	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

Design Storm	Area Desc.	Existing	Developed				
			D1	D2	D3	D2+D3	D1+D2+D3
2-year	Drainage Area	1.194	0.534	0.422	0.358	0.780	1.315
	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
	Tc (min)	16.9	10.0	10.0	10.0	10.00	10.00
25-year	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
	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
100-year	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

BASTROPTX
Heart of the Lost Pines
Est. 1892
Final Drainage
Plan Approved
[Signature]
11/22/19

GRATE INLET CALCULATIONS
Orifice equation: $Q_i = Q_o = C A \sqrt{2gh}$ (Equation 10-31, TxDOT Hydraulic Design Manual)
Opening Area of the Grate, $A_g = \text{Area} \times \text{Clogging Factor} \times \text{Grate Factor}$
Orifice Coefficient, $C = 0.67$
 $g = 32.17 \text{ ft/s}^2$
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, Q _{max} (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

DESIGNED BY:	DRAFTED BY:
DATE:	
REVISION:	
HYDROLOGY SHEET BASTROP GROVE MEDTAL DEVELOPMENT FINAL MASTER DRAINAGE PLAN SUBMITTAL	
DATE:	9/16/2019
JOB NUMBER:	5135
SHEET:	13 OF 29
SHEET NO.:	13

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

DRAINAGE EASEMENT
(0.201 AC.)
DOC. NO. 20191

REMOVE EXISTING CURB/GUTTER
ACROSS DRIVE. TRANSITION THE
NEW CURB AND GUTTER INTO EXISTING

50' ACCESS EASEMENT
DOC. NO. 201716543
VOL. 2245, PG. 880

REMOVE EXISTING 30" S.E.T.
AND EXTEND 30" RCP

74.05 LF 30" RCP @ 0.50%

BEGIN 52.50 LF OF SERRATED CURB

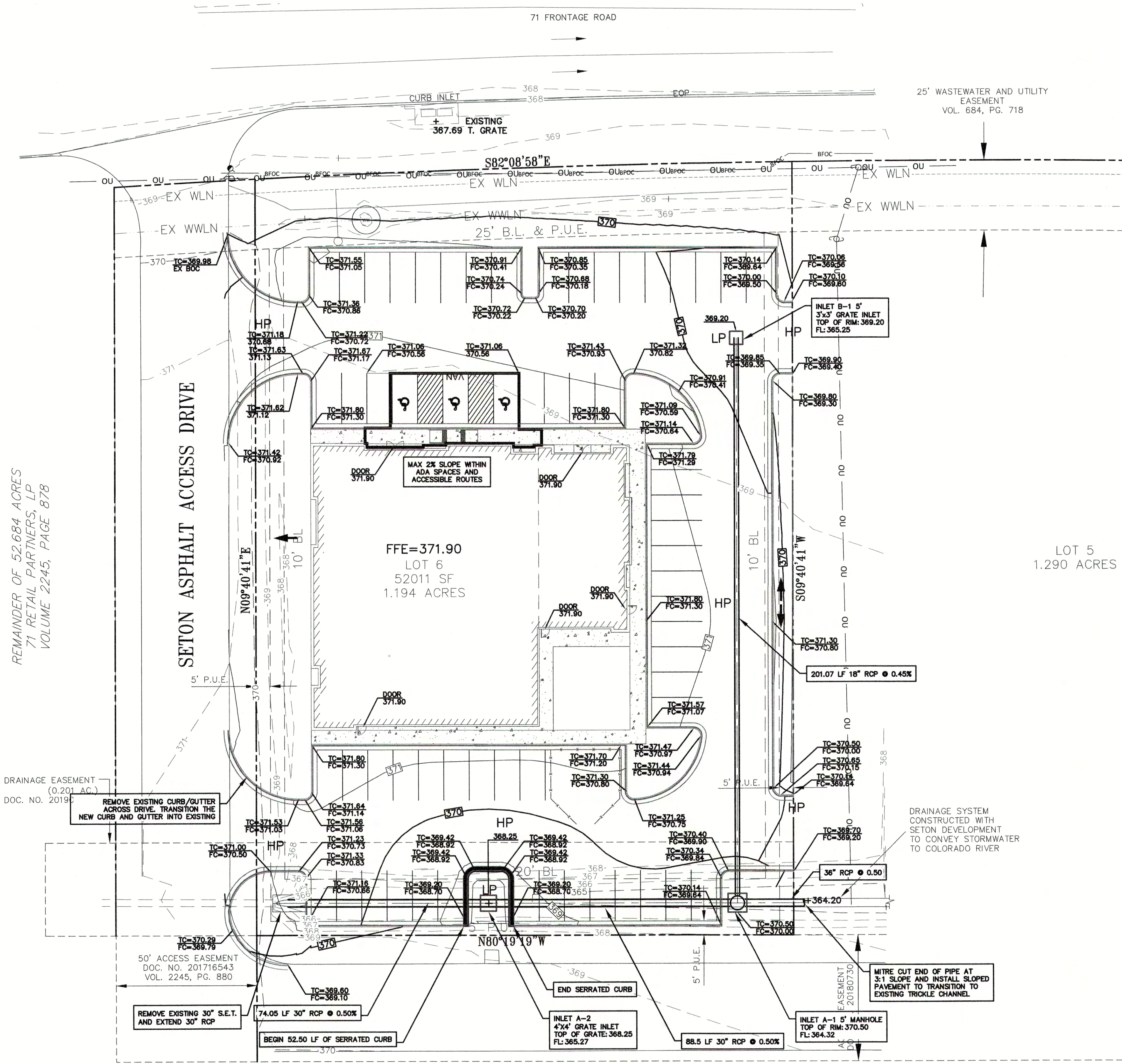
END SERRATED CURB

INLET A-2
4'x4' GRATE INLET
TOP OF GRATE: 368.25
FL: 365.27

88.5 LF 30" RCP @ 0.50%

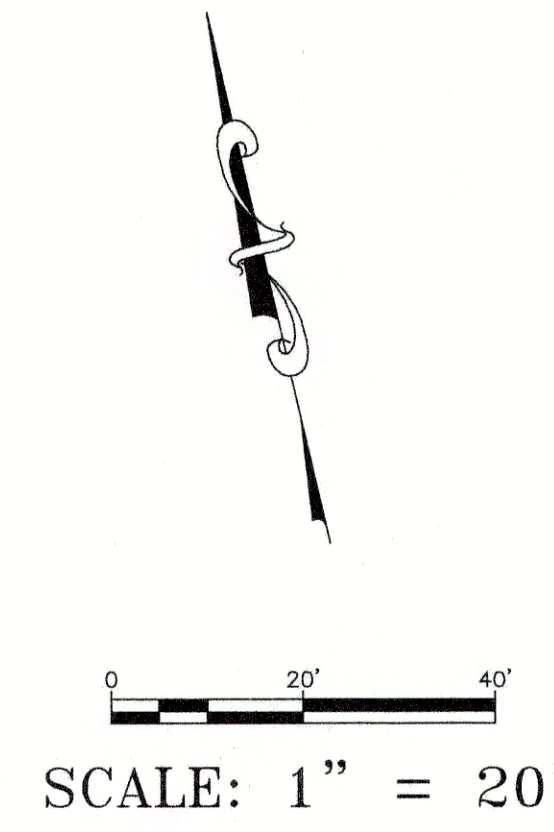
MITRE CUT END OF PIPE AT
3:1 SLOPE AND INSTALL SLOPED
PAVEMENT TO TRANSITION TO
EXISTING TRICKLE CHANNEL

DRAINAGE SYSTEM
CONSTRUCTED WITH
SETON DEVELOPMENT
TO CONVEY STORMWATER
TO COLORADO RIVER



LEGEND

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



BASTROPTX
Heart of the Lost Pines
Est. 1832

Final Drainage
Plan Approved

[Signature]
11/22/19

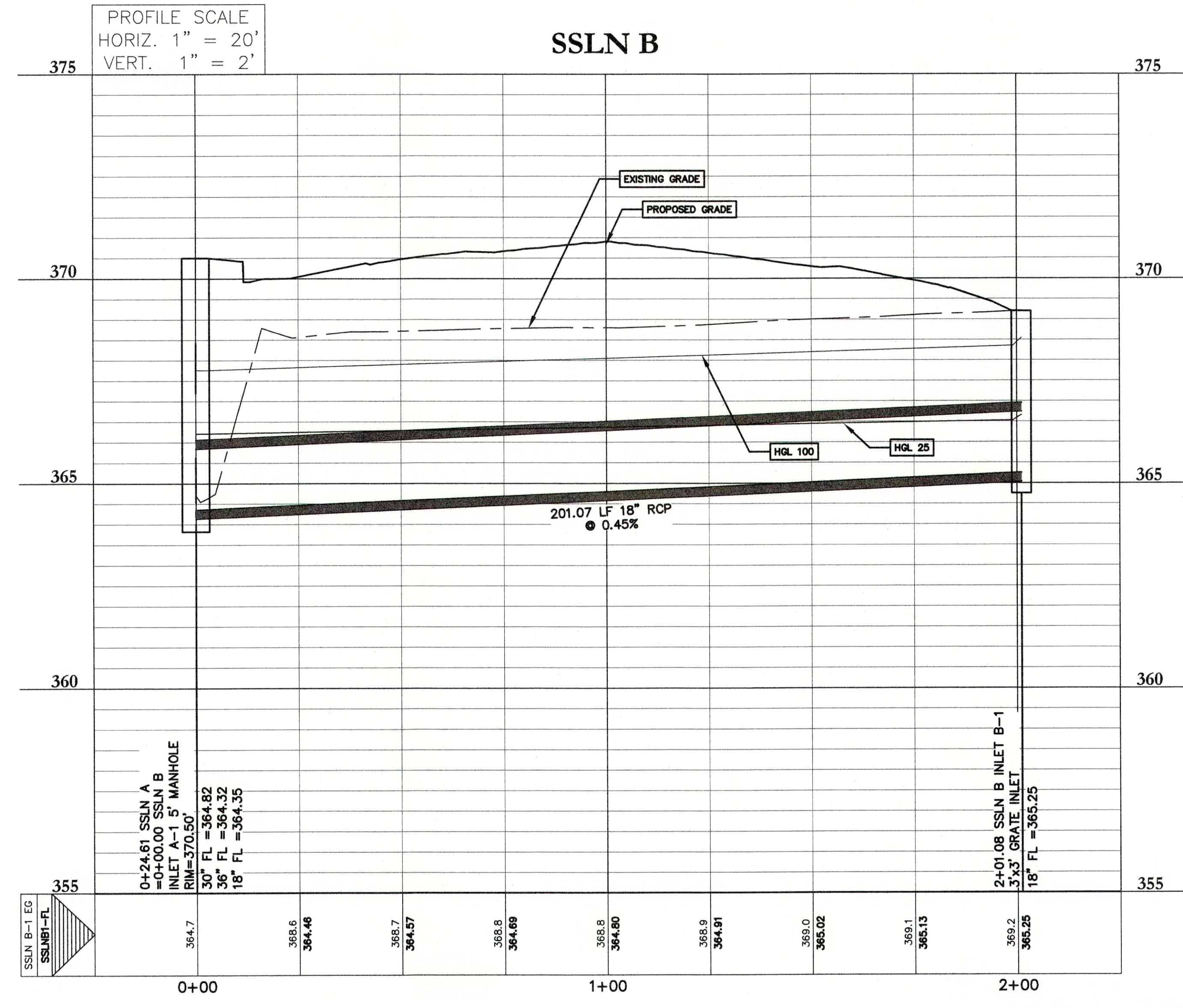
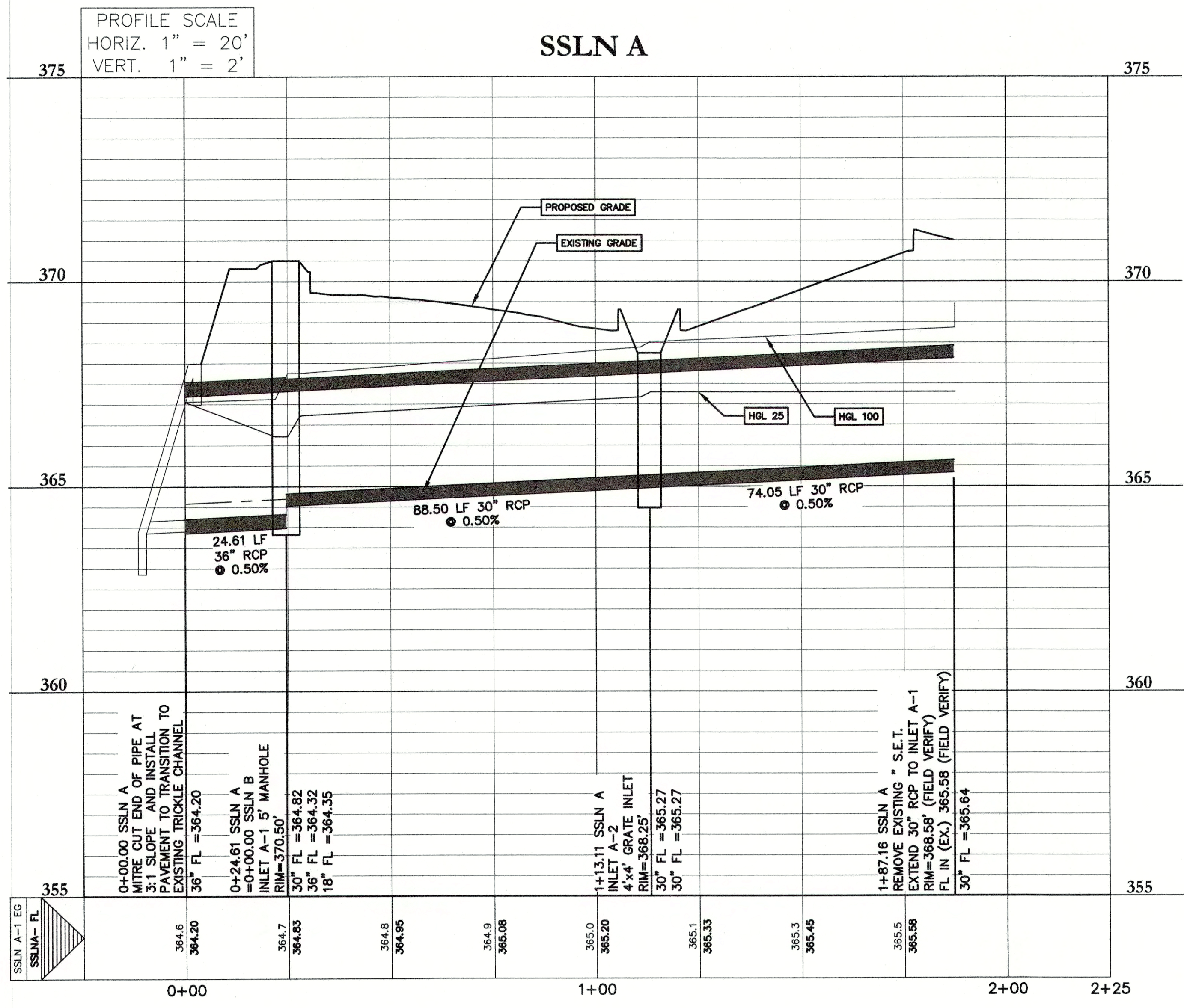
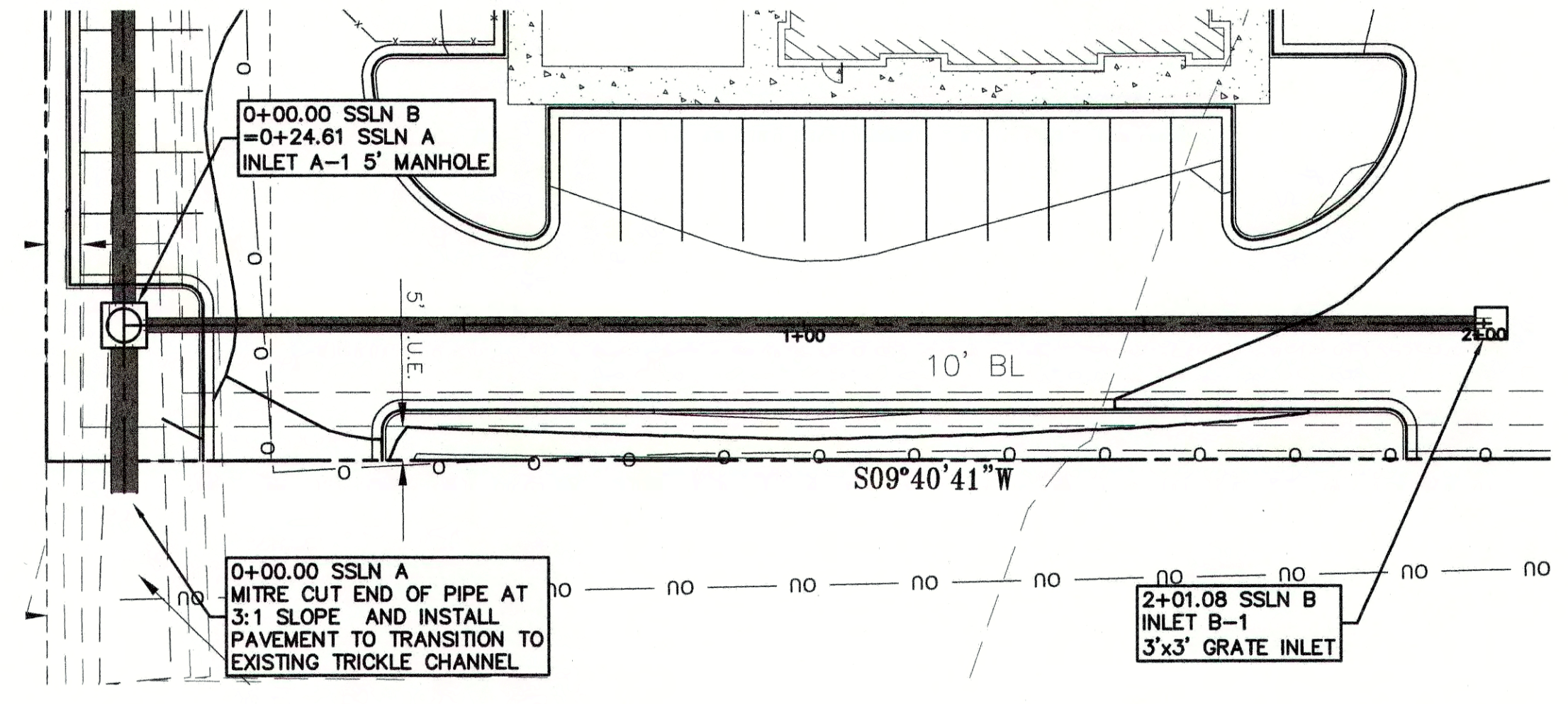
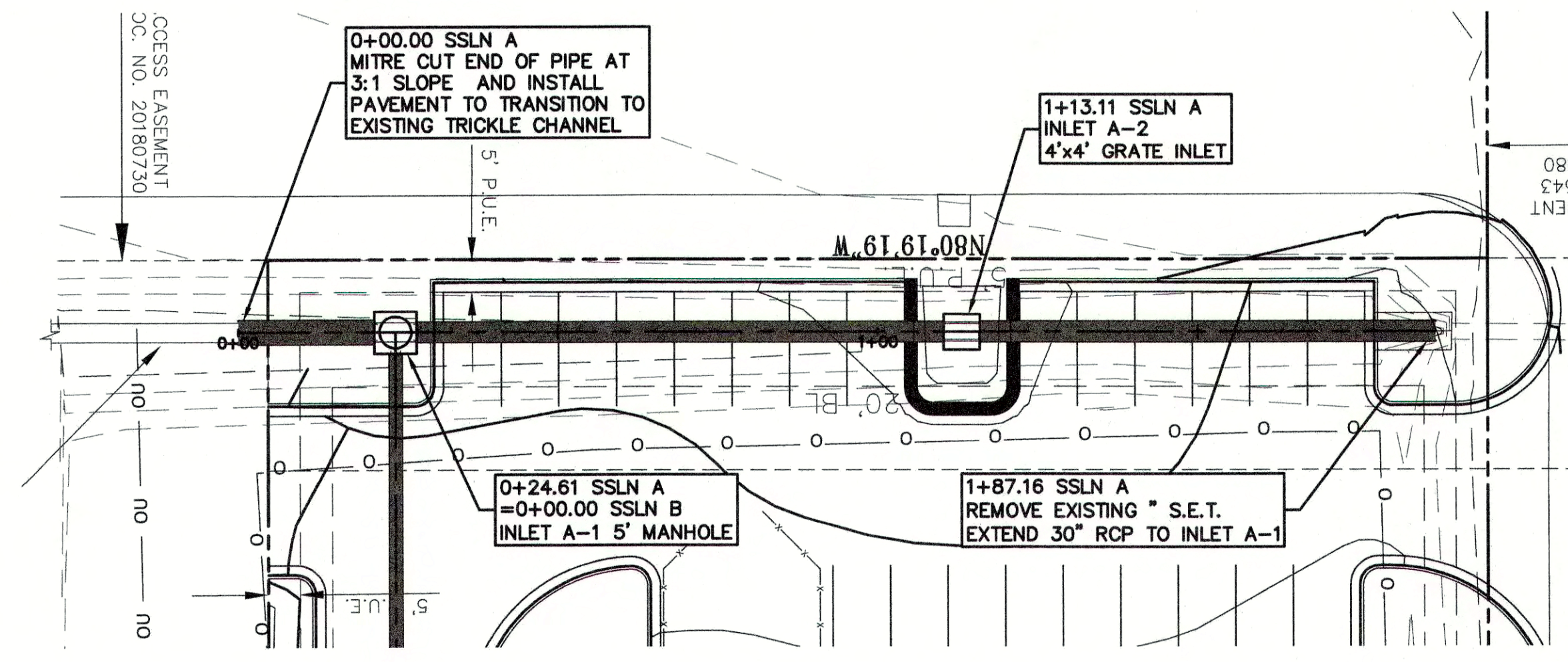
- GRADING NOTES:**
- UNLESS OTHERWISE SPECIFIED, ALL FINISHED EARTHEN SLOPES ARE TO BE FINE GRADED TO PROVIDE A RELATIVELY UNIFORM SURFACE WITH NO ROCKS GREATER THAN 1-INCH IN DIAMETER, NO CLOGS OF SOIL GREATER THAN 1-INCHES IN DIAMETER, AND DEVIATIONS FROM AN OTHERWISE SMOOTH SURFACE GREATER THAN 4 INCHES IN HEIGHT OR DEPTH WITH NO AREAS OF STANDING WATER.
 - 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.
 - 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.
 - REFER TO LANDSCAPE PLAN FOR PLANTING, IRRIGATION, AND TOPSOIL REQUIREMENTS.

DESIGNED BY:	DRAFTED BY:
DATE:	DATE:
REVISION:	REVISION:
GRADING SHEET BASTROP GROVE MEDTAL DEVELOPMENT FINAL MASTER DRAINAGE PLAN SUBMITTAL	
SHEET NAME:	
JOB NAME:	
PROJECT:	
DATE:	9/16/2019
JOB NUMBER:	5135
SHEET:	14 OF 29
SHEET NO.:	14

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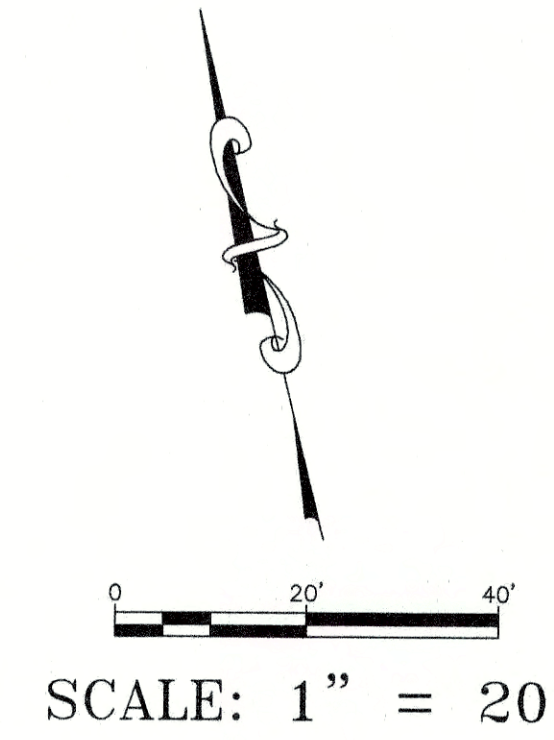
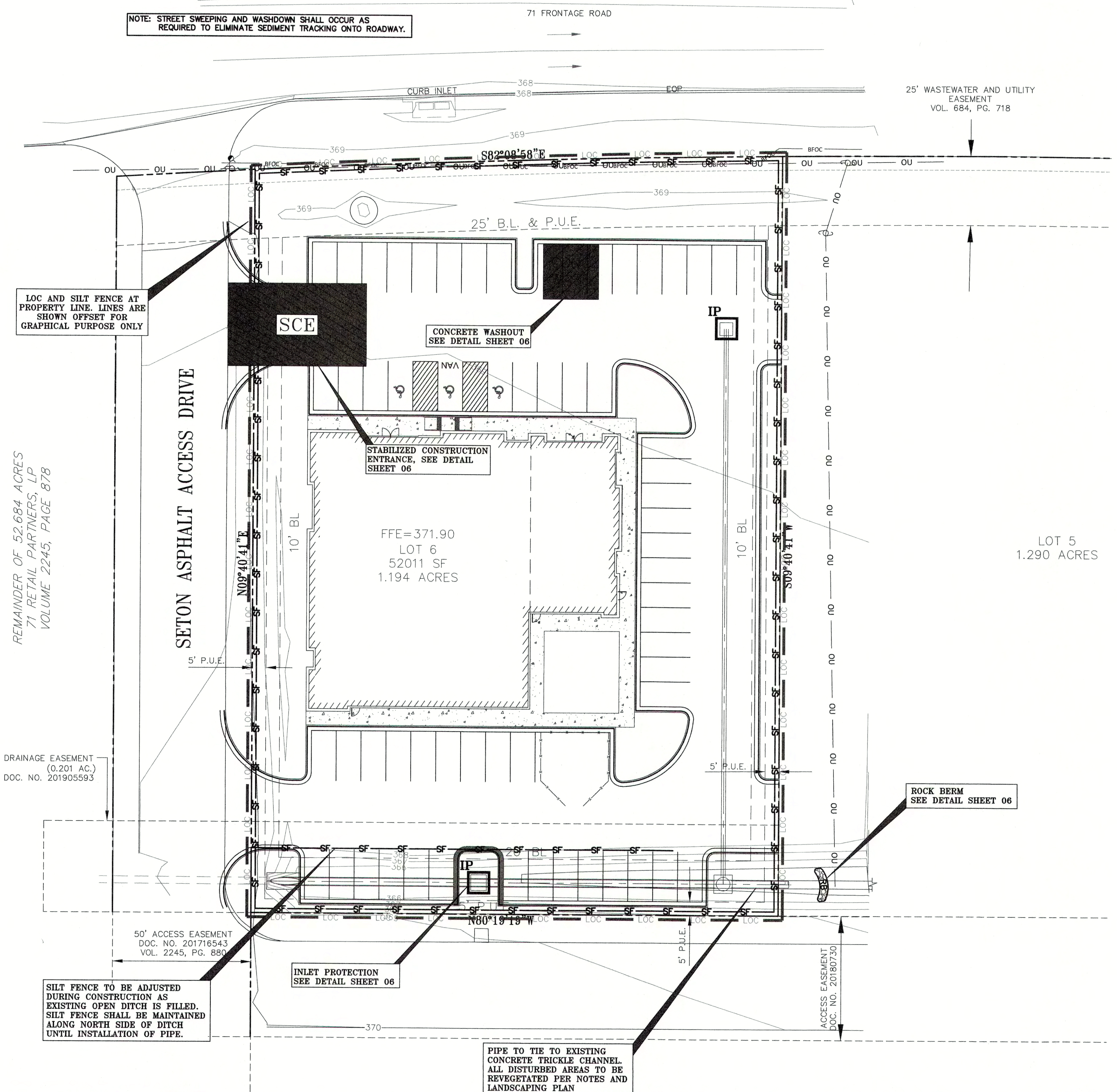
Final Drainage
Plan Approved

11/22/19



DESIGNED BY:	DRAFTED BY:
DATE:	DATE:
REVISION:	REVISION:
Carlson, Brigrance & Doering, Inc. Civil Engineering • Surveying FIRM ID #13791 Main Office: 5501 West Williams Cannon Dr., Austin, Texas 78749 North Office: 12129 RR 620 N., Ste. 600, Austin, Texas 78750 Phone No. (512) 290-5160 Fax No. (512) 290-5165	
STORM SEWER PROFILE BASTROP GROVE MEDTAL DEVELOPMENT FINAL MASTER DRAINAGE PLAN SUBMITTAL	
DATE:	9/16/2019
JOB NUMBER:	5135
SHEET:	15 OF 29
SHEET NO.:	15

NOTE: STREET SWEEPING AND WASHDOWN SHALL OCCUR AS REQUIRED TO ELIMINATE SEDIMENT TRACKING ONTO ROADWAY.



LEGEND	
	SILT FENCE
	LIMITS OF CONSTRUCTION
	INLET PROTECTION
	ROCK BERM
	J-HOOK
	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 SOLELY 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.

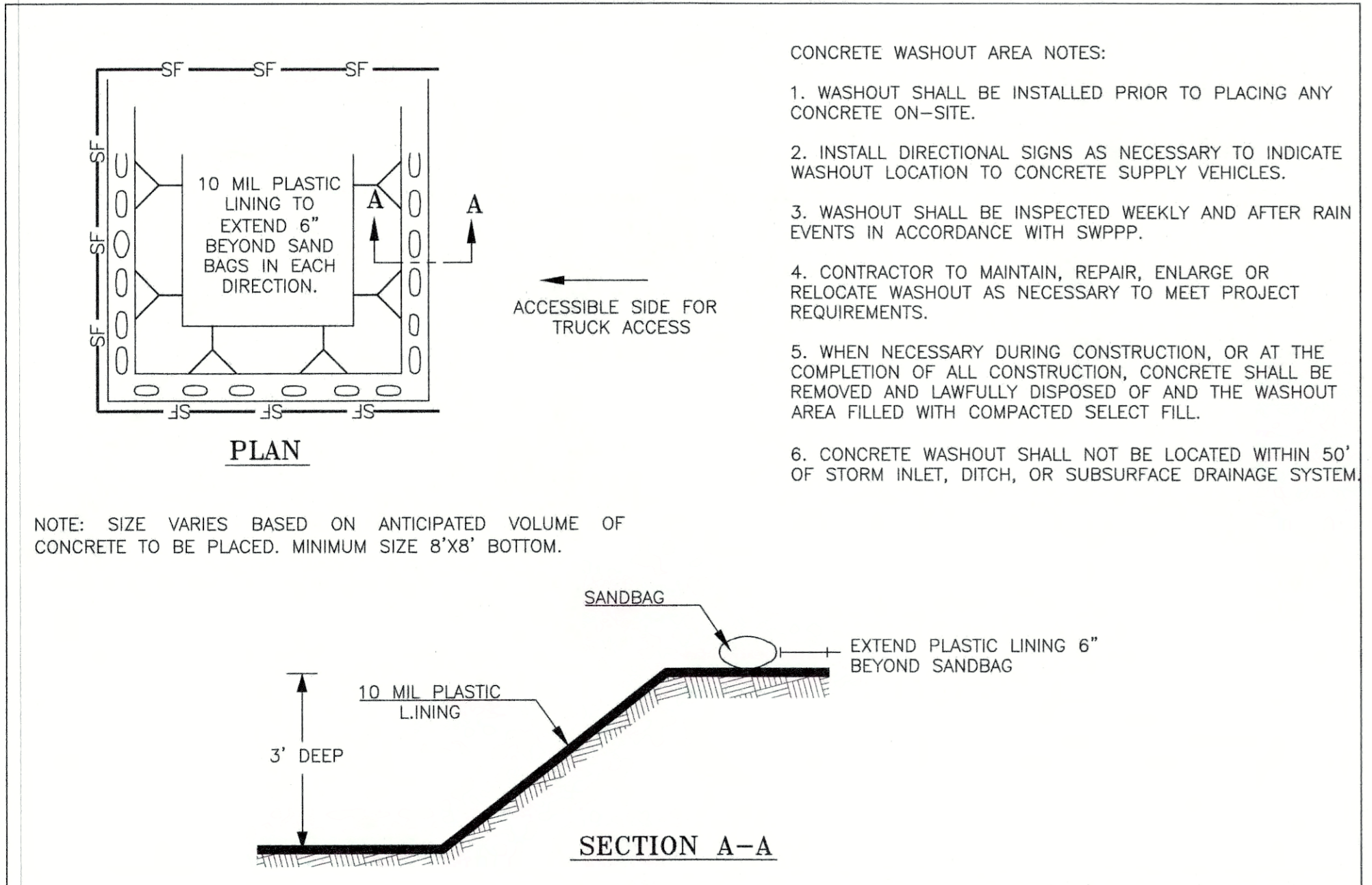
BASTROPTX
Heart of the Lost Pines
Est. 1973

Final Drainage
Plan Approved

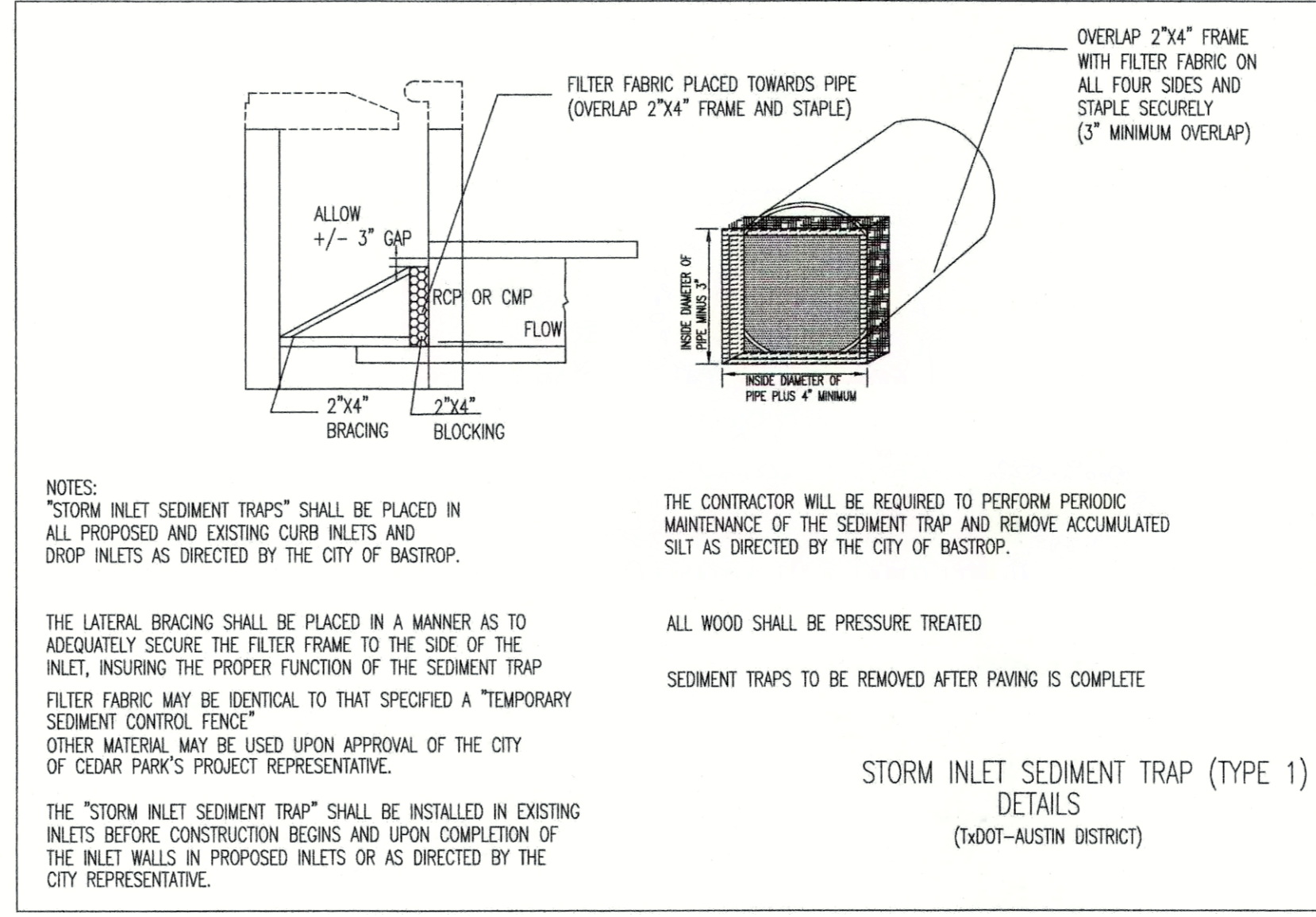
11/22/19
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DESIGNED BY:	DRAWN BY:
DATE:	
REVISION:	
Carlson, Brigrance & Doering, Inc. Civil Engineering & Surveying FIRM ID #F3791 Main Office: 5501 West William Cannon Dr., Austin, Texas 78750 North Office: 12120 RR 620 N., Sec. 600, Austin, Texas 78750 Phone No. (512) 280-5160 Fax No. (512) 280-5165	
EROSION CONTROL BASTROP GROVE MEDITAIL DEVELOPMENT FINAL MASTER DRAINAGE PLAN SUBMITTAL	
SHEET NAME:	
JOB NAME:	
PROJECT:	
DATE:	9/16/2019
JOB NUMBER:	5135
SHEET:	16 OF 29
SHEET NO.:	16

FILE PATH: \\C:\DWG\15\1505\1505-EROSION.dwg - Sep 14, 2019 - 8:45am



- 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.

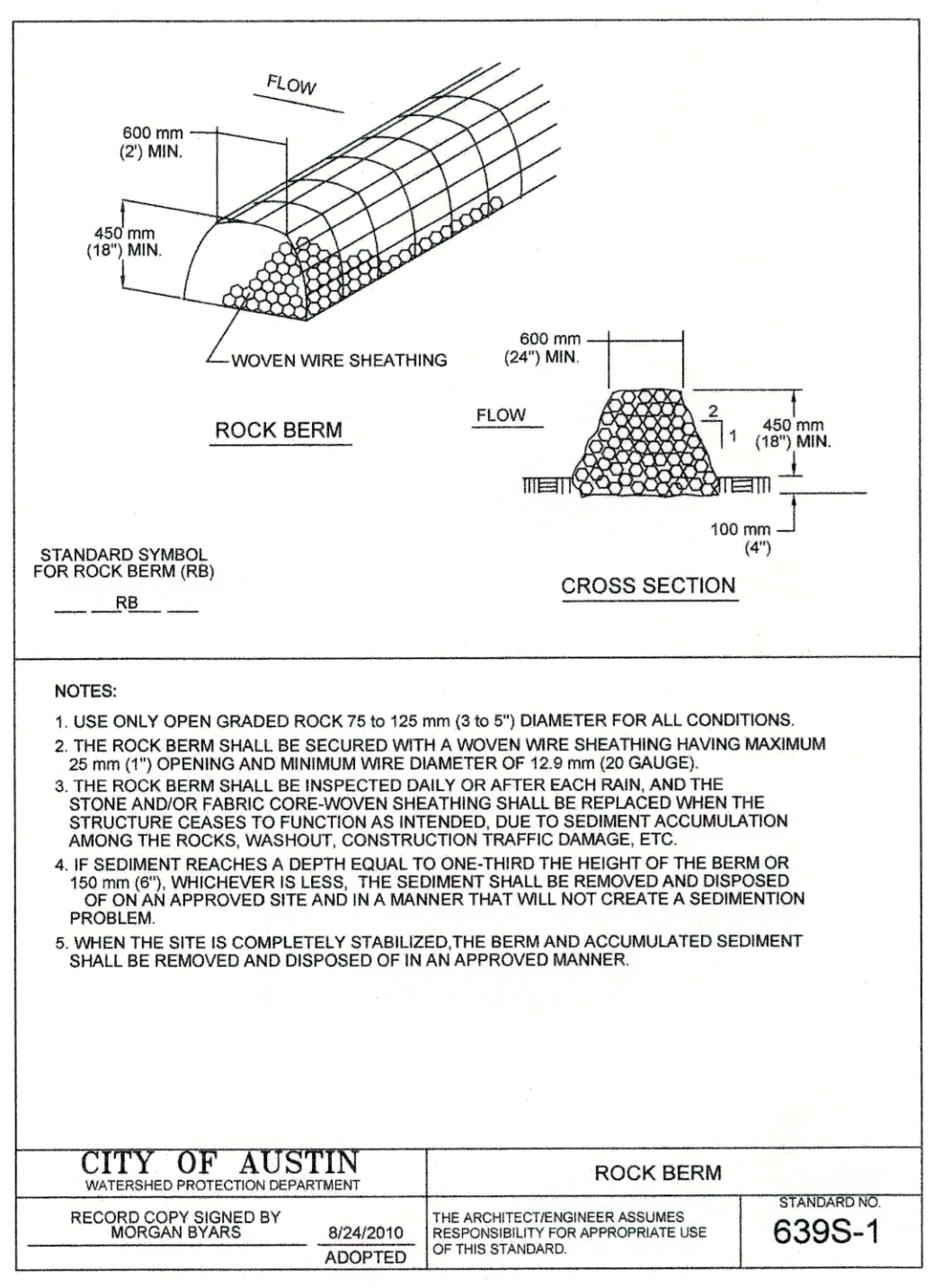


NOTES:
 "STORM INLET SEDIMENT TRAPS" SHALL BE PLACED IN ALL PROPOSED AND EXISTING CURB INLETS AND DROP-INLETS AS DIRECTED BY THE CITY OF BASTROP.
 THE LATERAL BRACING SHALL BE PLACED IN A MANNER AS TO ADEQUATELY SECURE THE FILTER FRAME TO THE SIDE OF THE INLET, INSURING THE PROPER FUNCTION OF THE SEDIMENT 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.

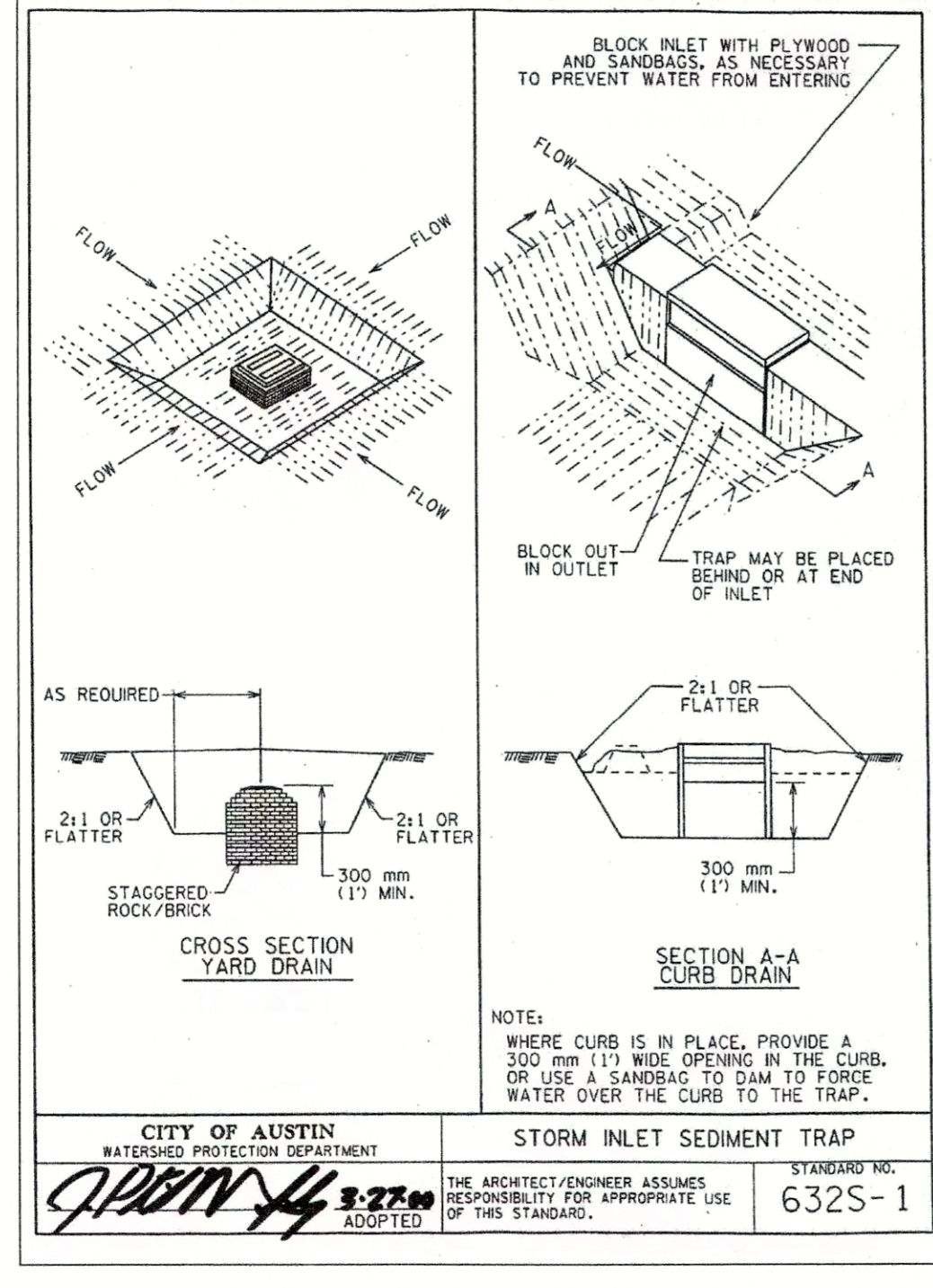
THE CONTRACTOR WILL BE REQUIRED TO PERFORM PERIODIC MAINTENANCE OF THE SEDIMENT TRAP AND REMOVE ACCUMULATED SILT AS DIRECTED BY THE CITY OF BASTROP.
 ALL WOOD SHALL BE PRESSURE TREATED
 SEDIMENT TRAPS TO BE REMOVED AFTER PAVING IS COMPLETE.

EROSION AND SEDIMENTATION CONTROL:

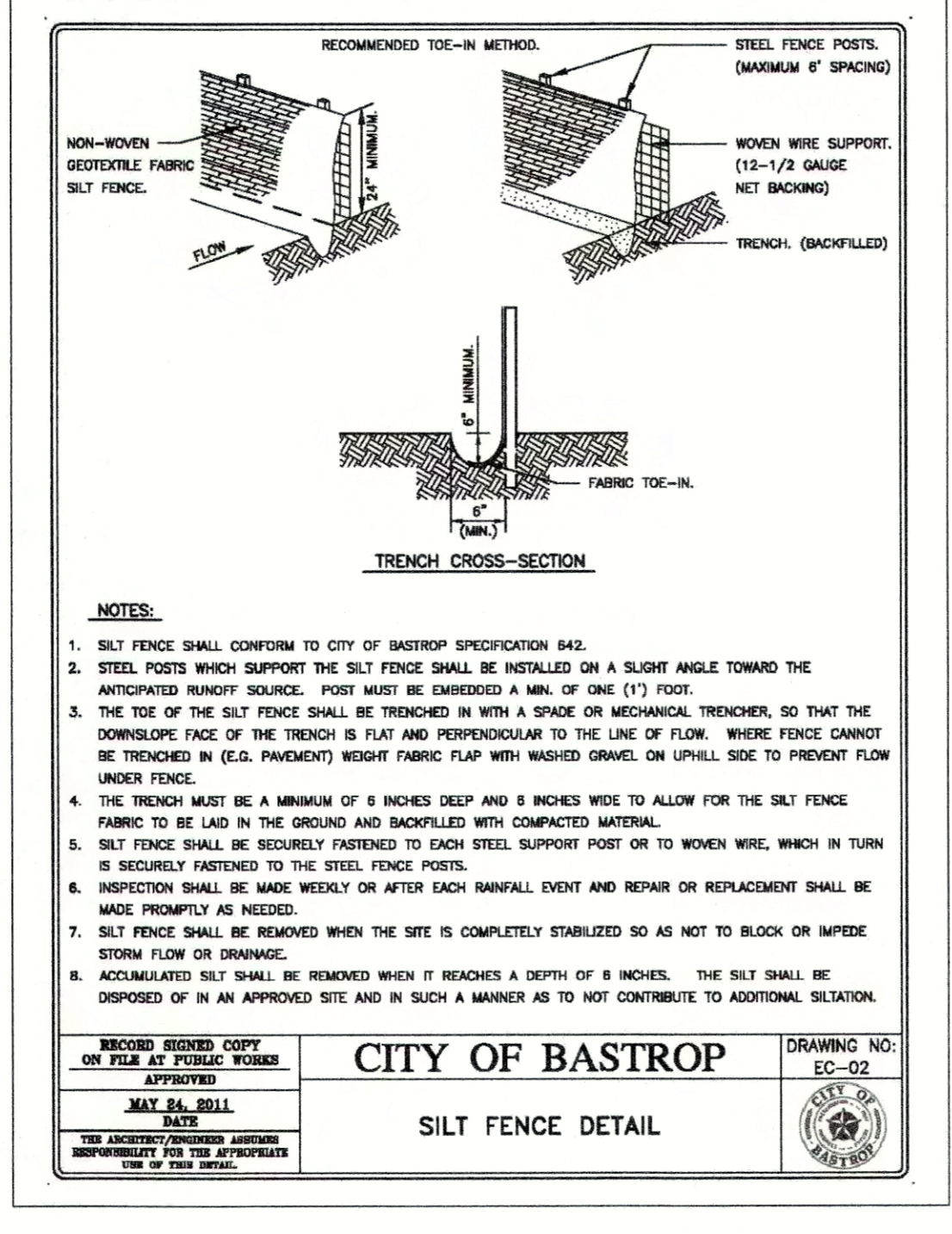
1. THE CONTRACTOR SHALL INSTALL EROSION/SEDIMENTATION CONTROLS AND FENCING FOR AREAS OUTSIDE OF THE CONSTRUCTION AREA PRIOR TO ANY SITE PREPARATION WORK (CLEARING, GRUBBING OR EXCAVATION).
2. THE CONTRACTOR IS REQUIRED TO INSPECT THE CONTROLS AND FENCES AT WEEKLY INTERVALS, AND AFTER SIGNIFICANT RAINFALL 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 UNHILLED BERMUDA OR THREE (3) POUNDS PER
 - (ii) FROM MARCH TO SEPTEMBER, SEEDING SHALL BE WITH HILLED 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 UNHILLED 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 HILLED 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 1 85% COVERAGE, PROVIDED NO BARE SPOTS LARGER THAN 20 SQUARE FEET EXIST.



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 SEDIMENTATION PROBLEM.
 5. WHEN THE SITE IS COMPLETELY STABILIZED, THE BERM AND ACCUMULATED SEDIMENT SHALL BE REMOVED AND DISPOSED OF IN AN APPROVED MANNER.

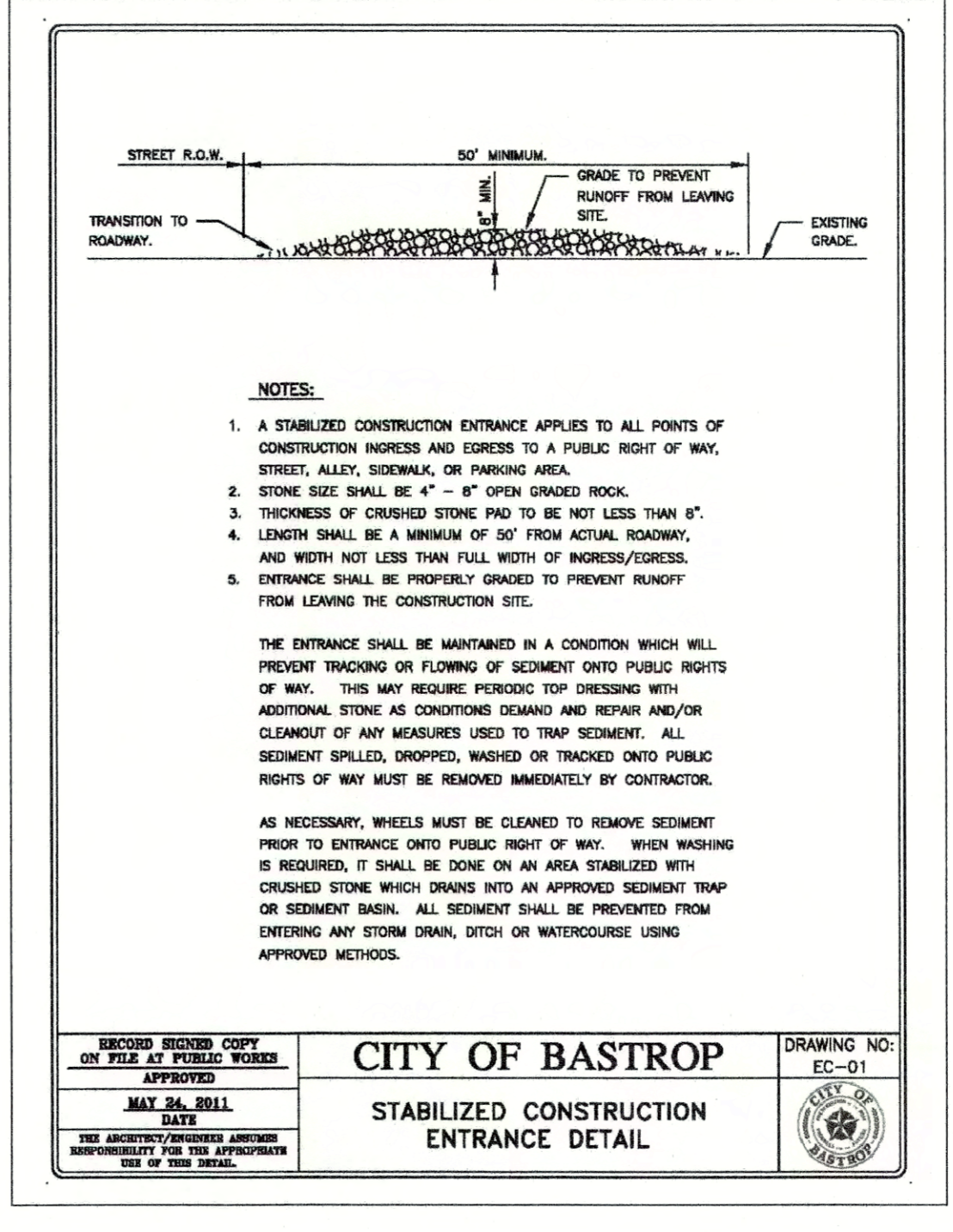


CITY OF AUSTIN
 WATERSHED PROTECTION DEPARTMENT
STORM INLET SEDIMENT TRAP
 APPROVED: [Signature] 8/24/2010 ADOPTED
 STANDARD NO. 639S-1
 THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR APPROPRIATE USE OF THIS STANDARD.



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 SPIKE 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 IMPIDE STORM FLOW OR DRAINAGE.
 8. ACCUMULATED SILT SHALL BE REMOVED WHEN IT REACHES A DEPTH OF 8 INCHES. THE SILT SHALL BE DISPOSED OF IN AN APPROVED SITE AND IN SUCH A MANNER AS TO NOT CONTRIBUTE TO ADDITIONAL SEDIMENTATION.

CITY OF BASTROP
 WATERSHED PROTECTION DEPARTMENT
SILT FENCE DETAIL
 DRAWING NO. EC-02
 APPROVED: [Signature] MAY 24, 2011 ADOPTED
 STANDARD NO. 632S-1
 THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR APPROPRIATE USE OF THIS DETAIL.



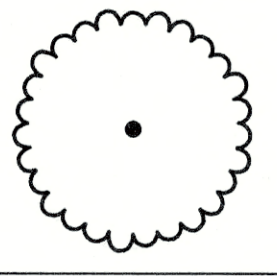
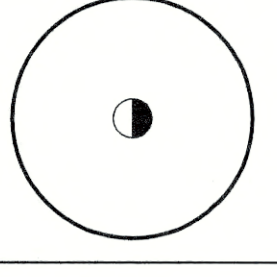
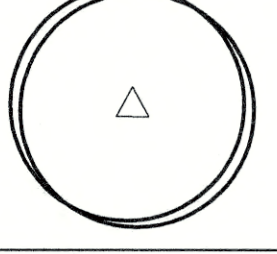
NOTES:
 1. A STABILIZED CONSTRUCTION ENTRANCE APPLIES TO ALL POINTS OF CONSTRUCTION INGRESS AND EGRESS TO A PUBLIC RIGHT OF WAY, STREET, ALLEY, SIDEWALK, OR PARKING AREA.
 2. STONE SIZE SHALL BE 4" - 8" OPEN GRADED ROCK.
 3. THICKNESS OF CRUSHED STONE PAD TO BE NOT LESS THAN 6".
 4. LENGTH SHALL BE A MINIMUM OF 50' FROM ACTUAL ROADWAY, AND WITH 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.

CITY OF BASTROP
 WATERSHED PROTECTION DEPARTMENT
STABILIZED CONSTRUCTION ENTRANCE DETAIL
 DRAWING NO. EC-01
 APPROVED: [Signature] MAY 24, 2011 ADOPTED
 STANDARD NO. 632S-1
 THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR APPROPRIATE USE OF THIS DETAIL.



DESIGNED BY:	DRAFTED BY:
DATE:	
REVISION:	
Carlson, Briggance & Doering, Inc. Civil Engineering • Surveying Main Office: 5501 West Williams Blvd., Austin, Texas 78749 North Office: 12129 RR 620 N., Bastrop, Louisiana 70714 Phone No. (512) 280-5166 Fax No. (512) 280-5165 FIRM ID #13791	
EROSION CONTROL DETAILS BASTROP GROVE MEDITAIL DEVELOPMENT FINAL MASTER DRAINAGE PLAN SUBMITTAL	
SHEET NAME:	
JOB NAME:	
PROJECT:	
DATE:	9/16/2019
JOB NUMBER:	5135
SHEET:	17 OF 29
SHEET NO.:	17

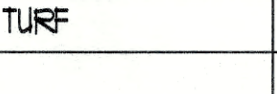
BASTROPTX
 Heart of the Lost Pines
 Est. 1932
Final Drainage Plan Approved
 11/22/19

PLANT SCHEDULE

SHADE TREES	QTY	COMMON / BOTANICAL NAME	CONT	CALIFER	HEIGHT	SPREAD
	8	CEDAR ELM ULMUS CRASSIFOLIA	65 GAL	3" CAL.	10'-12' HT.	5-6' SPFR.
	5	CHINQUAPIN OAK QUERCUS MUEHLBERGII	65 GAL	3.25-3.5" CAL.	11-13' HT.	56' SPFR.
	1	SOUTHERN LIVE OAK QUERCUS VIRGINIANA	65 GAL	3" CAL.	10' HT.	6' SPFR.

SHRUBS	QTY	COMMON / BOTANICAL NAME	CONT	SPACING
GM	12	GULF MUHLY MUEHLBERGIA 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 MYRTICA CERIFERA 'DON'S DWARF'	5 GAL	36" o.c.
DY	124	DWARF YALPON ILEX VOMITORIA 'NANA'	5 GAL	36" o.c.

GROUND COVER	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	52,011 S.F.
TOTAL STREET YARD AREA	18,131 S.F.
STREET YARD LANDSCAPE (15% OF STREET YARD REQUIRED)	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

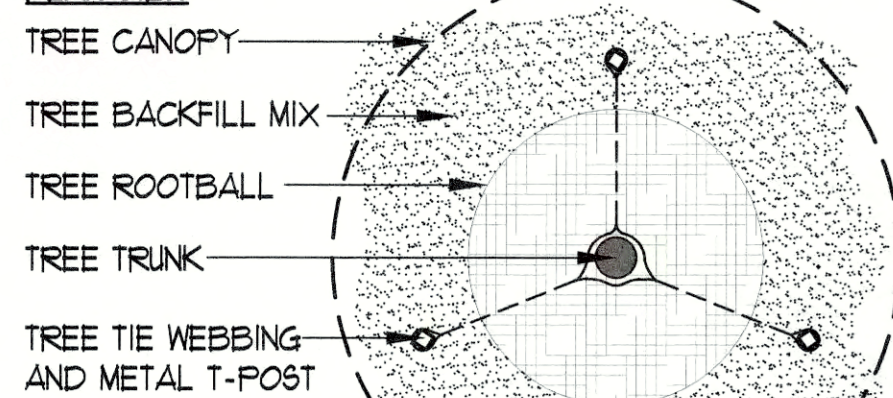
THERE SHALL BE A LANDSCAPED AREA WITH AT LEAST ONE (1) TREE WITHIN SIXTY FEET (60') OF EVERY PARKING SPACE. THERE SHALL BE A MINIMUM OF ONE (1) TREE PLANTED IN THE PARKING AREA FOR EVERY TEN (10) PARKING SPACES WITHIN PARKING LOTS WITH MORE THAN TWENTY (20) SPACES. WITHIN PARKING LOTS, LANDSCAPE AREAS 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:**

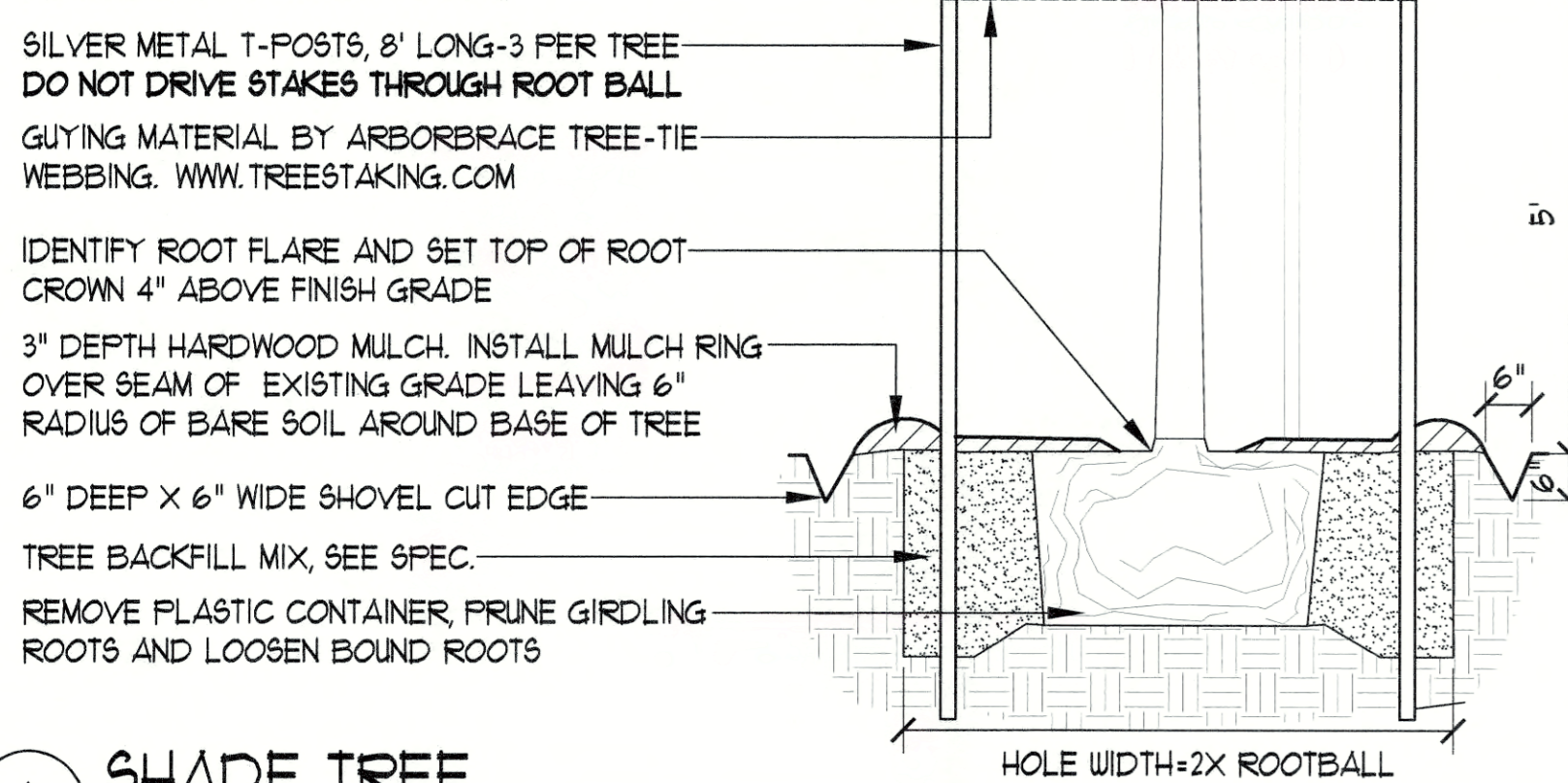
- ALL LANDSCAPED AREAS TO BE PROTECTED BY 6 INCH CURBS, WHEEL-STOPS OR OTHER APPROVED BARRIERS AS PER ECM 2.4.(A).
- THE OWNER WILL CONTINUOUSLY MAINTAIN THE REQUIRED LANDSCAPING IN ACCORDANCE WITH LDC 25-2-384.
- EXISTING TREES TO BE SAVED SHALL BE PROTECTED BY FENCING BEFORE CONSTRUCTION BEGINS. NO 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.
- BUFFERING OF THE STREET YARD WILL BE ACCOMPLISHED THROUGH THE COMBINATION OF TREES, SHRUBS, GRADE CHANGES, AND FENCES.
- 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.
- TRENCHING SHALL NOT OCCUR WITHIN THE FENCED DRIP LINE AREAS OF EXISTING TREES.
- 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.
- ALL LAWN AREAS WITHIN THE LIMITS OF CONSTRUCTION SHALL BE RE-VEGETATED WITH BERMUDA 50D OR RYE UNLESS NATIVE RESTORATION MIX IS SPECIFIED.
- NOT MORE THAN 50% OF THE TREES AND 50% OF SHRUBS PROPOSED WILL BE OF THE SAME SPECIES.
- AN AUTOMATIC IRRIGATION SYSTEM SHALL BE INSTALLED. SEE IRRIGATION NOTES IN THESE DRAWINGS FOR REQUIREMENT.
- IF ESTABLISHING VEGETATION DURING ANY STAGE OF DROUGHT, SECTION 6-4-30 MAY REQUIRE A VARIANCE. CONTACT BASTROP WATER CONSERVATION STAFF.

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.

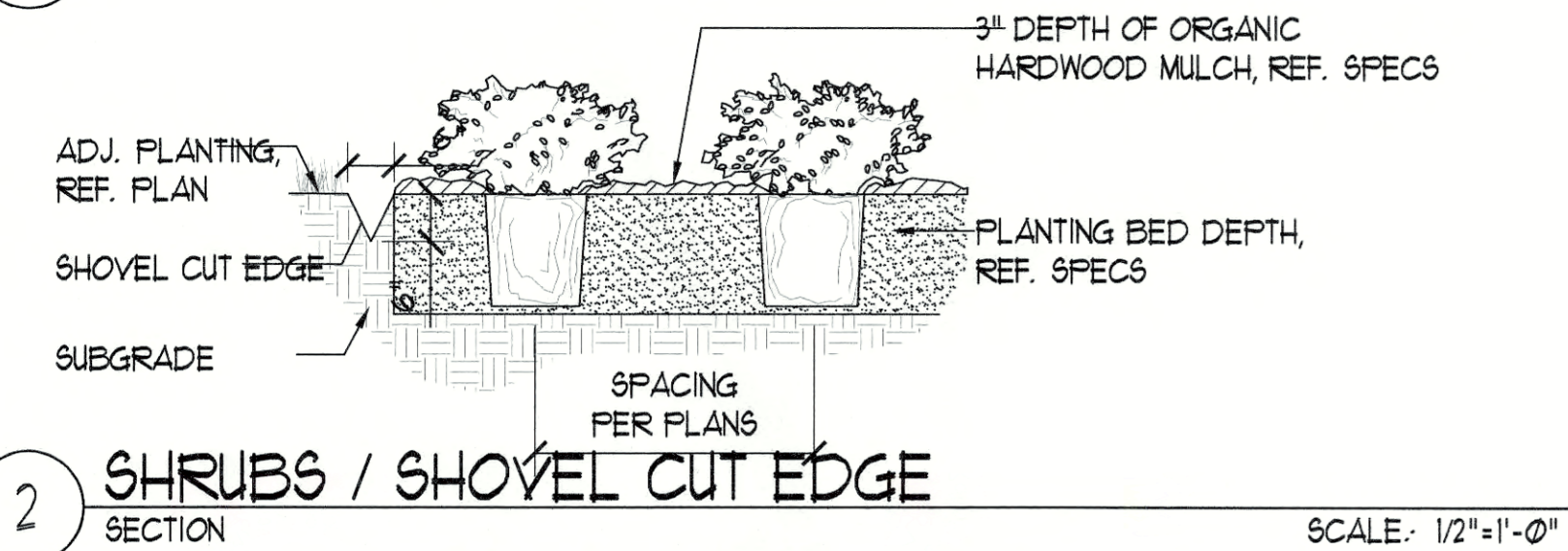
PLAN VIEW



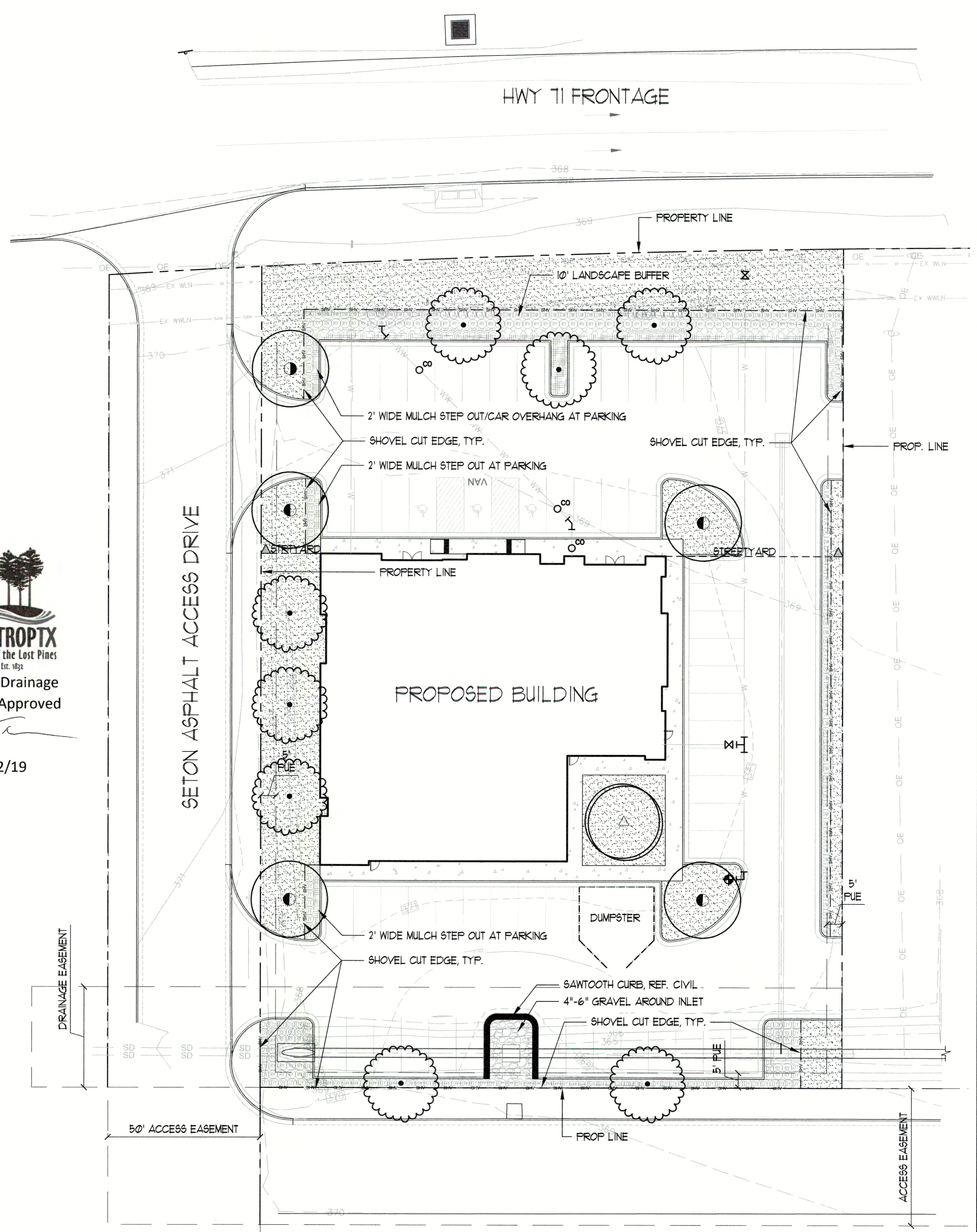
SECTION / SINGLE TRUNK



SHRUBS / SHOVEL CUT EDGE



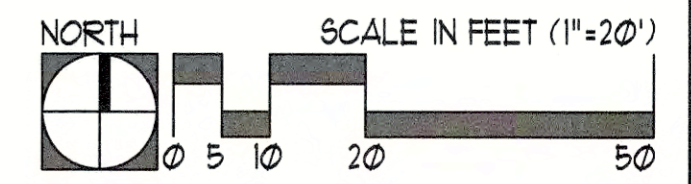
BASTROPTX
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Final Drainage
Plan Approved
[Signature]
11/22/19



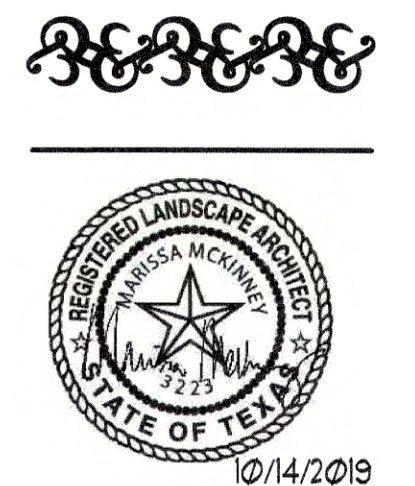
LANDSCAPE CERTIFICATION

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 ORDINANCES, SECTION 38 AND ALL AMENDMENTS

[Signature]
MARISSA MCKINNEY
COLEMAN & ASSOCIATES
10/14/19 DATE



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: 210-482-4550
F: 210-482-9930
9511 Modesto Ave. NE
Albuquerque, New Mexico 87122
Ph: 505-433-3426



**LANDSCAPE PLAN AND DETAILS
CITY SUBMITTAL**

**BASTROP GROVE MEDTAL DEV.
CITY OF BASTROP
BASTROP COUNTY, TEXAS**

REVISIONS

NO.	DATE	DESCRIPTION

SCALE: AS SHOWN
DRAWN BY: MAM
CHECKED BY: MAM
APP. BY: MAM
PROJECT NO.:
DATE: 10/14/2019

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
- BERMAID 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

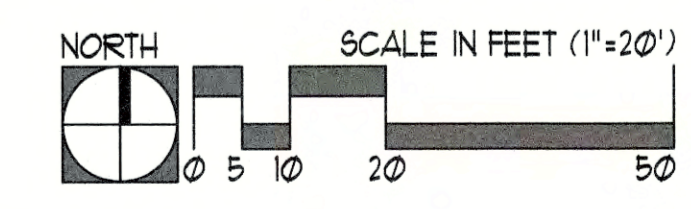
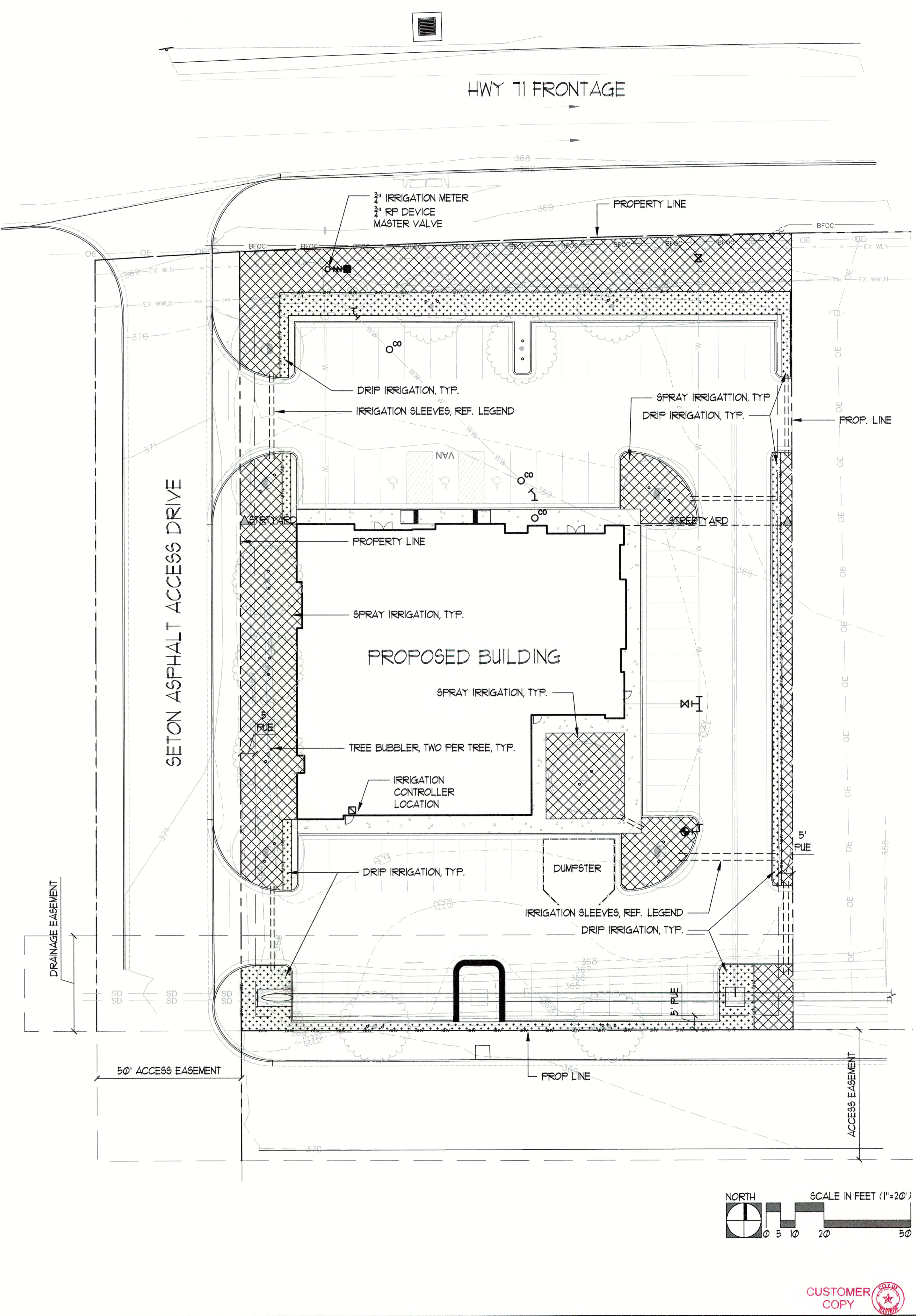
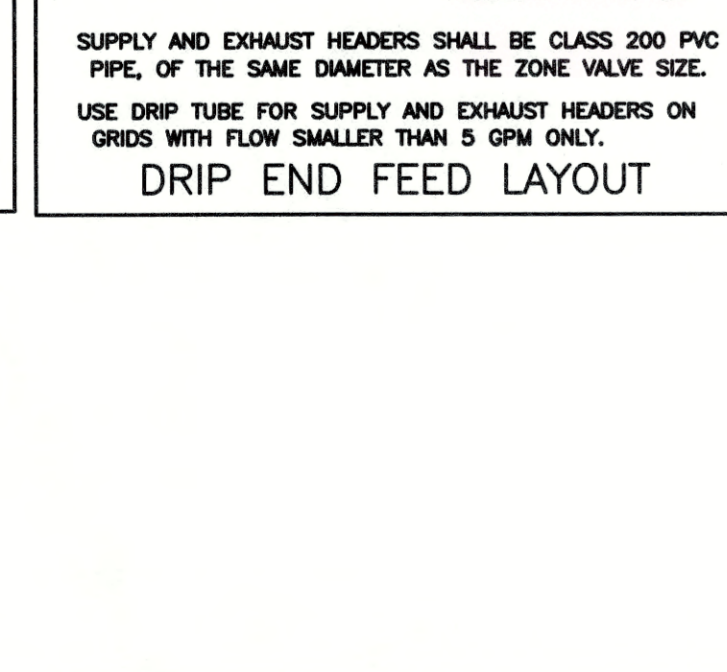
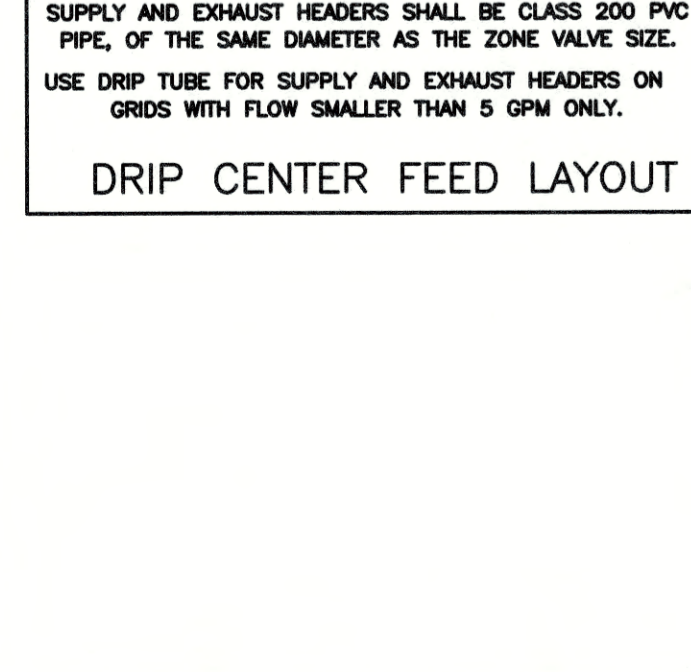
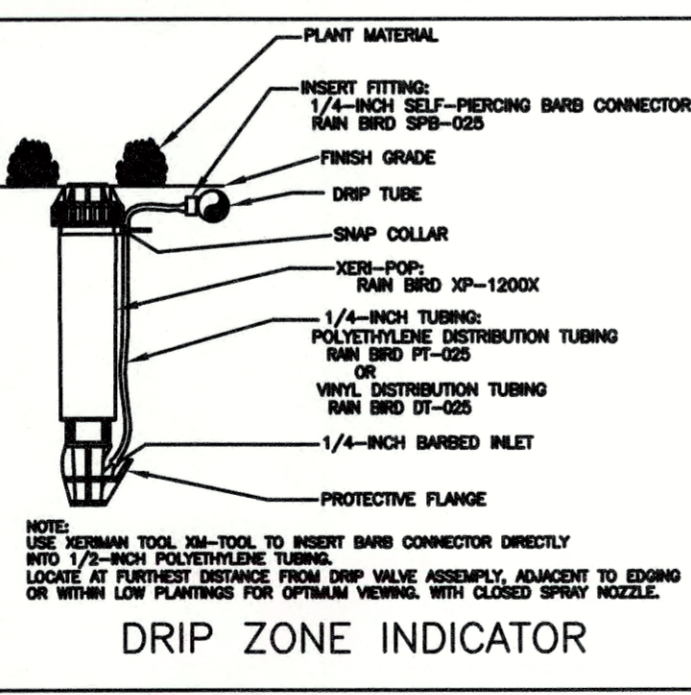
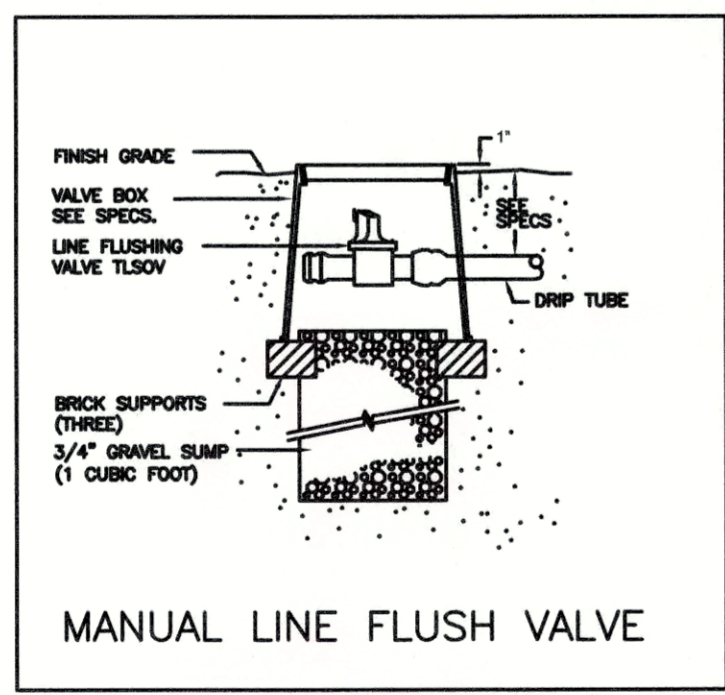
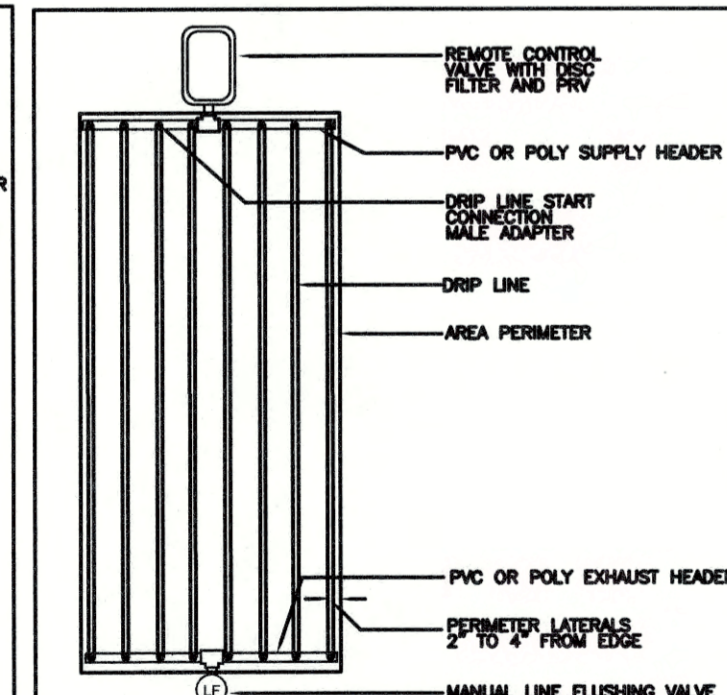
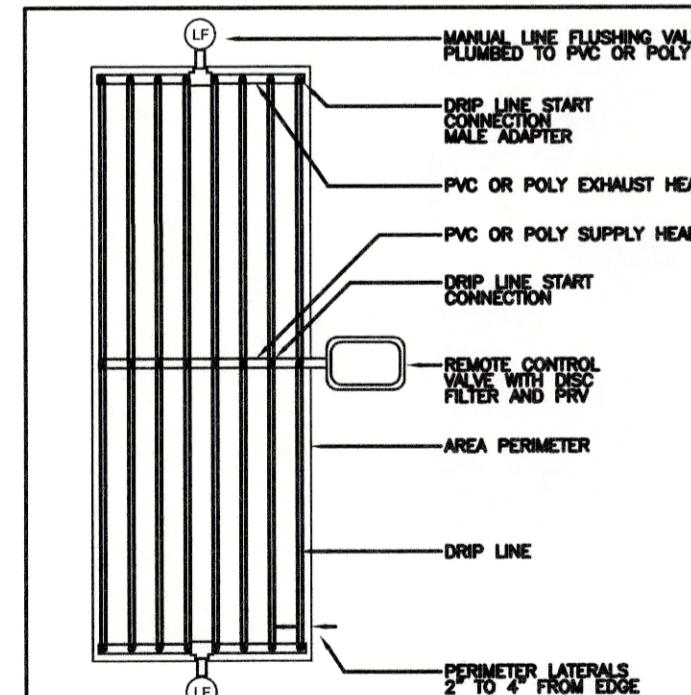
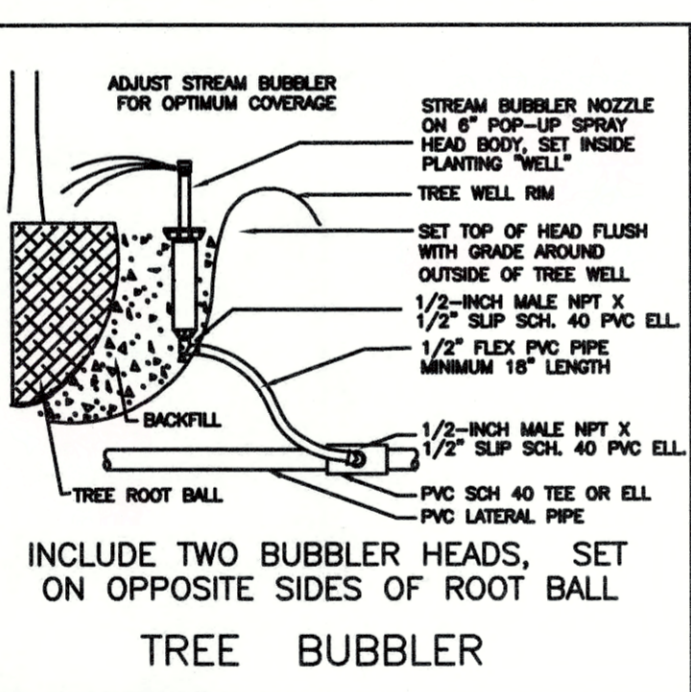
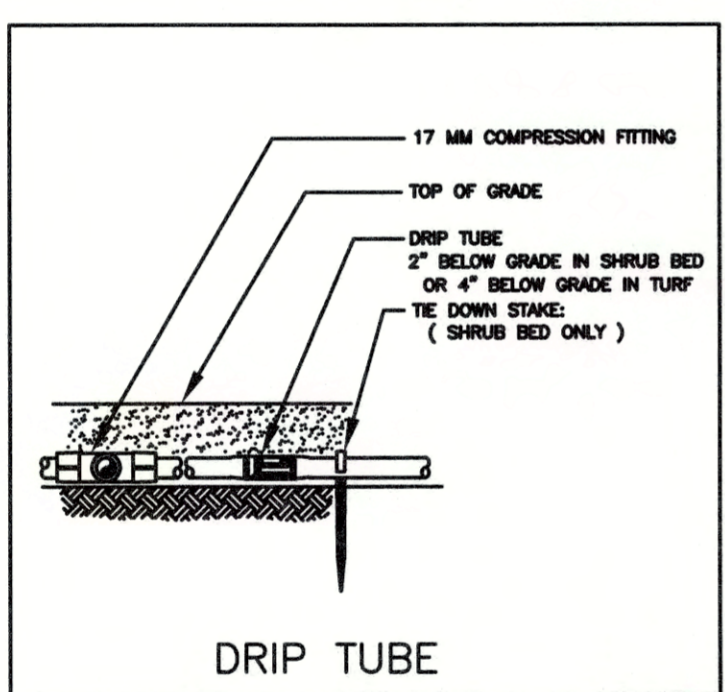
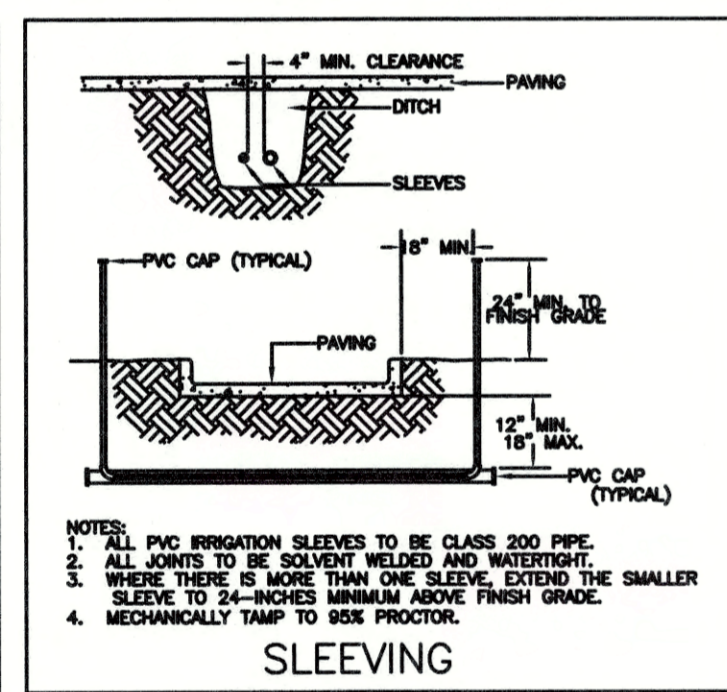
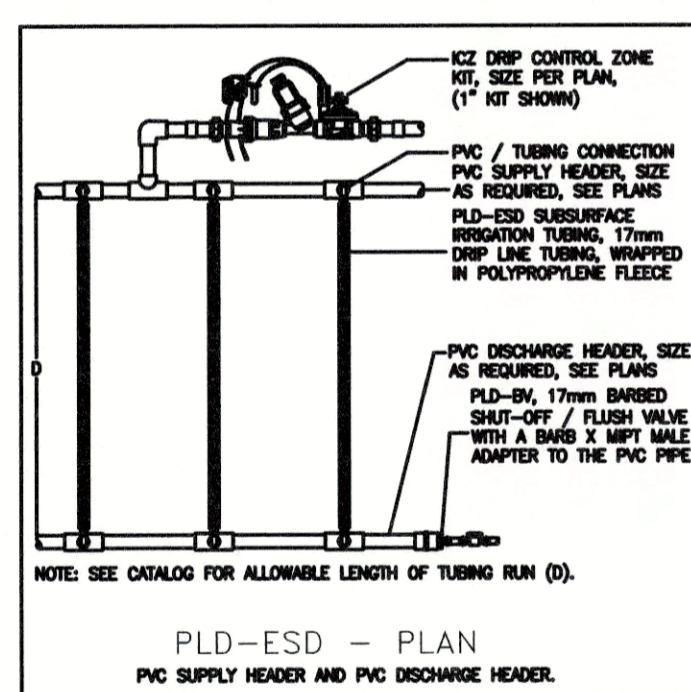
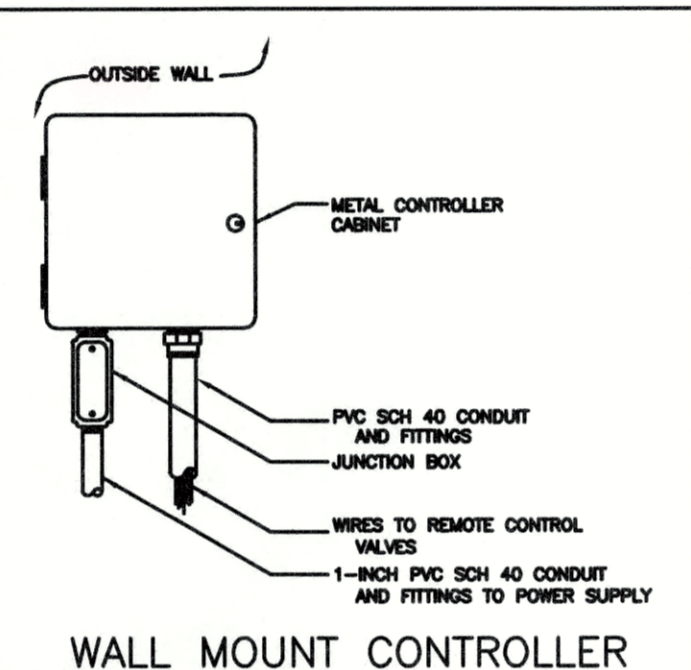
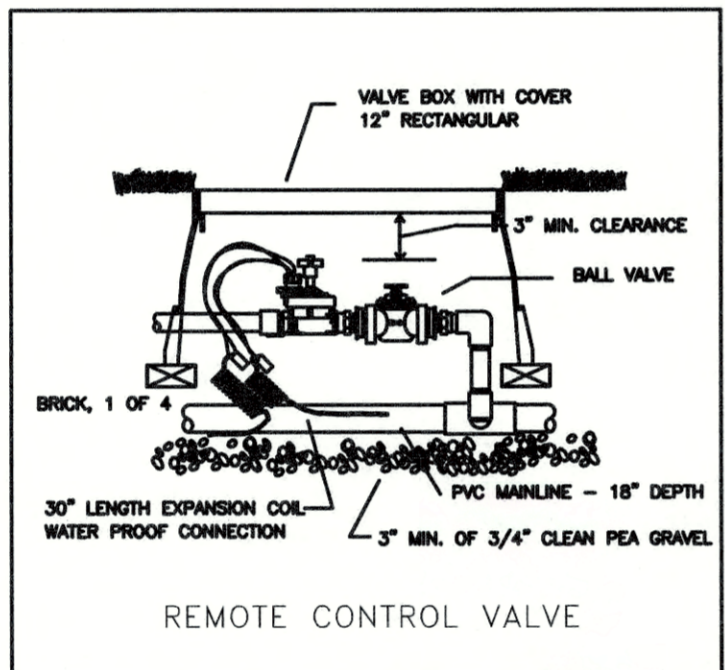
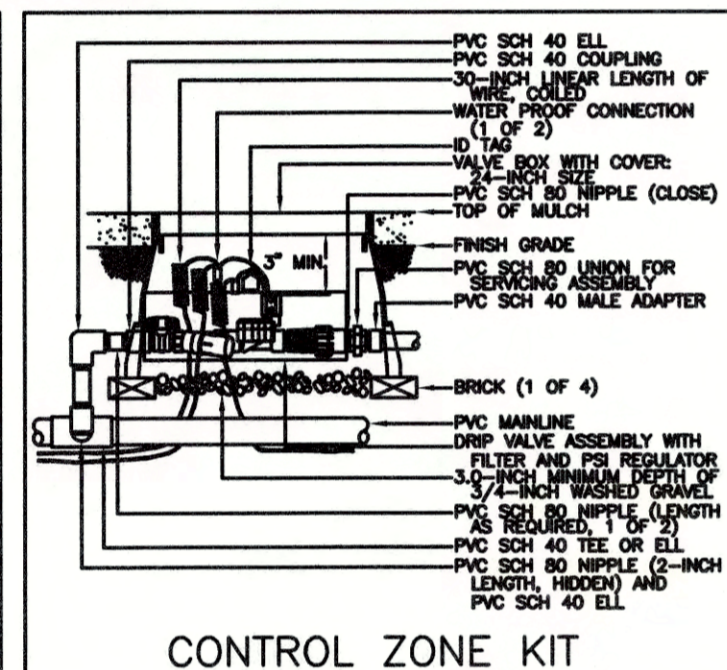
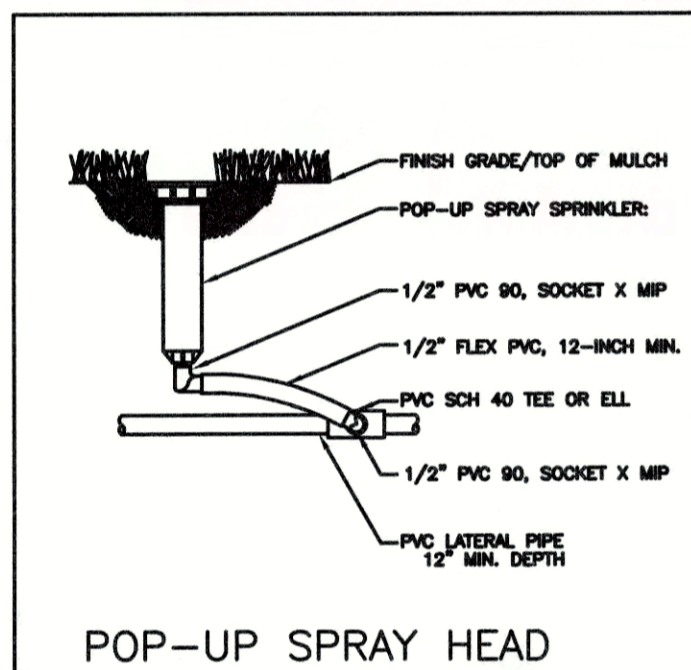
L.I.C. SHALL SELECT SPRAY NOZZLES FOR "HEAD-TO-HEAD" COVERAGE, ADJUSTED FOR NO OVERSPRAY ONTO WALLS AND WALKS. NO OVERSPRAY INTO STREETS IS PERMITTED.

ALL PIPES SHALL BE SIZED TO ALLOW A MAXIMUM FLOW VELOCITY OF 5 FEET PER SECOND

BASTROPTX
Heart of the Lost Pines
Est. 1971

Final Drainage
Plan Approved

11/22/19



COLEMAN & ASSOCIATES
Landscape Architecture
Environmental Design

9890 Silver Mountain Drive
Austin, Texas 78727
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



IRRIGATION PLAN AND DETAILS
CITY SUBMITTAL

BASTROP GROVE METAL 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

**TEXAS COMMISSION ON ENVIRONMENTAL QUALITY
WATER DISTRIBUTION SYSTEM GENERAL
CONSTRUCTION NOTES:**

- 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.
- 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)].
- 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)].
- 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)].
- All water line crossings of wastewater mains shall be perpendicular [§290.44(e)(4)(B)].
- Water transmission and distribution lines shall 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)].
- The maximum allowable lead content of pipes, pipe fittings, plumbing fittings, and fixtures is 0.25 percent [§290.44(b)].
- 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)].
- 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)].
- 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)].
- 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 current formula is in use;

$$Q = \frac{LP\sqrt{P}}{148,000}$$

Where:

Q = the quantity of makeup water in gallons per hour,
L = 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).

The hydrostatic leakage rate for ductile iron (DI) pipe and appurtenances shall not exceed the amount allowed or recommended by formulas 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:**

- The contractor shall maintain a minimum 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).
- 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)].
- Fire hydrants shall not be installed within nine feet vertically or horizontally of any wastewater line, wastewater lateral, or wastewater service line regardless of construction [§290.44(e)(6)].
- 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)].
- Waterlines shall not be installed closer than ten feet to septic tank drainfields [§290.44(e)(8)].
- 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 microbiological 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)].
- Dechlorination of disinfecting water shall be in strict accordance with current AWWA Standard C655 -09 or most recent.

Revised: February 2019

WATER & WASTEWATER NOTES:

- 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).
- 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 (astrn d3034, sdr-26).
- 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.
- All fire hydrant leads shall be ductile iron pipe (awwa c-115/151, minimum class 350).
- All iron pipe and fittings shall be wrapped with minimum 8-mil polyethylene and sealed with duct tape or equal.
- 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.
- 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.
- 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.
- Line flushing or any activity using a large quantity of water must be scheduled with city of bastrop, telephone at (512) 332-8920.
- 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.
- 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.
- 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.
- 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.
- The contractor shall not open or close any valves unless authorized by the city of bastrop.
- All valve boxes and covers shall be cast iron.
- Contact city of bastrop utility, telephone at (512) 332-8920 for assistance in obtaining existing water and wastewater locations.
- Embedment materials shall include the material used for bedding, haunching and initial backfill and shall meet the requirements of astrn 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
- 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.
- 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:

- All construction shall be in accordance with the city of bastrop design and construction standards manual.
- 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.
- 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 reported immediately to the attention of the engineer who shall be responsible for revising the plans are appropriate.
- 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.
- 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
- 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. Referenced development packet for guidance on how to schedule a preconstruction conference.
- 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.
- 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.
- Prior to any construction, the contractor shall apply for and secure all proper permits from the appropriate authorities.
- All storm sewer fittings must be pre-cast.
- Available benchmarks that may be utilized for the construction of this project are described as follows:
- 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. 48021co335e, dated january 19, 2006, bastrop county, texas. Bastrop county community no. 481193.
- 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.
- Hold pre-construction conference.
 - Install temporary erosion and sedimentation controls and stabilized construction entrance as shown on the plans.
 - With the approval of all affected parties, the contractor may begin clearing and grubbing.
 - Install storm drainage and utilities.
 - Complete all rough grading and underground installation within the limits of construction. Insure that all underground utility crossings are completed.
 - Construct site paving and improvements.
 - Complete final grading within limits of construction along areas designated, including ditches and parkways restore construction spoils & staging area to natural grade.
 - Complete permanent erosion control and restoration of site vegetation.
 - Project engineer observes construction and writes concurrence letter to the city of bastrop and the district.
 - 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.

DESIGNED BY:	DRAWN BY:
DATE:	
REVISION:	

Carlson, Brigrance & Doering, Inc.
Civil Engineering • Surveying
FIRM ID #13791
Main Office: 5501 West William Garrison Dr., Austin, Texas 78750
North Office: 12129 Ranch Road 620 North, Suite 600, Austin, Texas 78750
Phone No. (512) 280-5160 Fax No. (512) 280-5165

GENERAL NOTES
BASTROP GROVE MEDTAL DEVELOPMENT
CIVIL SITE DEVELOPMENT PLANS

SHEET NAME:
JOB NAME:
PROJECT:

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

DATE: 11/25/2019
JOB NUMBER: 5135
SHEET: 20 OF 29
SHEET NO.: 20

CUSTOMER COPY

FILE PATH: \\C:\Users\jcs\Documents\15-GENERAL NOTES.dwg - Feb 08, 2020 - 11:08am

CONSTRUCTION PLAN NOTES

GENERAL NOTES

- All construction shall be in accordance with the City of Bastrop Design and Construction Standards Manual.
- 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.
- 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.
- 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.
- 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.
- 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
- 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.
- 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.
- The Bastrop City Council shall not be petitioned for acceptance until all necessary easement documents have been signed and recorded.
- 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.
- Prior to any construction, the Contractor shall apply for and secure all proper permits from the appropriate authorities.
- Available benchmarks that may be utilized for the construction of this project are described as follows:

TRENCH SAFETY NOTES

- 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.
- 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.
- 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

- 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.
- 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.
- 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.
- 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.
- 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.

- All RCP shall be minimum Class III.
- 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" HMA Type D, 8" Flex Base, 9" Compact Subgrade
- 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.
- 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

- 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).
- 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).
- 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.
- 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.
- 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.
- 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.
- 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.
- 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.
- Line flushing or any activity using a large quantity of water must be scheduled with the City Inspector, telephone at 512-332-8841.
- 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.
- 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
- 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.
- 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.
- The Contractor shall not open or close any valves unless authorized by the City of Bastrop.
- All valve boxes and covers shall be plastic.
- Contact the Water and Wastewater Department, telephone at 512-332-8960 for assistance in obtaining existing water and wastewater locations.
- 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.
- 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

- 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.
- 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

- 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.
- 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

- Erosion control measures, site work and restoration work shall be in accordance with the City of Bastrop Code of Ordinances.
- 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.
- 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.
- 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.
- 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

- 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.
- 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.
- 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.
- 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.
- Fire lanes designated on site plans shall be registered with the bastrop fire department and inspected for final approval.
- The minimum vertical clearance required for emergency vehicle access roads or drives is 13 feet - 6 inches for the full width of the roadway or driveway.
- 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.

DESIGNED BY:	DRAWN BY:
DATE	REVISION

Carlson, Brigrance & Doering, Inc.
Civil Engineering & Surveying
FIRM ID #F7791
Main Office: 5501 Westmoreton Dr., Austin, Texas 78749
North Office: 12129 Rife Rd., Austin, Texas 78750
Phone No. (512) 280-5160 Fax No. (512) 280-5165

SHEET NAME: CONSTRUCTION NOTES
JOB NAME: BASTROP GROVE MEDTAL DEVELOPMENT
PROJECT: CIVIL SITE DEVELOPMENT PLANS

DATE: 11/25/2019
JOB NUMBER: 5135
SHEET: 21 OF 29
SHEET NO.: 21

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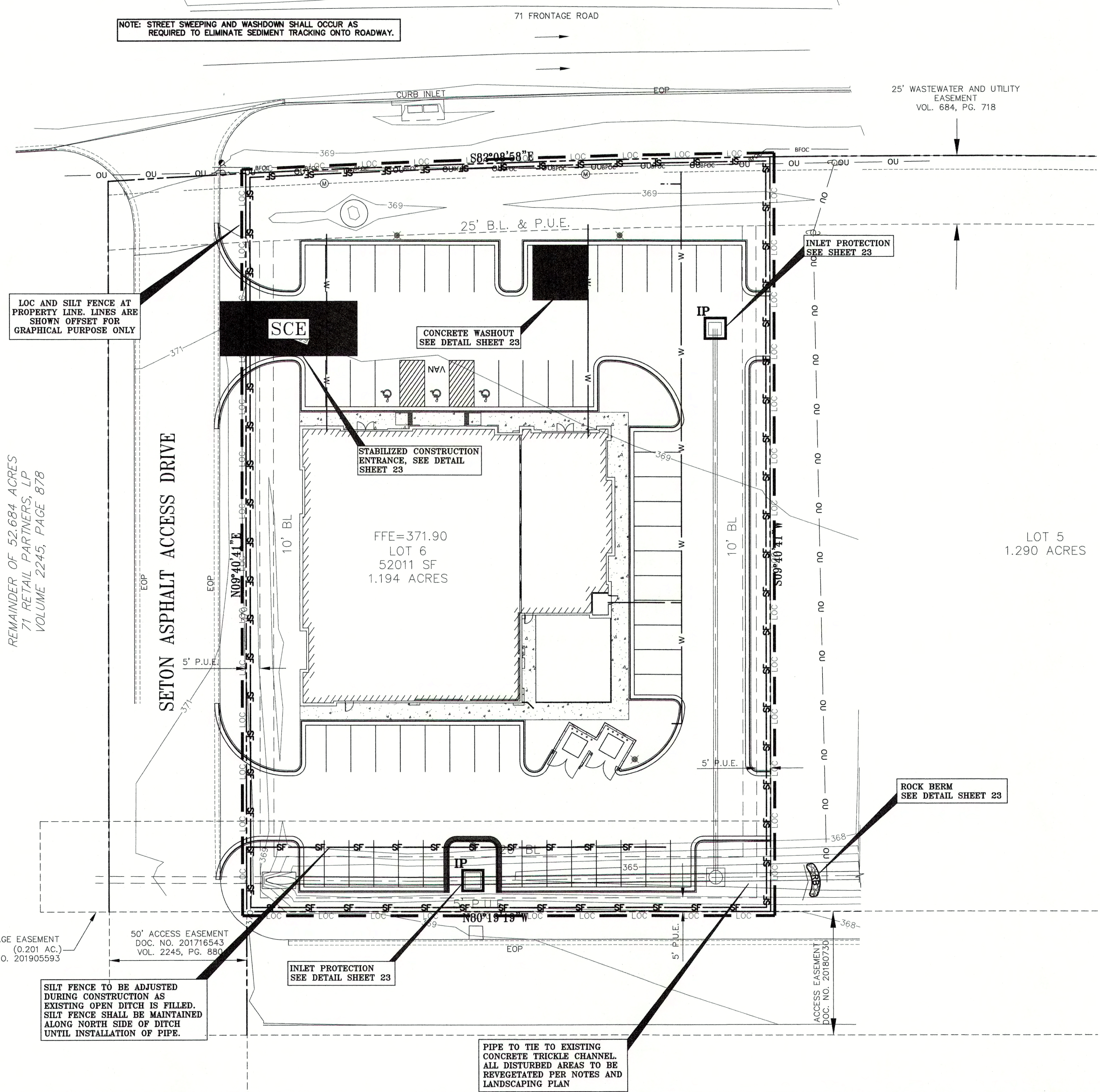
DESIGNED BY:	DATE:
DRAFTED BY:	REVISION:

Carlson, Brigrance & Doering, Inc.
 Civil Engineering & Surveying
 FIRM ID #E3791
 Main Office: 5501 Westbank Dr., Austin, Texas 78749
 North Office: 12129 North Loop West, Austin, Texas 78758
 Phone No. (512) 280-5160 Fax No. (512) 280-5165

SHEET NAME: EROSION CONTROL PLAN
 JOB NAME: BASTROP GROVE MEDTAL DEVELOPMENT
 PROJECT: CIVIL SITE DEVELOPMENT PLANS

STATE OF TEXAS
 BRENDAN P. MCENTEE
 96200
 LICENSED PROFESSIONAL ENGINEER
 CARLSON, BRIGRANCE & DOERING, INC.
 ID# F3791
 02/06/2020
 DATE: 11/25/2019
 JOB NUMBER: 5135
 SHEET: 22 OF 29
 SHEET NO.: 22

NOTE: STREET SWEEPING AND WASHDOWN SHALL OCCUR AS REQUIRED TO ELIMINATE SEDIMENT TRACKING ONTO ROADWAY.



SCALE: 1" = 20'

LEGEND	
	SILT FENCE
	LIMITS OF CONSTRUCTION
	INLET PROTECTION
	ROCK BERM
	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 SOLELY 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.

LOC AND SILT FENCE AT PROPERTY LINE. LINES ARE SHOWN OFFSET FOR GRAPHICAL PURPOSE ONLY

SCE

CONCRETE WASHOUT
 SEE DETAIL SHEET 23

STABILIZED CONSTRUCTION ENTRANCE
 SEE DETAIL SHEET 23

INLET PROTECTION
 SEE SHEET 23

ROCK BERM
 SEE DETAIL SHEET 23

INLET PROTECTION
 SEE DETAIL SHEET 23

PIPE TO TIE TO EXISTING CONCRETE TRICKLE CHANNEL
 ALL DISTURBED AREAS TO BE REVEGETATED PER NOTES AND LANDSCAPING PLAN

SILT FENCE TO BE ADJUSTED DURING CONSTRUCTION AS EXISTING OPEN DITCH IS FILLED. SILT FENCE SHALL BE MAINTAINED ALONG NORTH SIDE OF DITCH UNTIL INSTALLATION OF PIPE.

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

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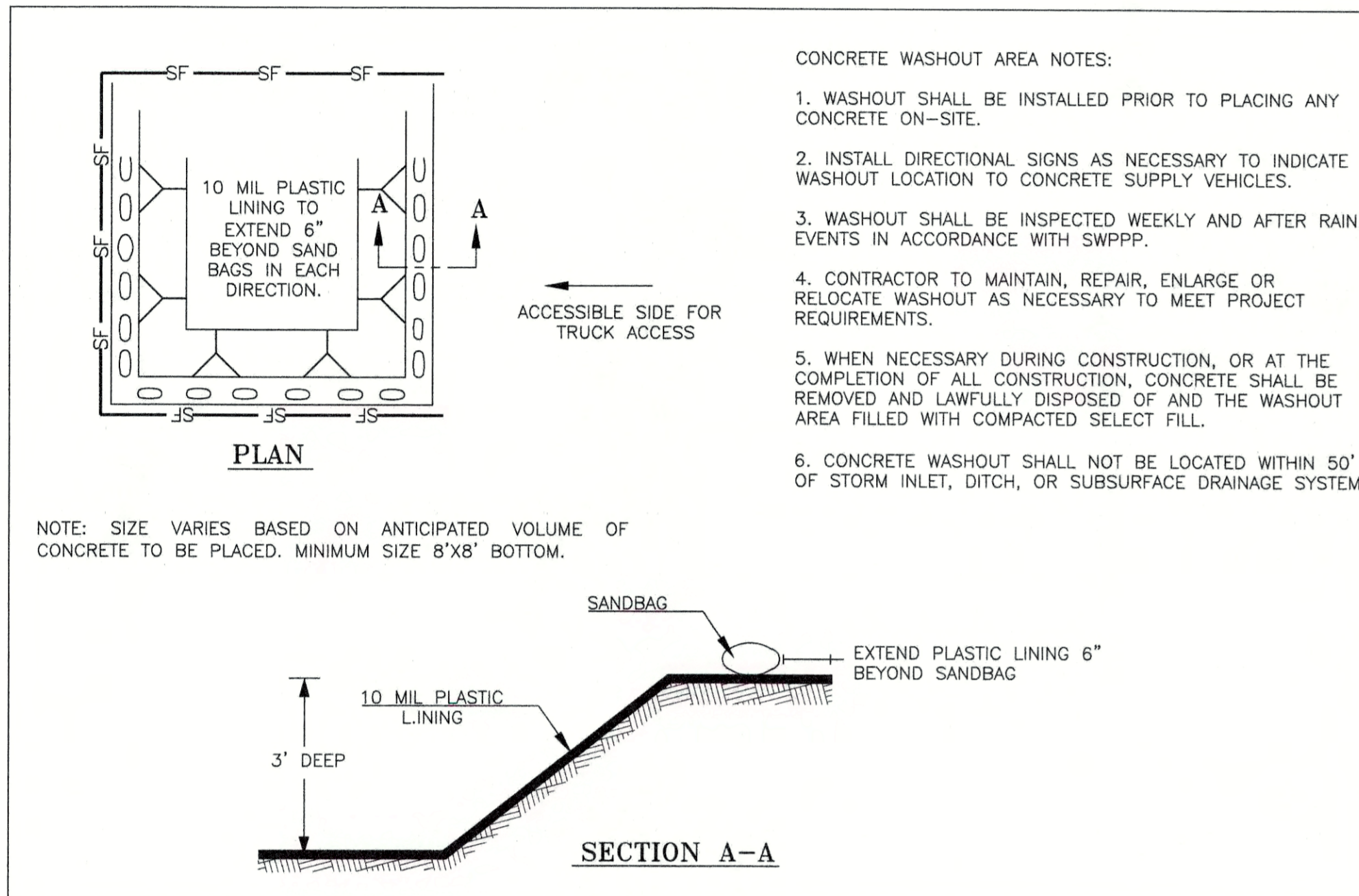
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DATE:	
REVISION:	

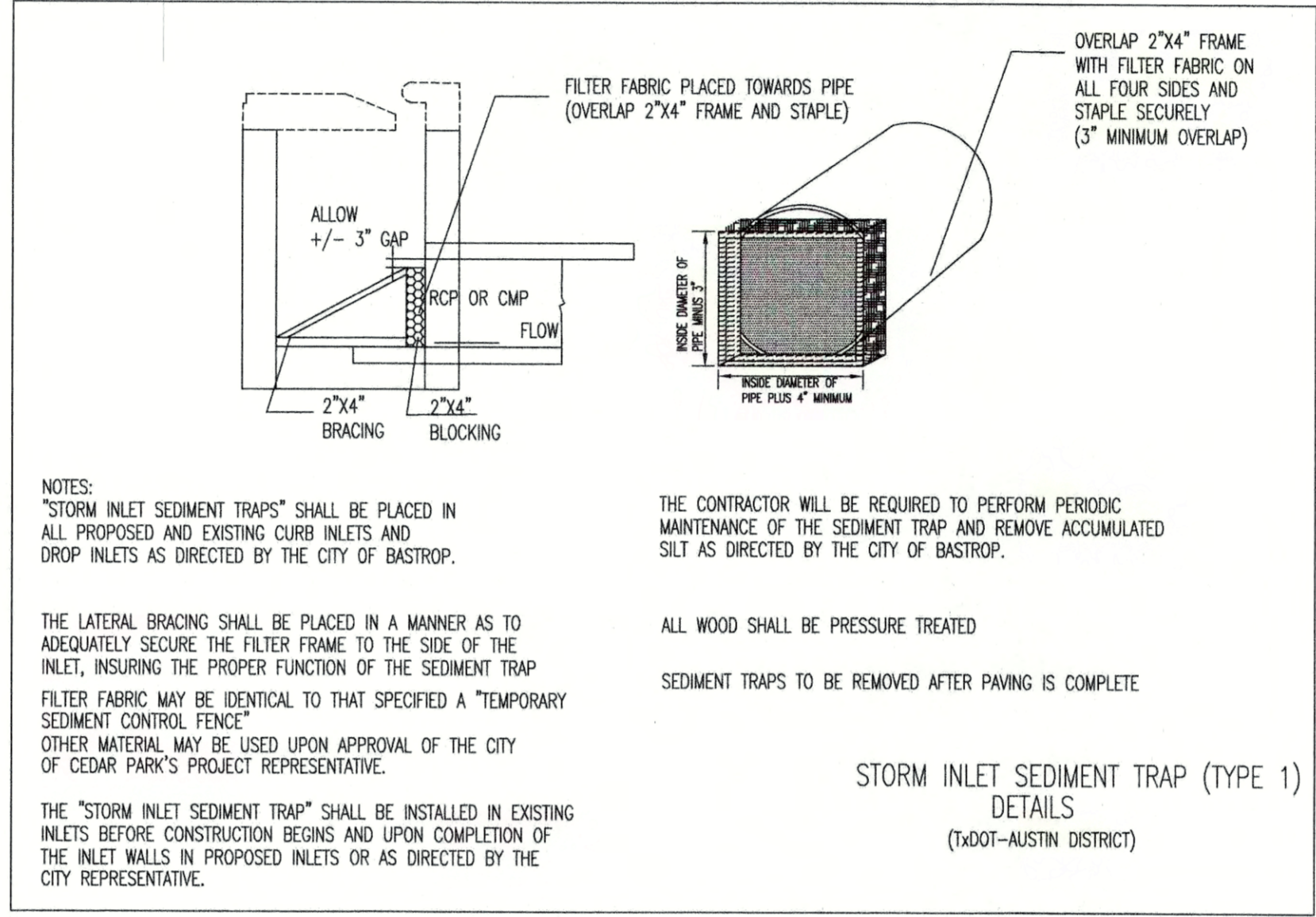
Carlson, Brigrance & Doering, Inc.
 Civil Engineering & Surveying
 FIRM ID #479791
 Main Office: 5501 West William Street, Suite 600, Austin, Texas 78749
 North Office: 12129 RR 620 N, Suite 600, Abilene, Texas 79602
 Phone No. (512) 280-5160 Fax No. (512) 280-5165

SHEET NAME: EROSION CONTROL NOTES & DETAILS
 JOB NAME: BASTROP GROVE MEDTAL DEVELOPMENT
 PROJECT: CIVIL SITE DEVELOPMENT PLANS

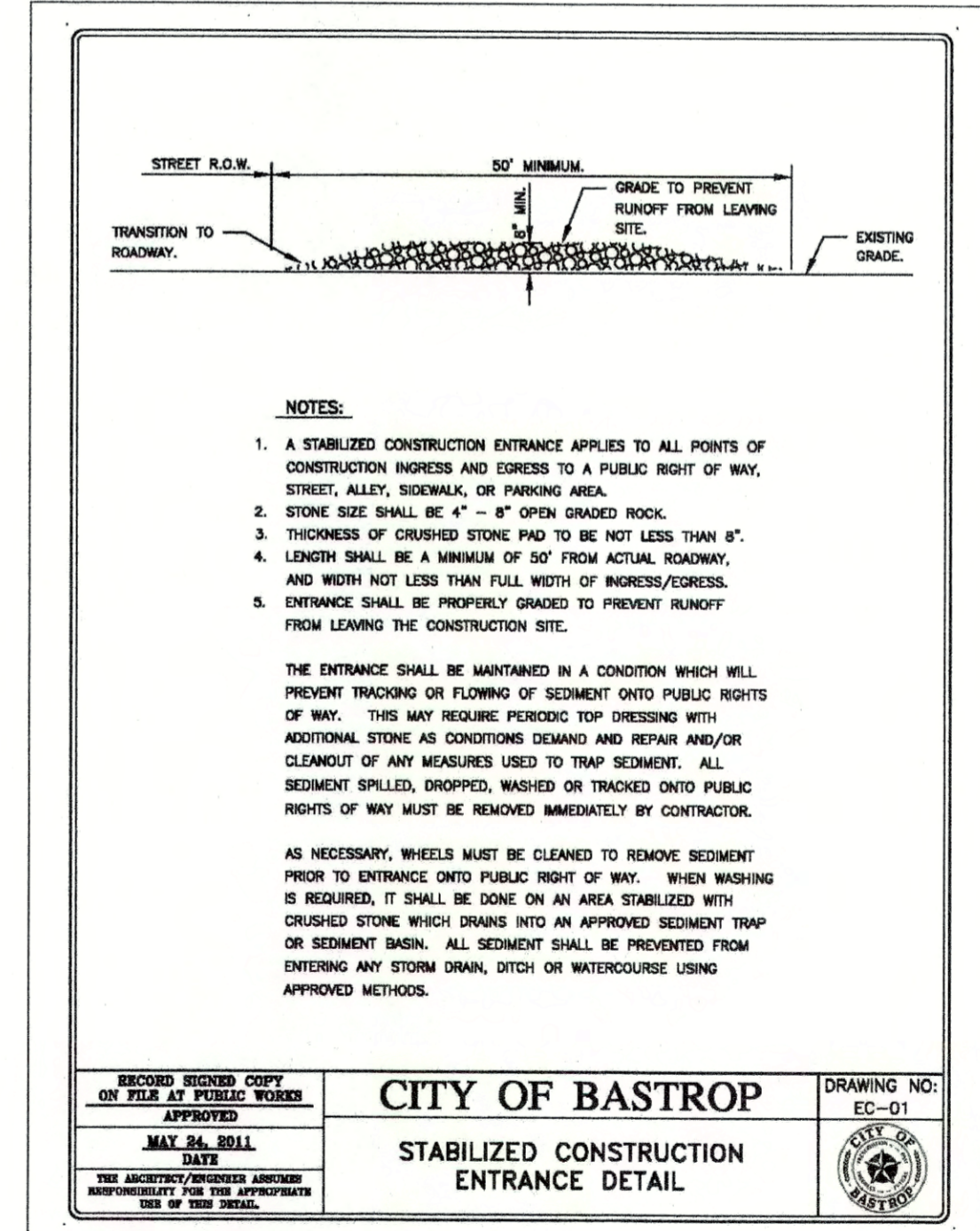
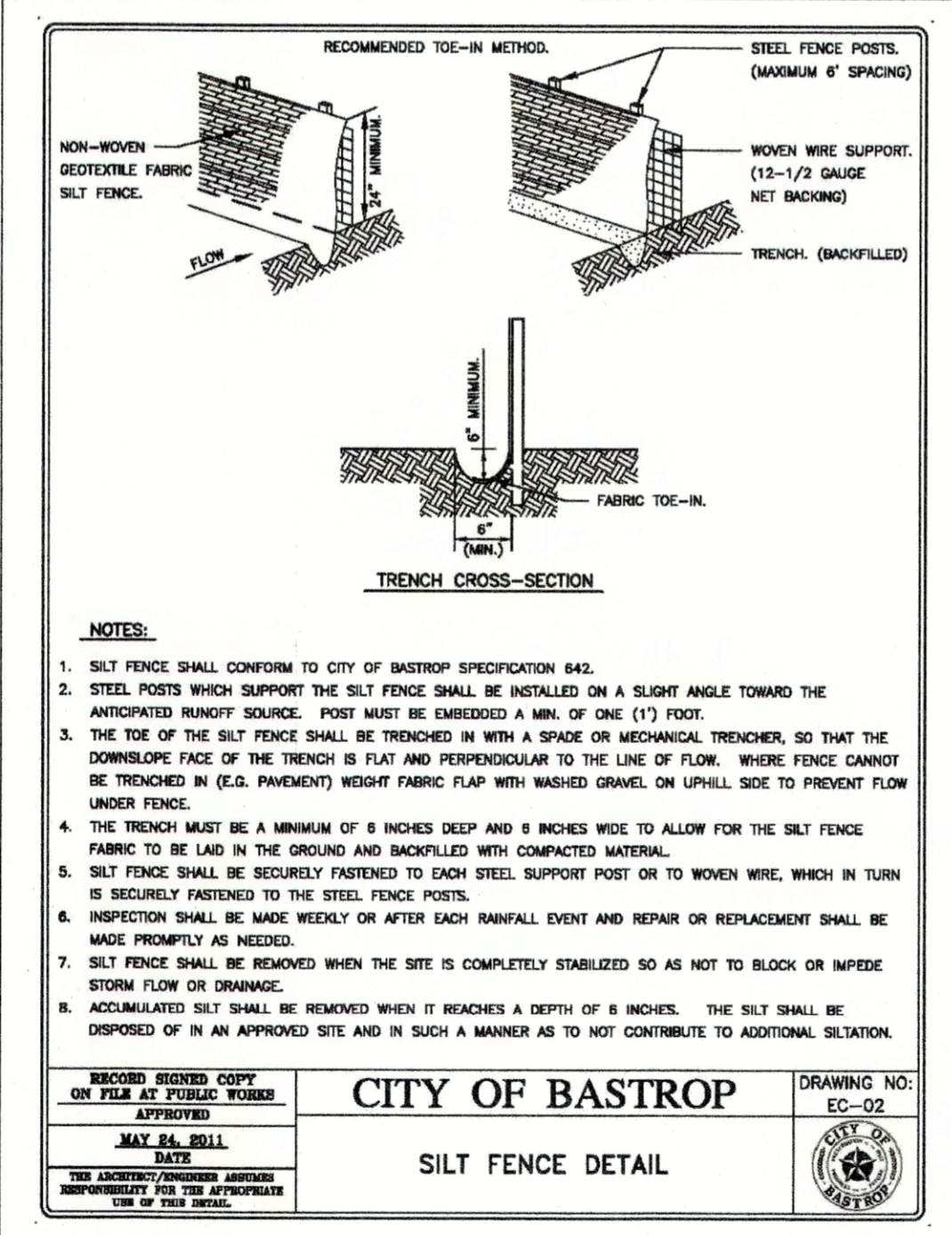
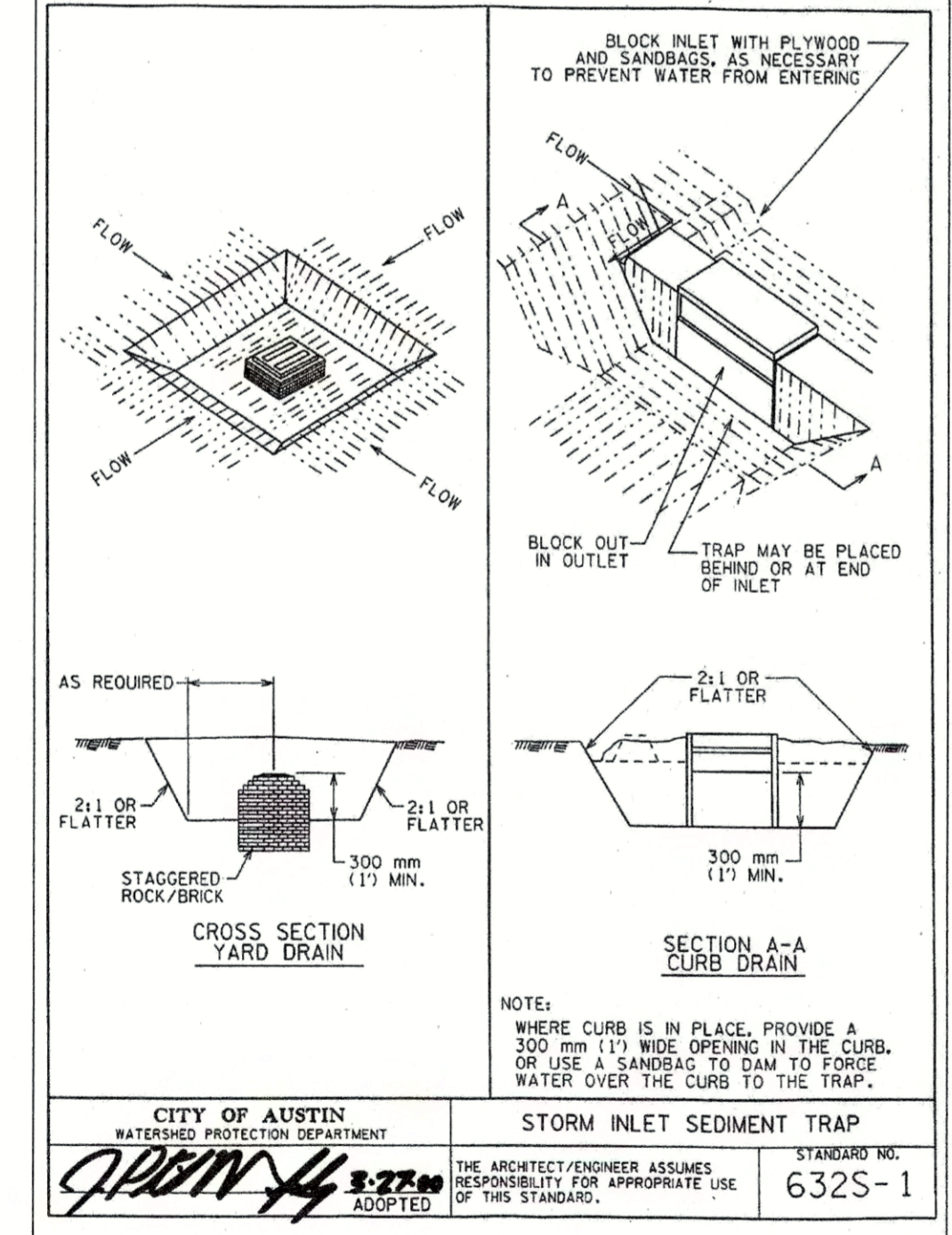
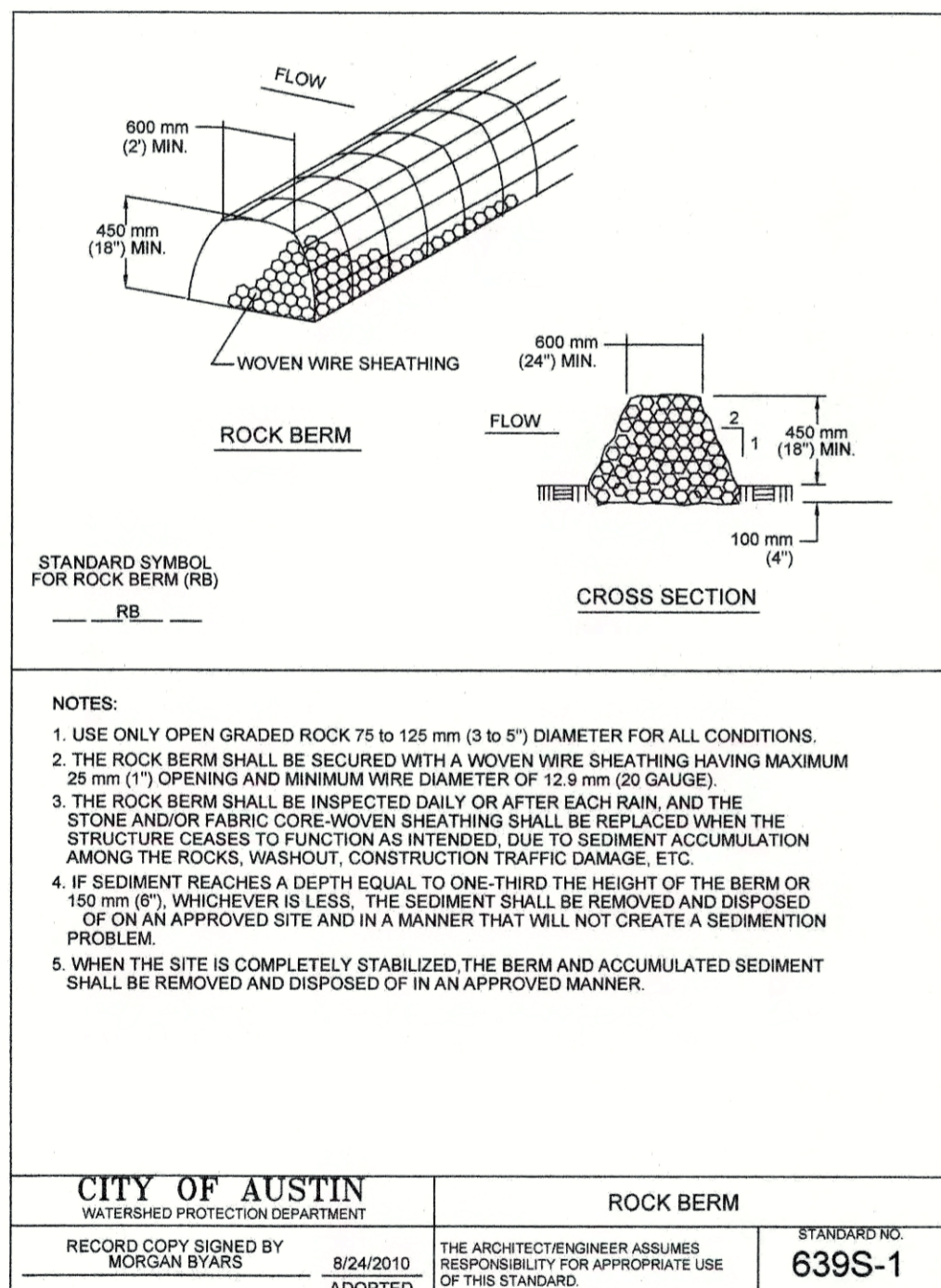
STATE OF TEXAS
 BRENDAN P. MCENTEE
 96200
 LICENSED PROFESSIONAL ENGINEER
 CARLSON, BRIGRANCE & DOERING, INC.
 02/06/2020
 DATE: 11/25/2019
 JOB NUMBER: 5135
 SHEET: 23 OF 29
 SHEET NO. 23



CONCRETE WASHOUT DETAIL
N.T.S.



STORM INLET SEDIMENT TRAP (TYPE 1)
DETAILS
(TxDOT-AUSTIN DISTRICT)

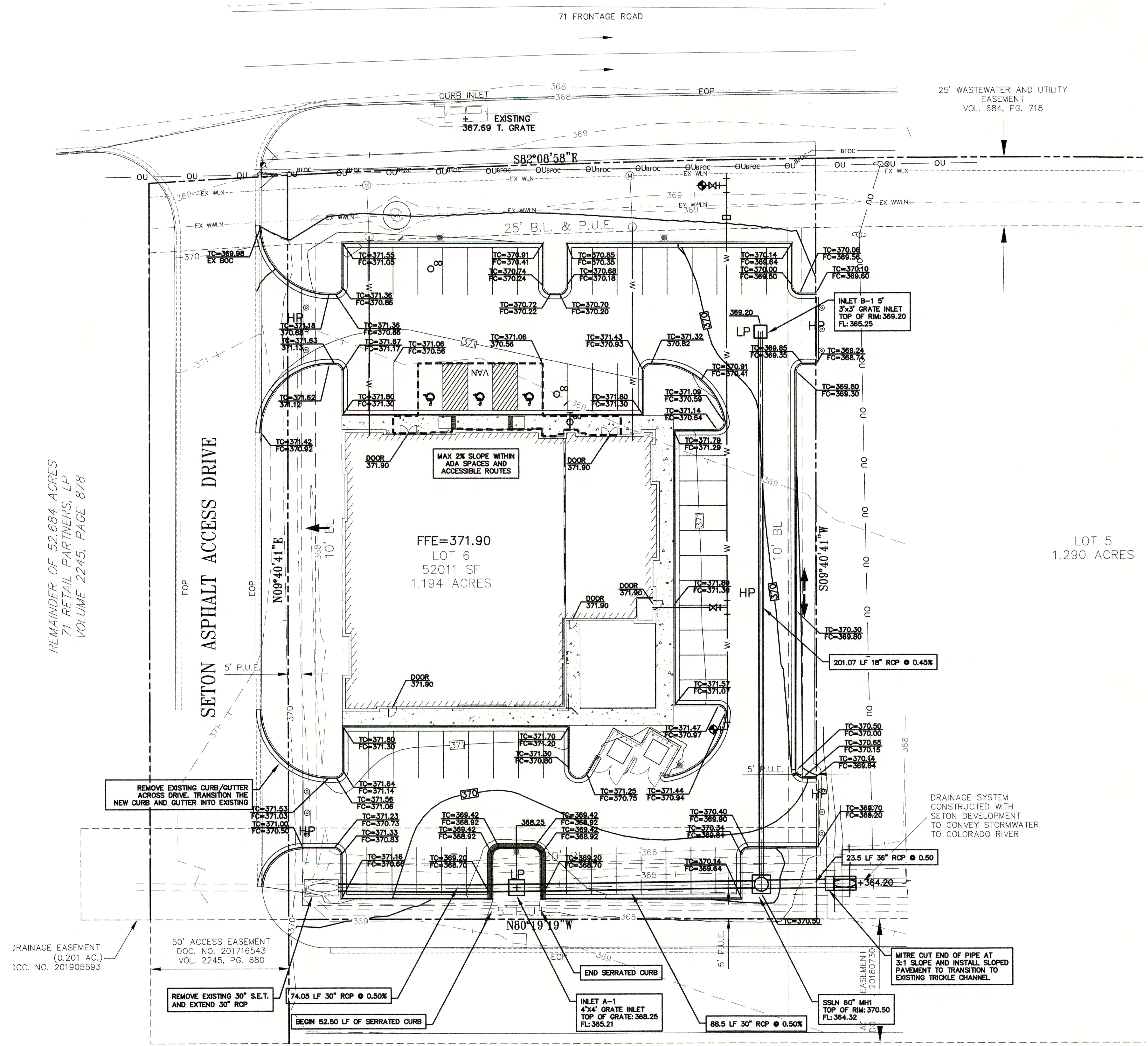


EROSION AND SEDIMENTATION CONTROL:

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 unhusled bermuda or three (3) pounds per 1,000 square feet.
 (ii) from march to september, seeding shall be with husled 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 pallette 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 unhusled 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 husled 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.

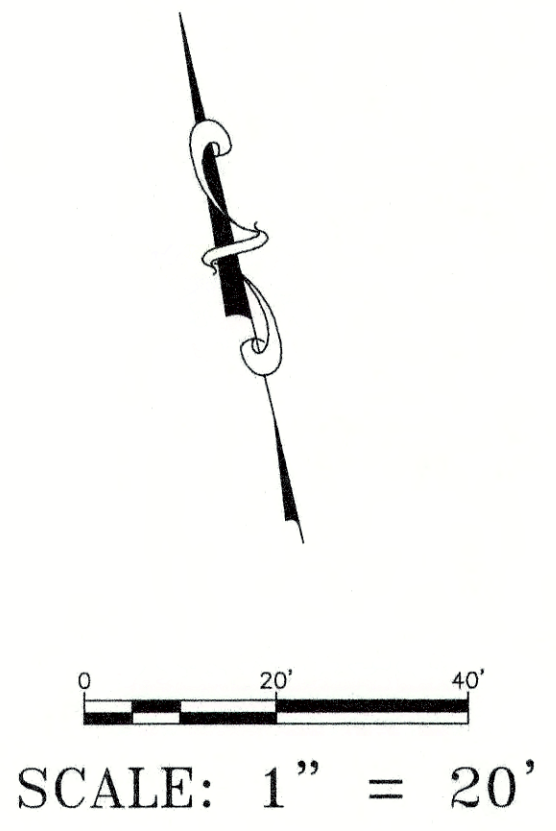
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REMAINDER OF 52.684 ACRES
71 RETAIL PARTNERS, LP
VOLUME 2245, PAGE 878



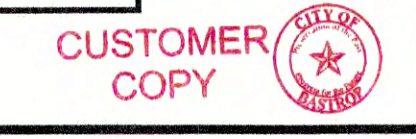
LEGEND

- 936 --- EXISTING MAJOR CONTOUR
- EXISTING MINOR CONTOUR
- 0.30 --- 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

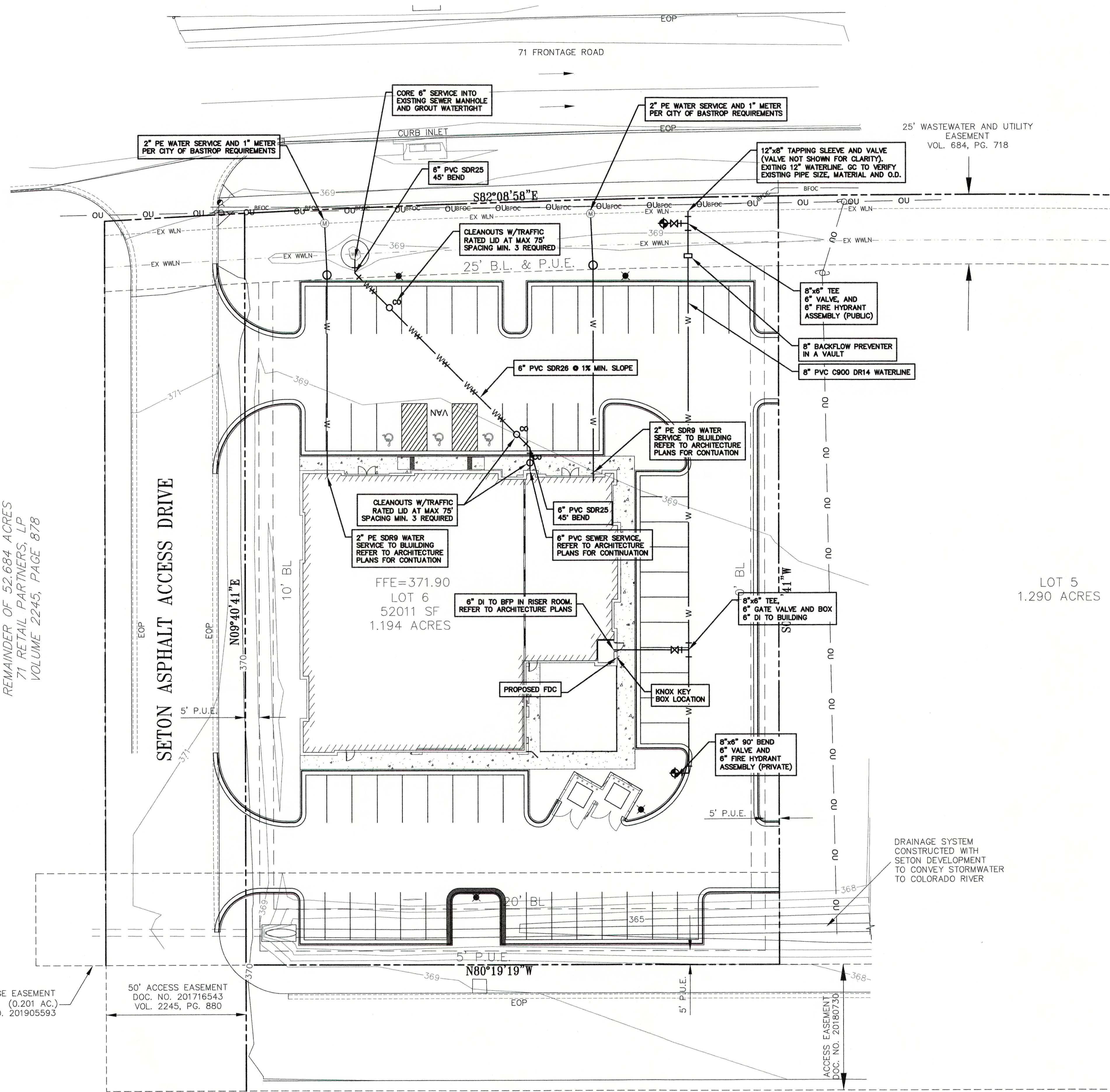
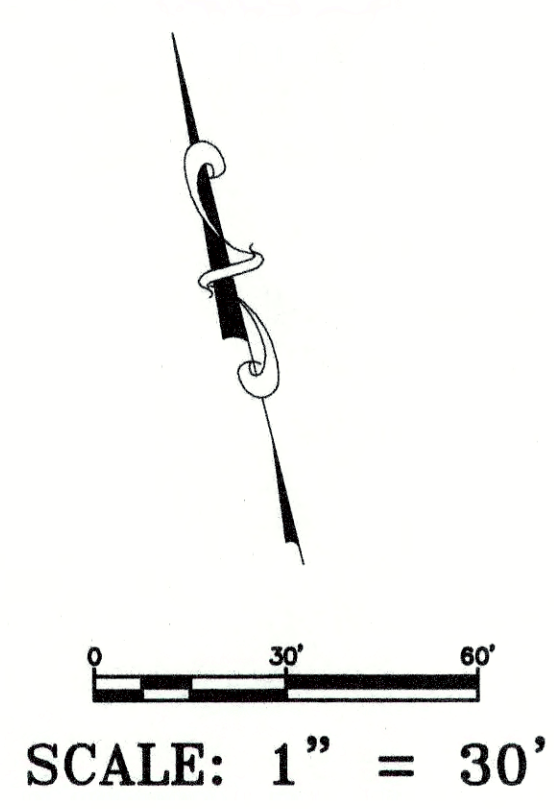


- #### GRADING NOTES:
- UNLESS OTHERWISE SPECIFIED, ALL FINISHED EARTHEN SLOPES ARE TO BE FINE GRADED TO PROVIDE A RELATIVELY UNIFORM SURFACE WITH NO ROCKS GREATER THAN 1-INCH IN DIAMETER, NO MATERIAL GREATER THAN 1-INCHES IN DIAMETER, AND NO DEVIATIONS FROM AN OTHERWISE SMOOTH SURFACE GREATER THAN 4 INCHES IN HEIGHT OR DEPTH WITH NO AREAS OF STANDING WATER.
 - 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.
 - 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.
 - REFER TO LANDSCAPE PLAN FOR PLANTING, IRRIGATION, AND TOPSOIL REQUIREMENTS.
 - REFER TO EROSION CONTROL PLAN FOR TEMPORARY AND PERMANENT REVEGETATION REQUIREMENTS.

DESIGNED BY:	DRAFTED BY:
DATE:	
REVISION:	
 Carlison, Brigrance & Doering, Inc. Civil Engineering & Surveying Main Office: FIRM ID #57971 North Office: 12129 RR 620 N, Ste. 600 Austin, Texas 78750 Phone No. (512) 280-5160 Fax No. (512) 280-5165	
GRADING AND DRAINAGE PLAN BASTROP GROVE MEDTAL DEVELOPMENT CIVIL SITE DEVELOPMENT PLANS	
SHEET NAME: JOB NAME: PROJECT:	
DATE: 11/25/2019	
JOB NUMBER: 5135	
SHEET: 24 OF 29	
SHEET NO.: 24	



DESIGNED BY:	DRAFTED BY:
DATE:	DATE:
REVISION:	REVISION:



LEGEND	
---	PROPERTY LINE
- - - -	EXISTING MINOR CONTOURS
- - - -	EXISTING MAJOR CONTOURS
OU	EXISTING OH ELEC/TELE
WLN	EXISTING WATER LINE
WLN	EXISTING WASTEWATER LINE
---	EXISTING EASEMENT/BUFFER LINE
○	EXISTING GUY WIRE
○	EXISTING POWER POLE
○	EXISTING SIGN-ROAD
○	EXISTING WASTEWATER MANHOLE
○	PROPOSED WATER LINE
○	PROPOSED WASTEWATER LINE
○	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.

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

RAINAGE EASEMENT
 (0.201 AC.)
 OC. NO. 201905593

50' ACCESS EASEMENT
 DOC. NO. 201716543
 VOL. 2245, PG. 880

ACCESS EASEMENT
 DOC. NO. 201807330

DRAINAGE SYSTEM
 CONSTRUCTED WITH
 SETON DEVELOPMENT
 TO CONVEY STORMWATER
 TO COLORADO RIVER

Carlson, Brigrance & Doering, Inc.
 Civil Engineering & Surveying
 FIRM ID #13791
 Main Office 12129 RR 620 N., Ste. 600
 Austin, Texas 78750
 Phone No. (512) 280-5160 Fax No. (512) 280-5165

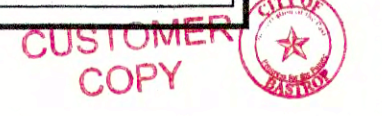
UTILITY PLAN
 BASTROP GROVE MEDTAL DEVELOPMENT
 CIVIL SITE DEVELOPMENT PLANS

SHEET NAME:
 JOB NAME:
 PROJECT:

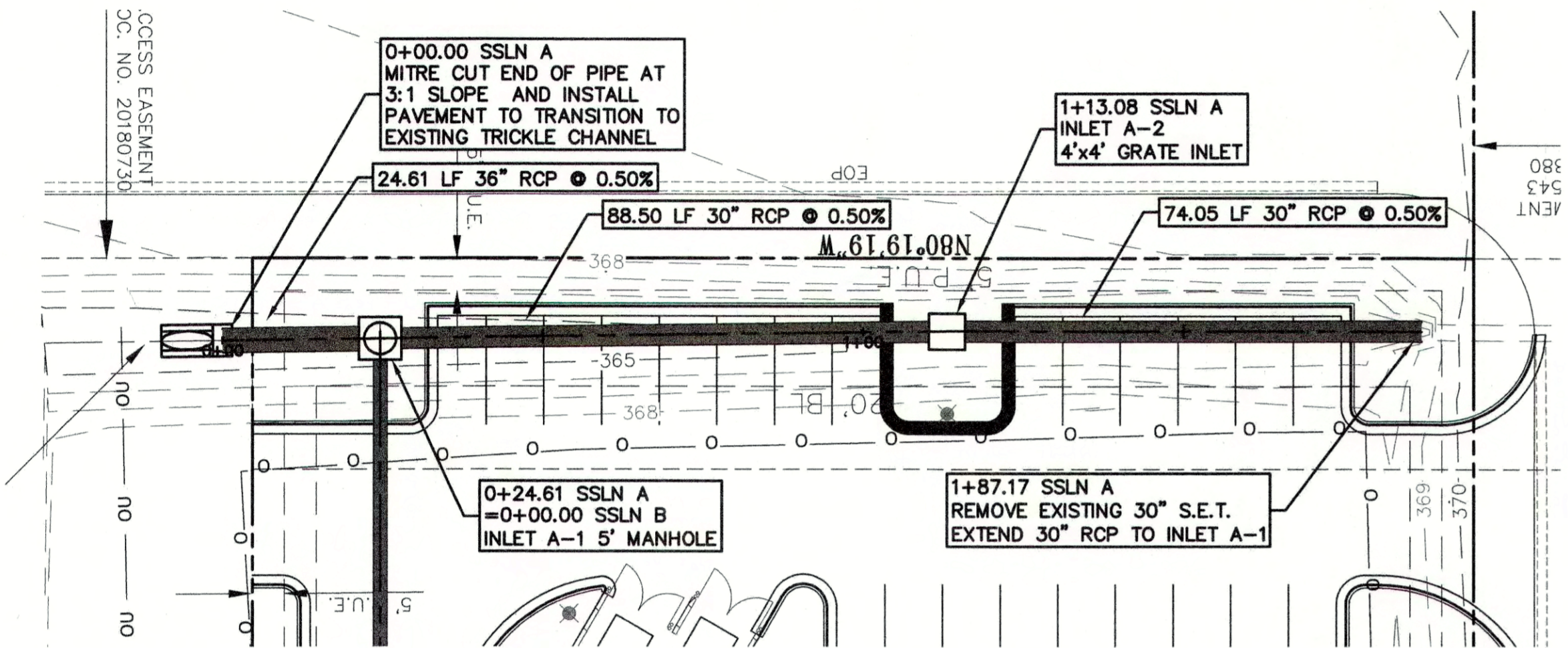


Carlson, Brigrance & Doering, Inc.
 Dwg #3791
 02/06/2020

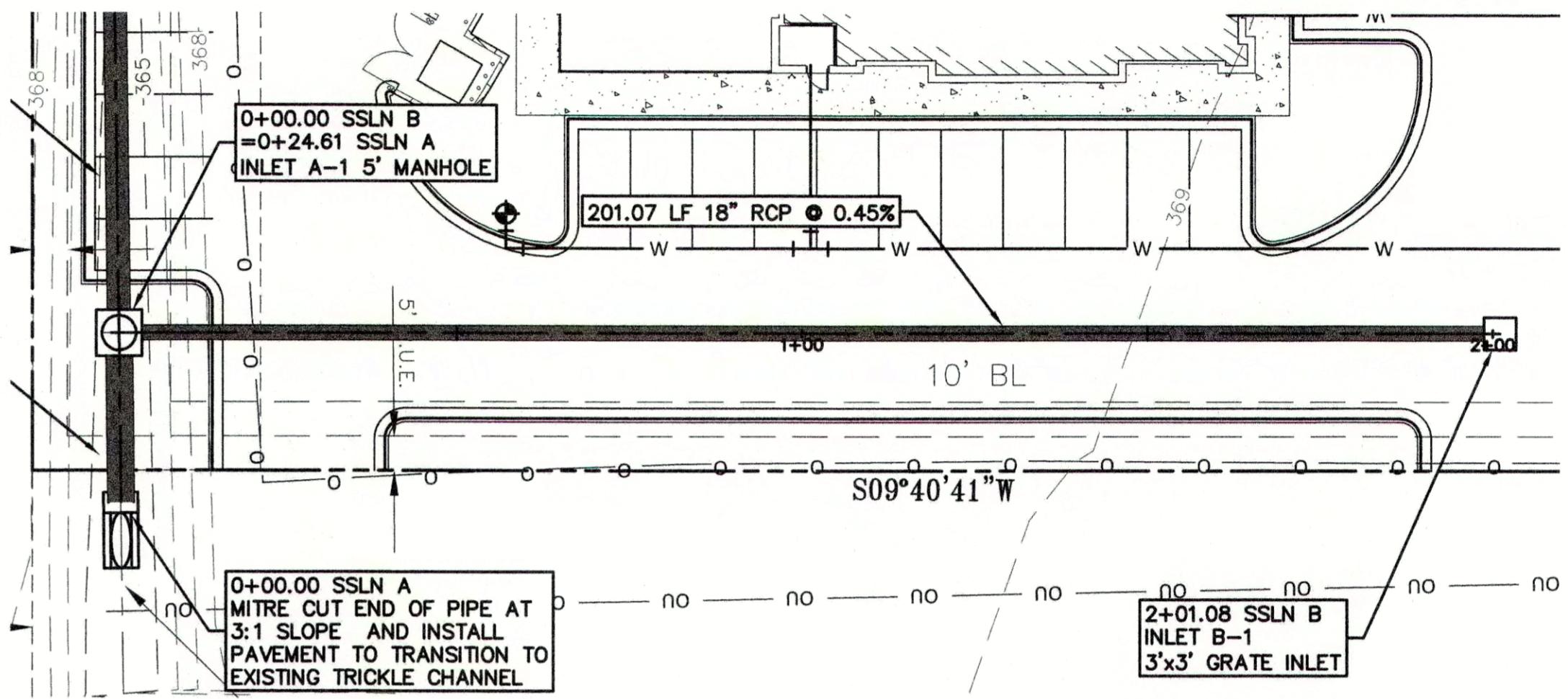
DATE:	11/25/2019
JOB NUMBER:	5135
SHEET:	25 OF 29
SHEET NO.:	25



SCALE: 1" = 20'

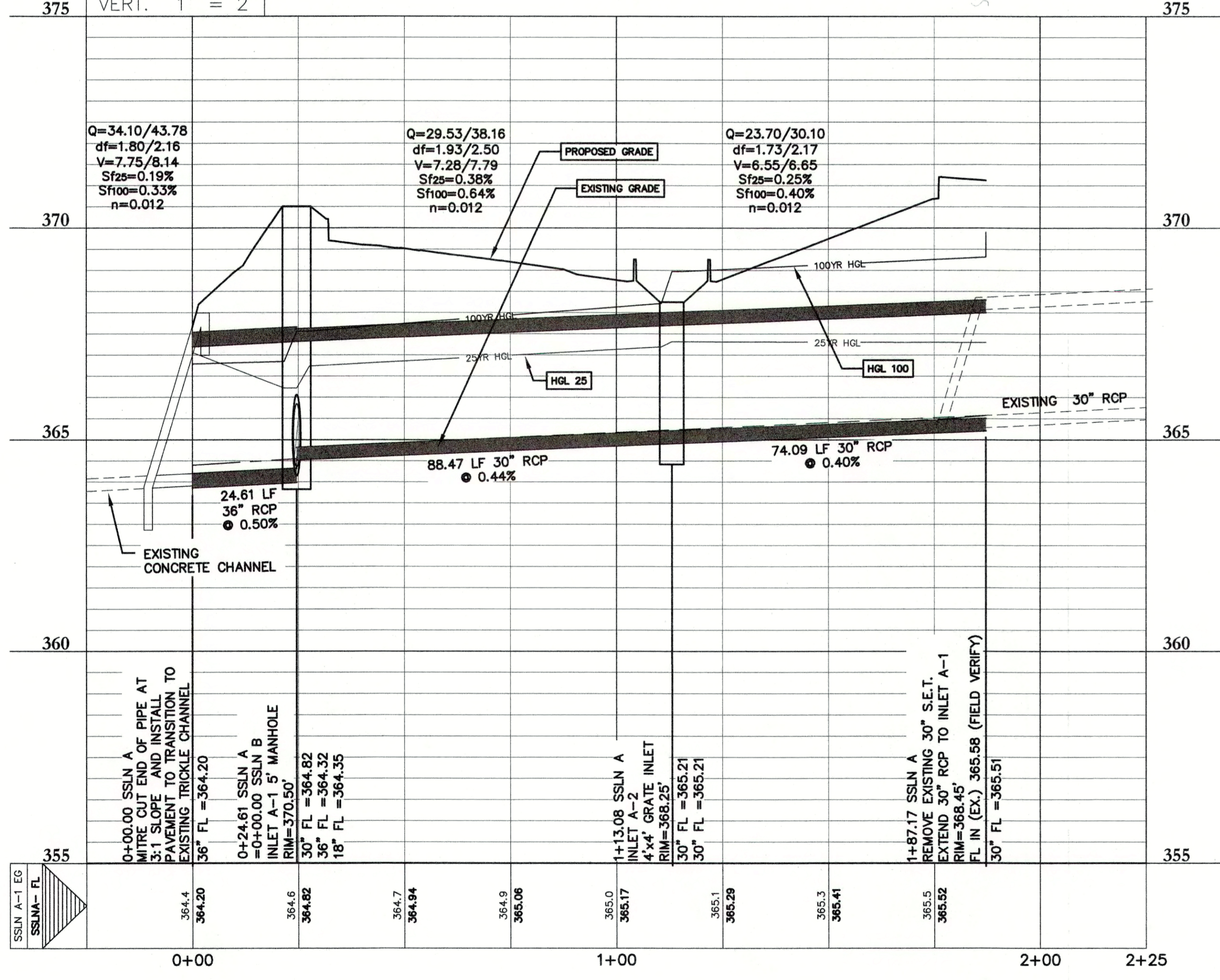


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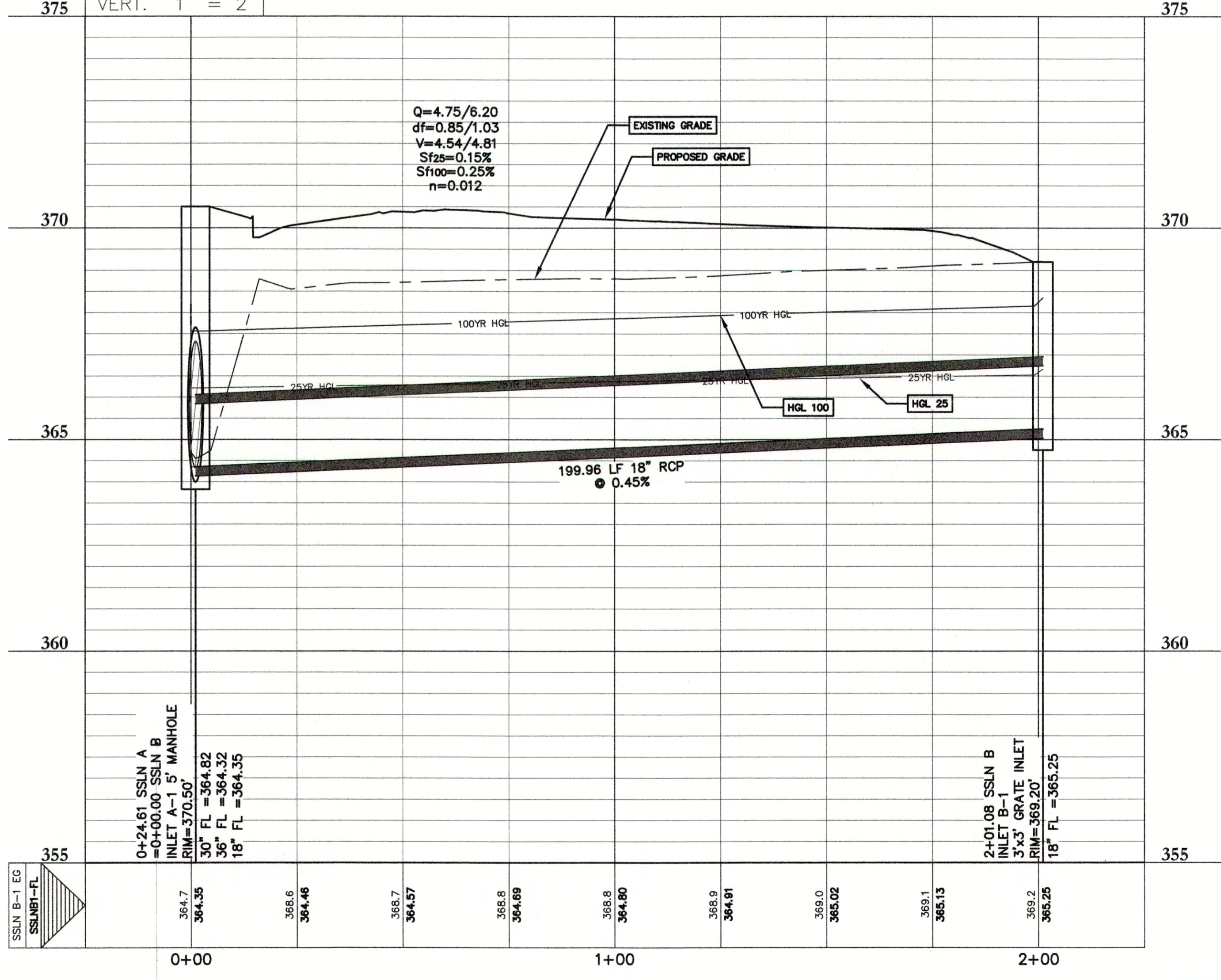
PROFILE SCALE
HORIZ. 1" = 20'
VERT. 1" = 2'

SSLN A



PROFILE SCALE
HORIZ. 1" = 20'
VERT. 1" = 2'

SSLN B



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DESIGNED BY:	DRAFTED BY:
DATE:	
REVISION:	

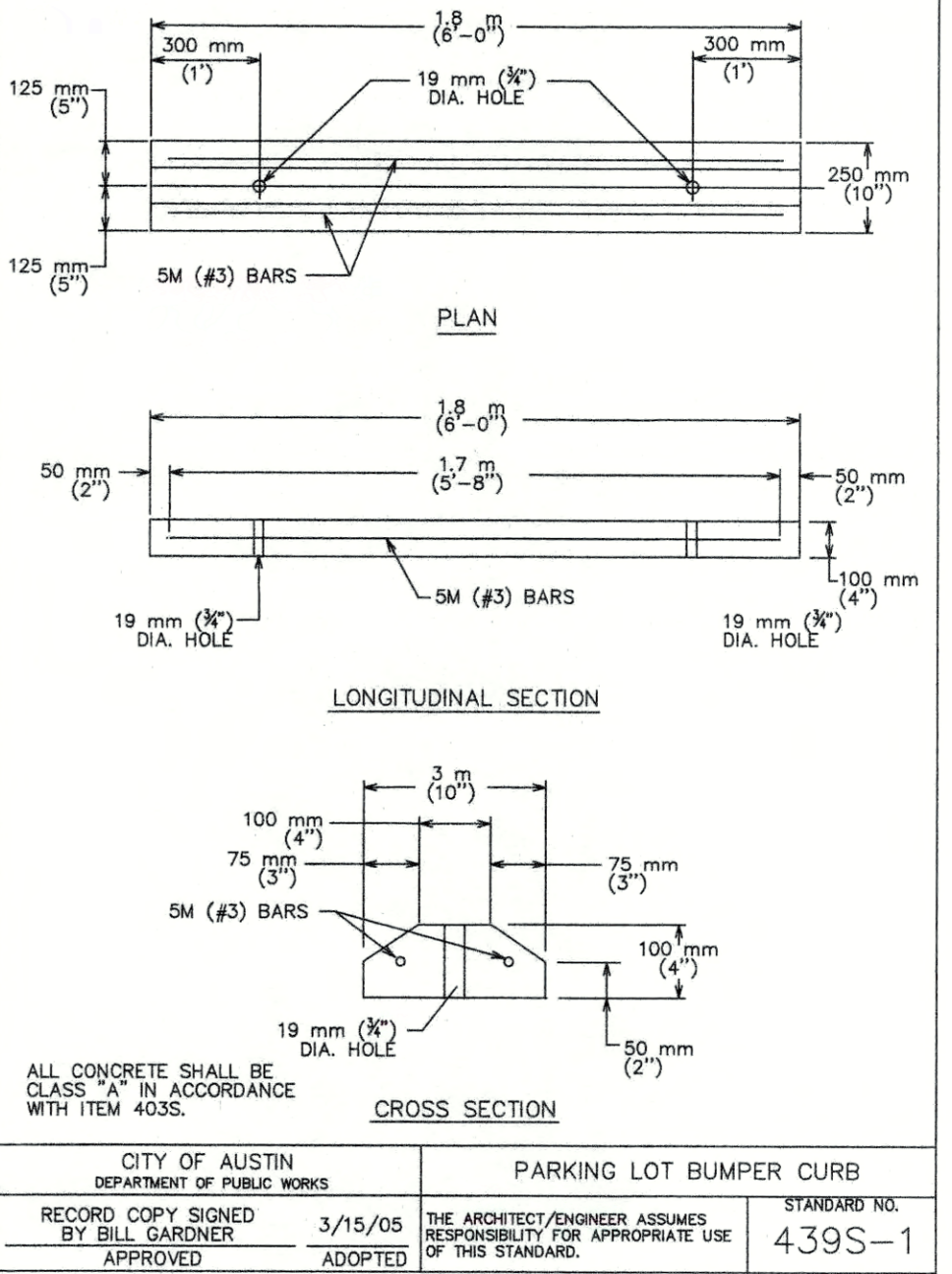
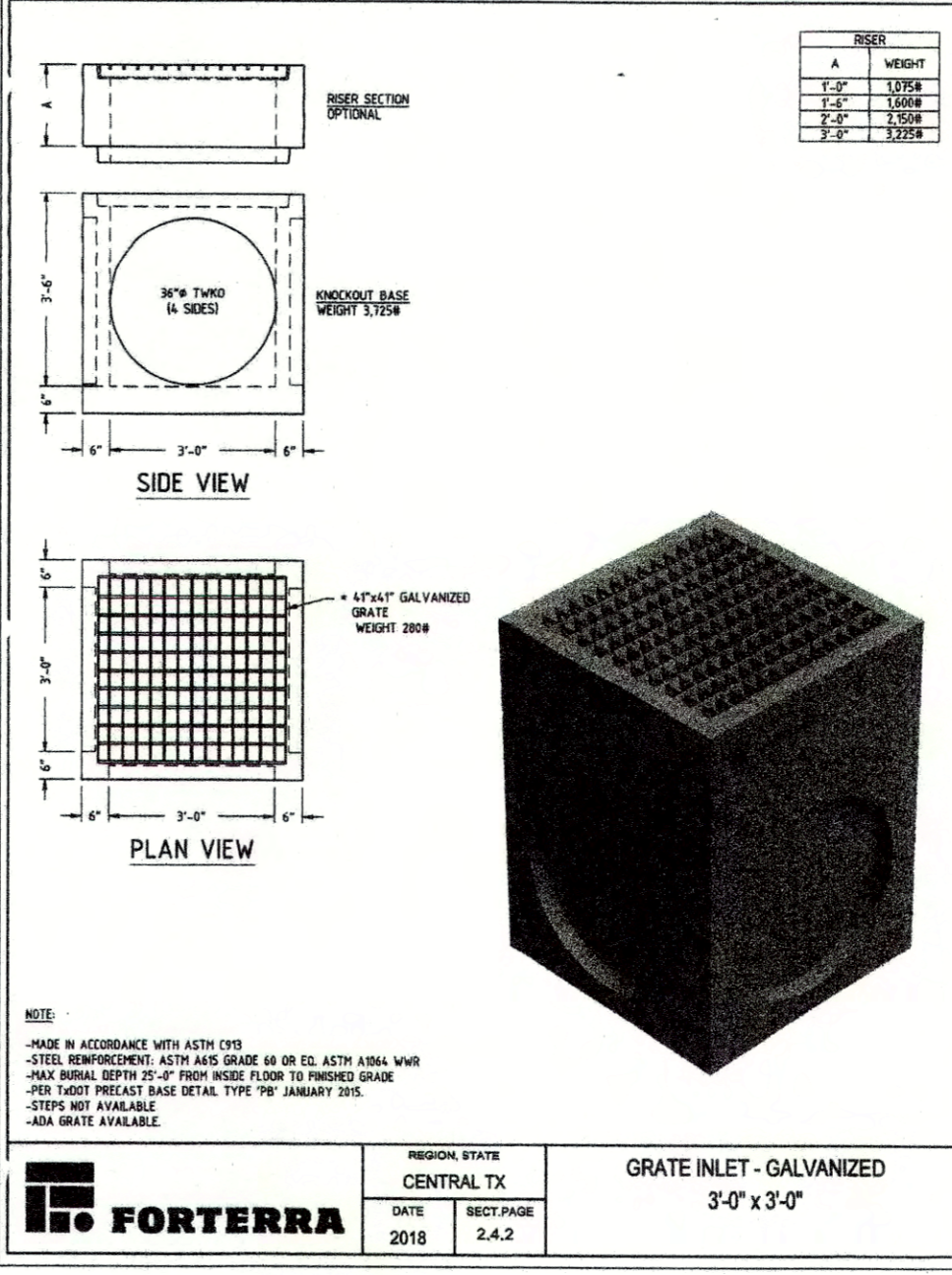
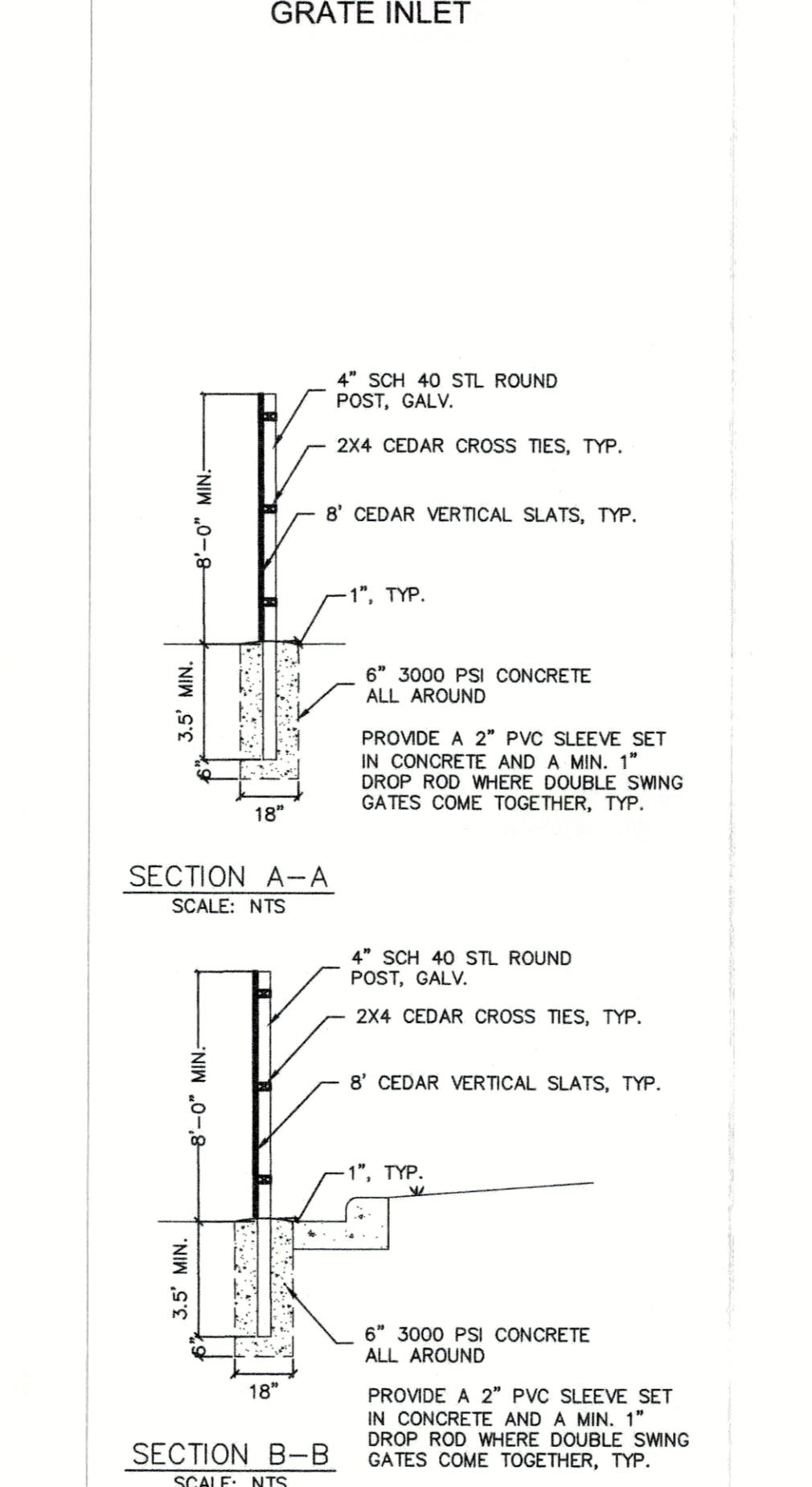
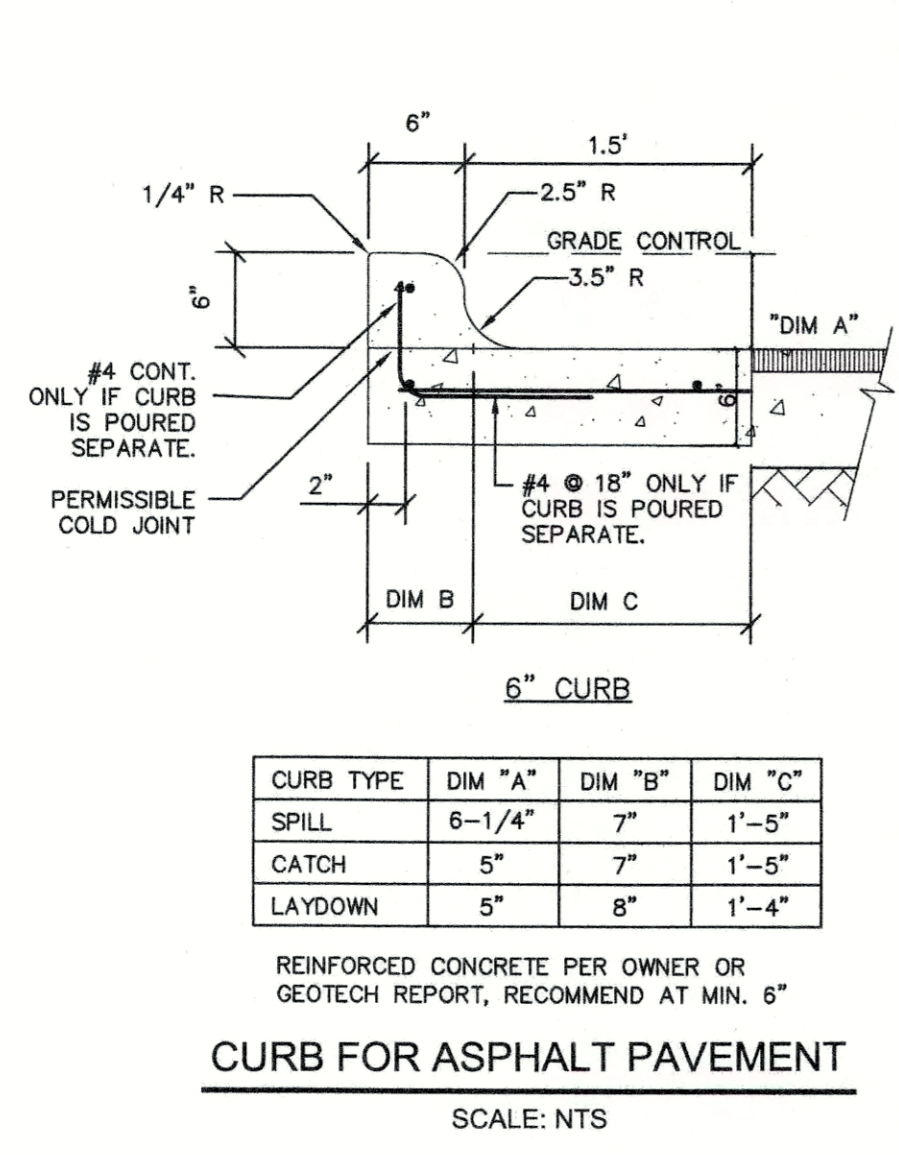
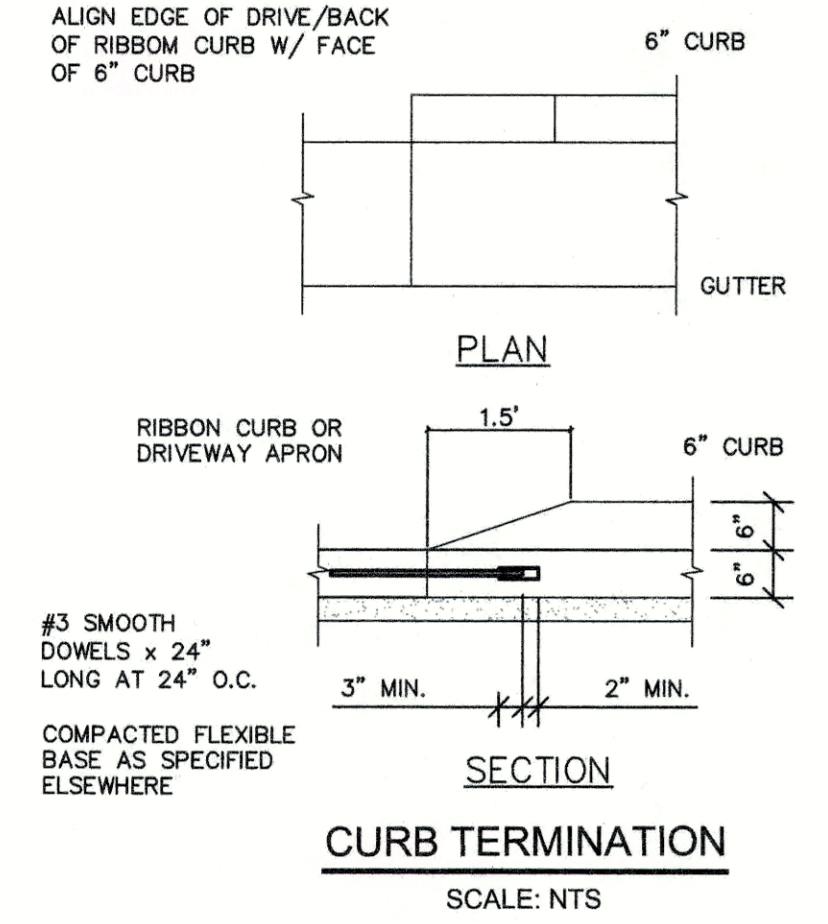
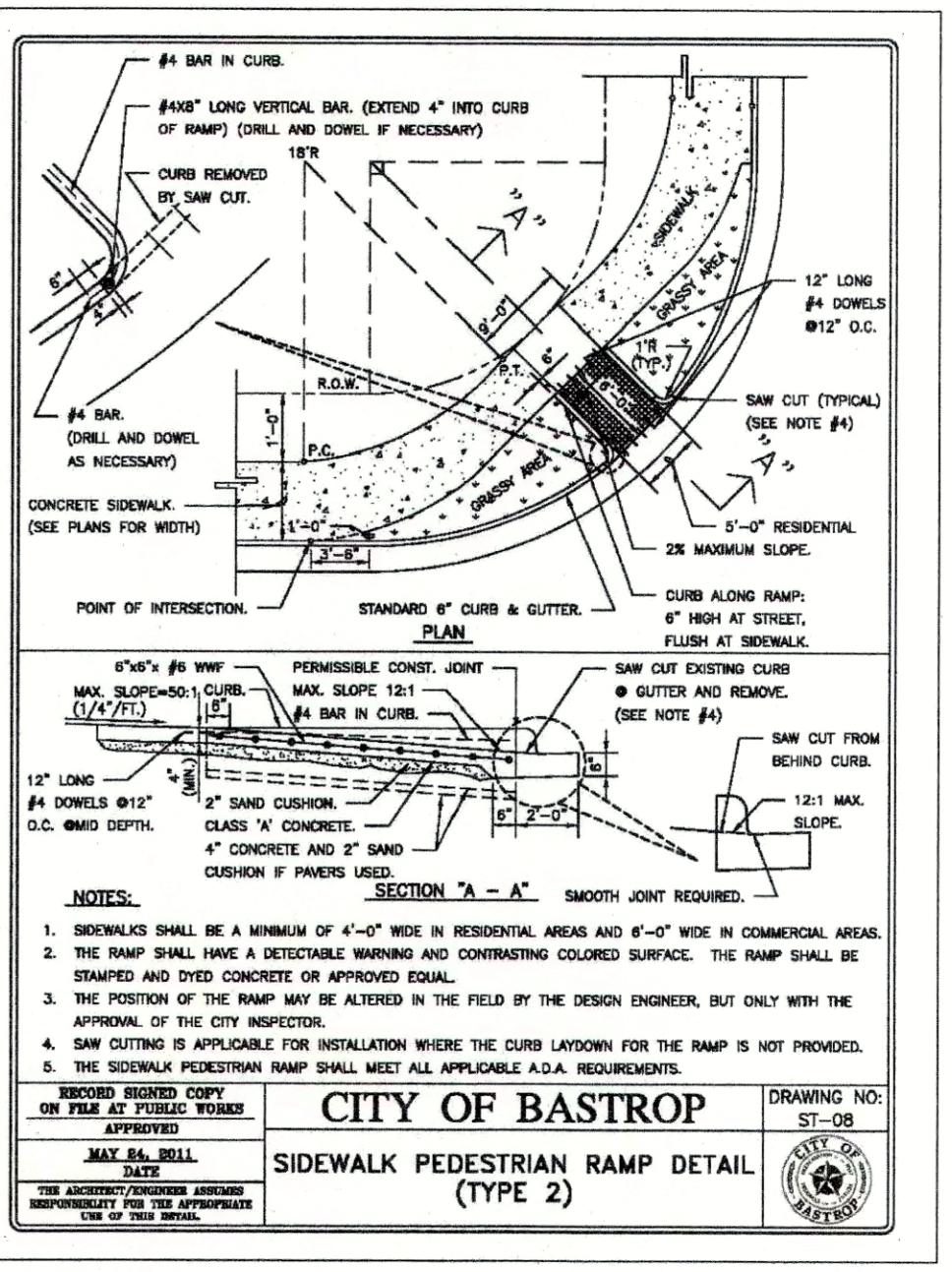
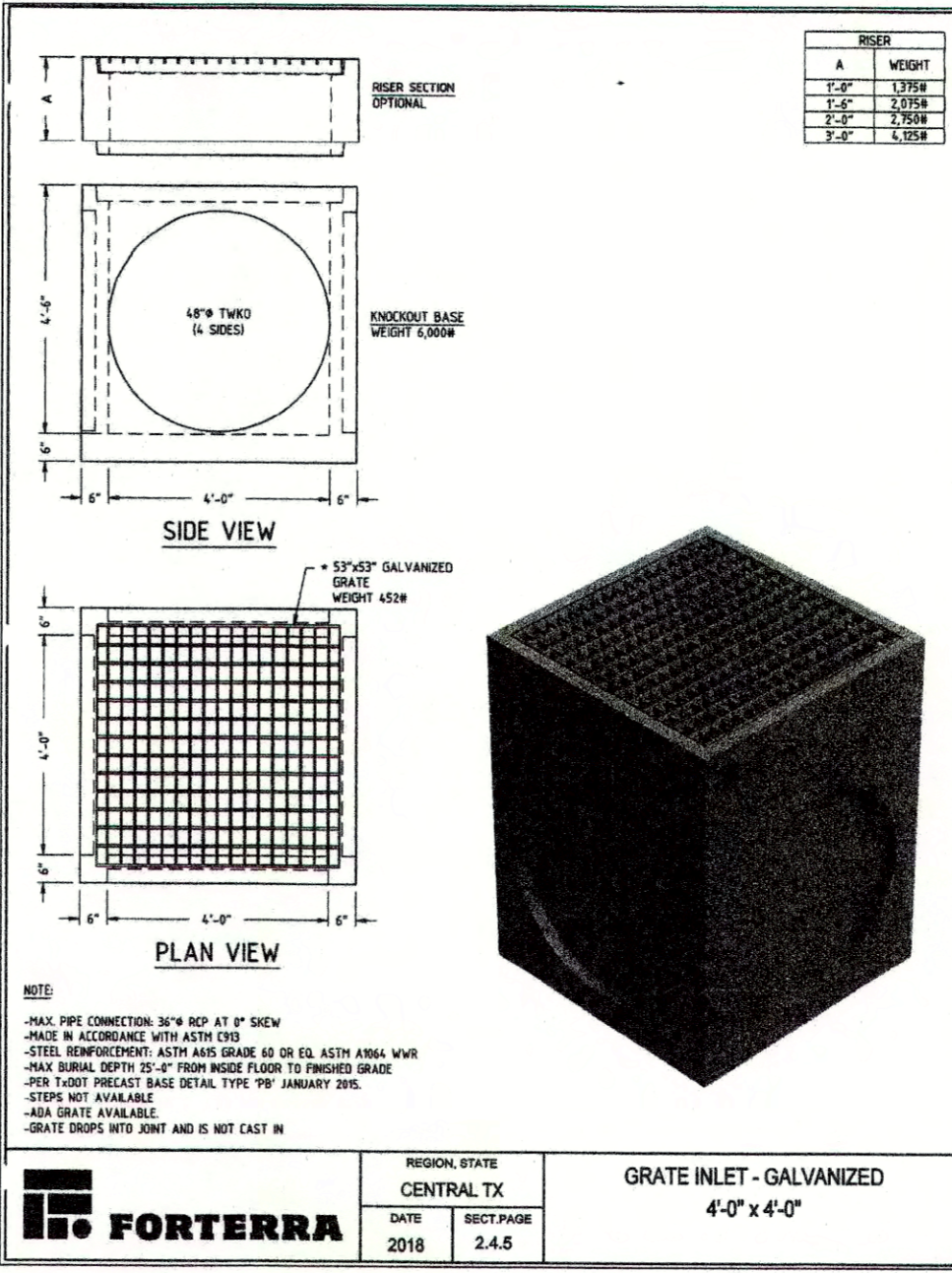
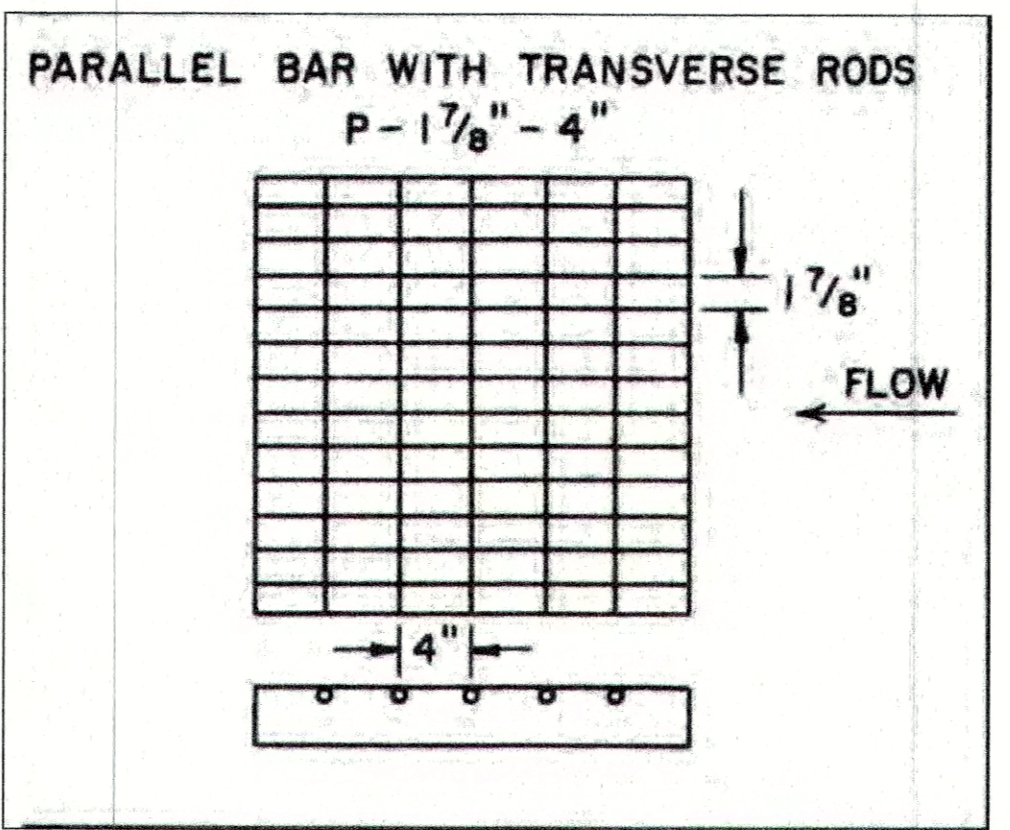
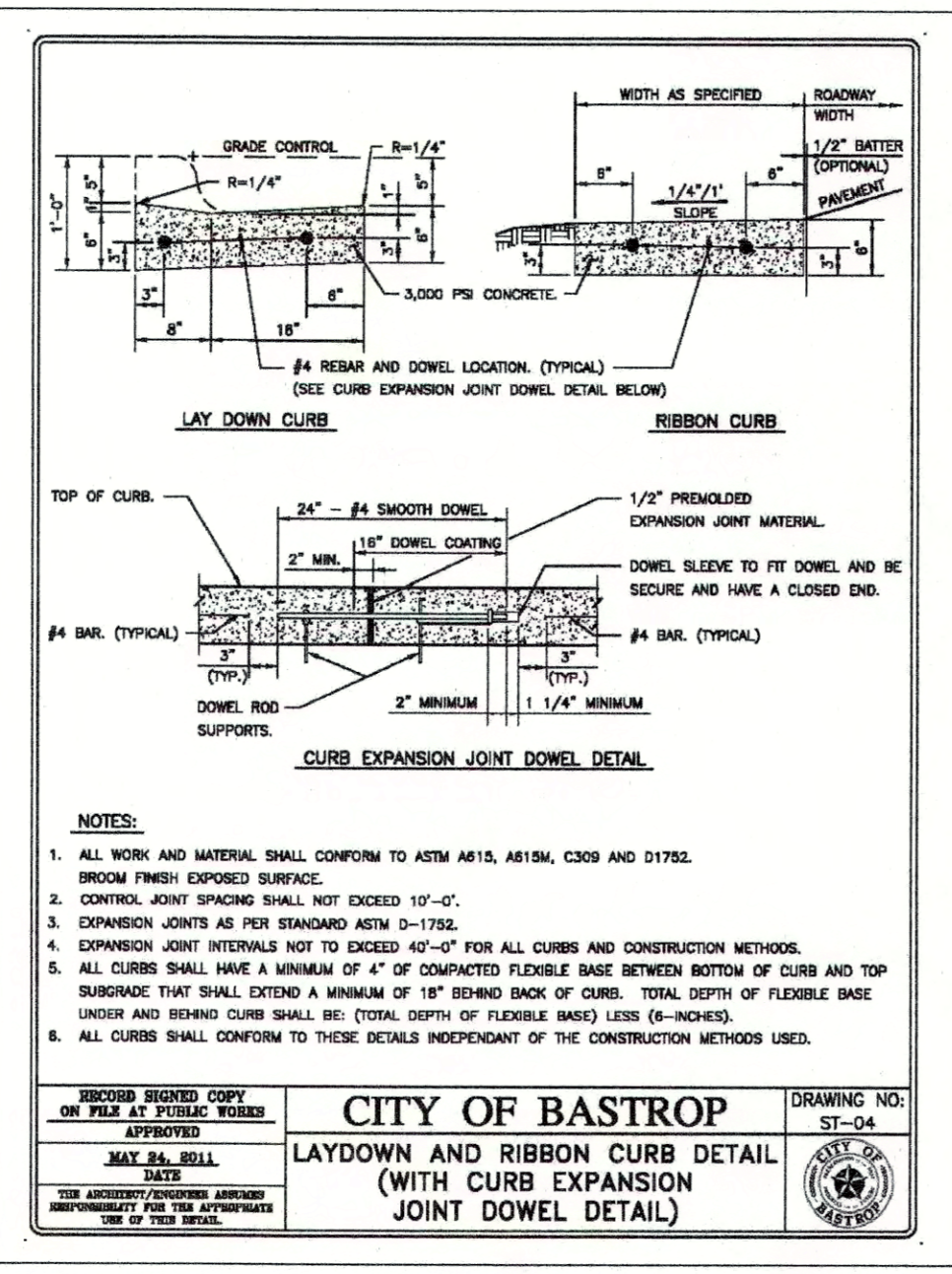
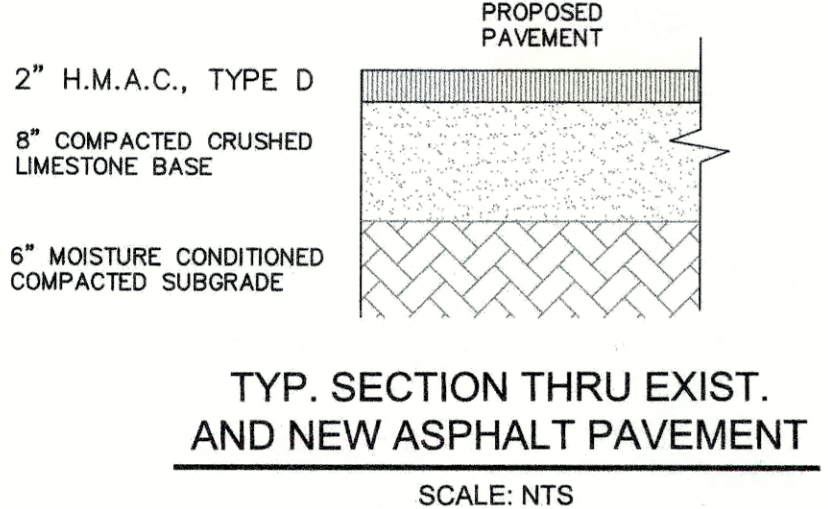
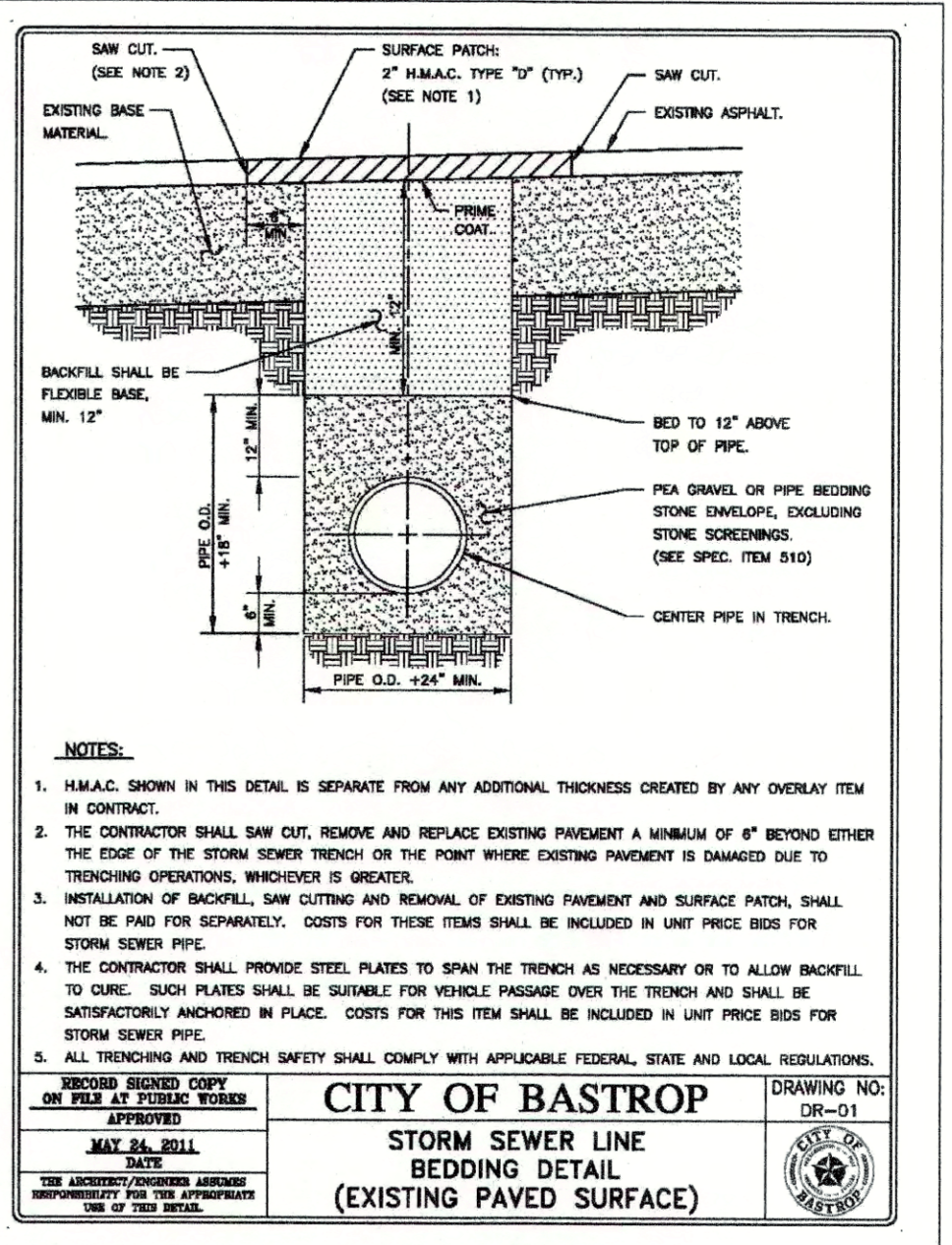
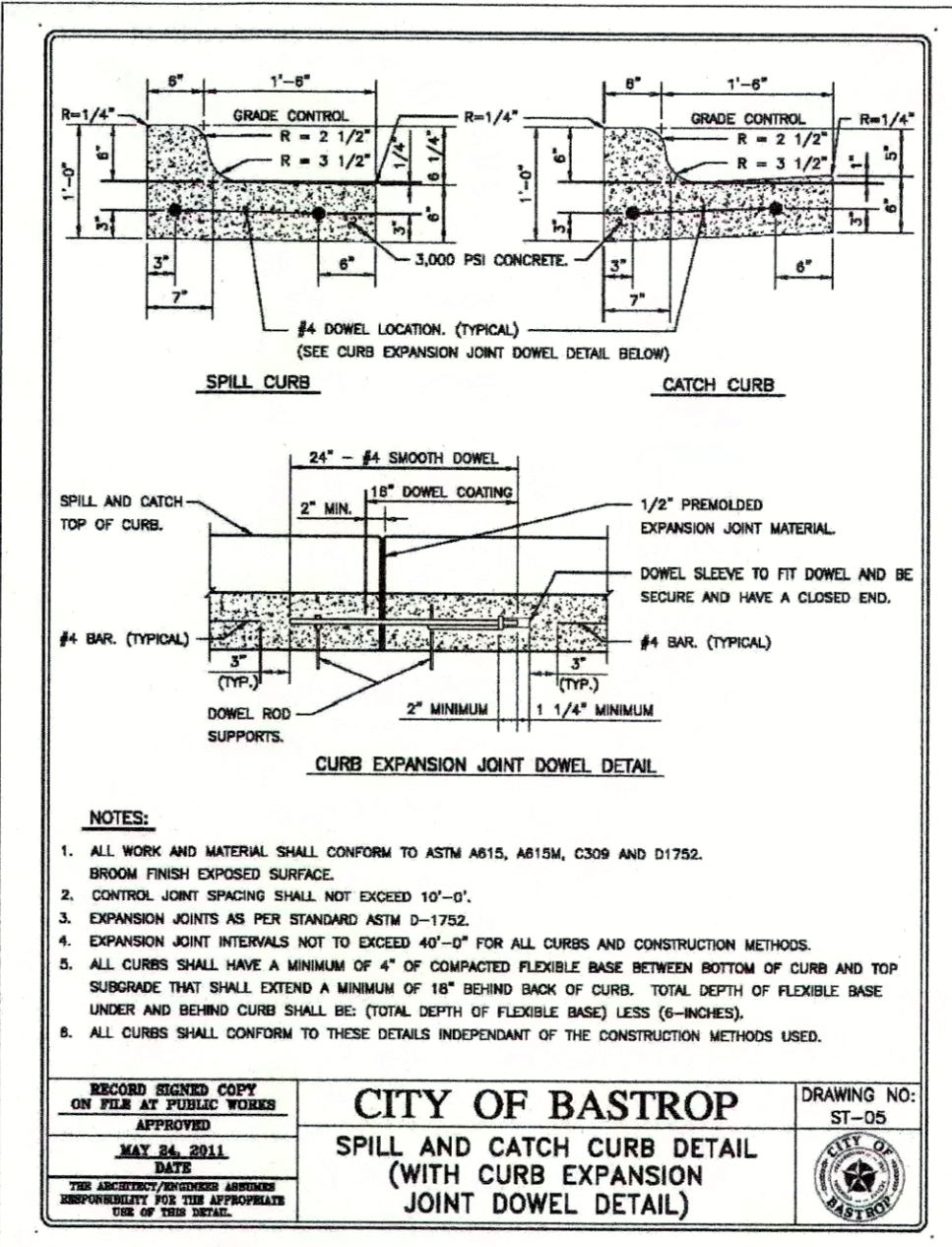
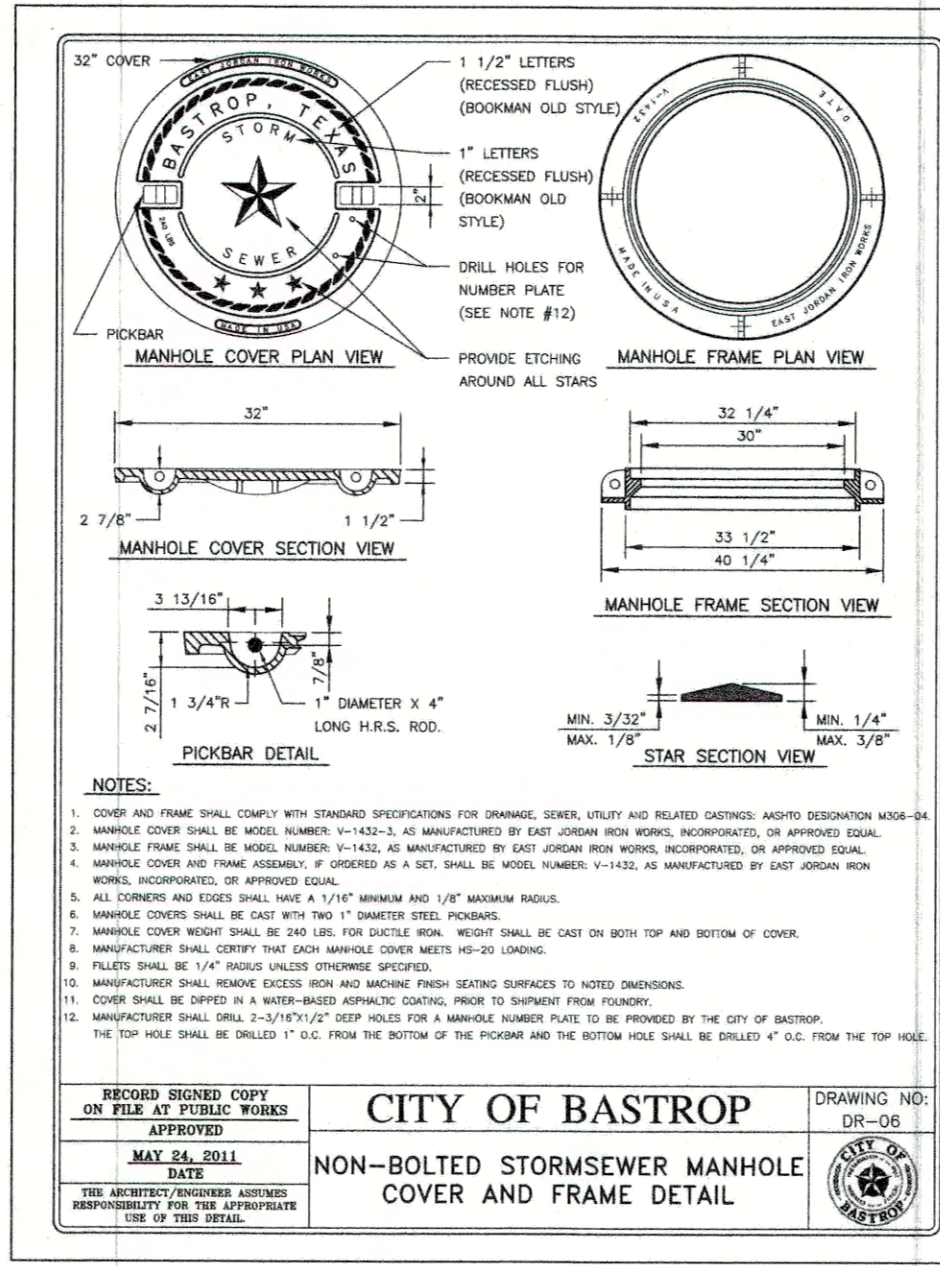
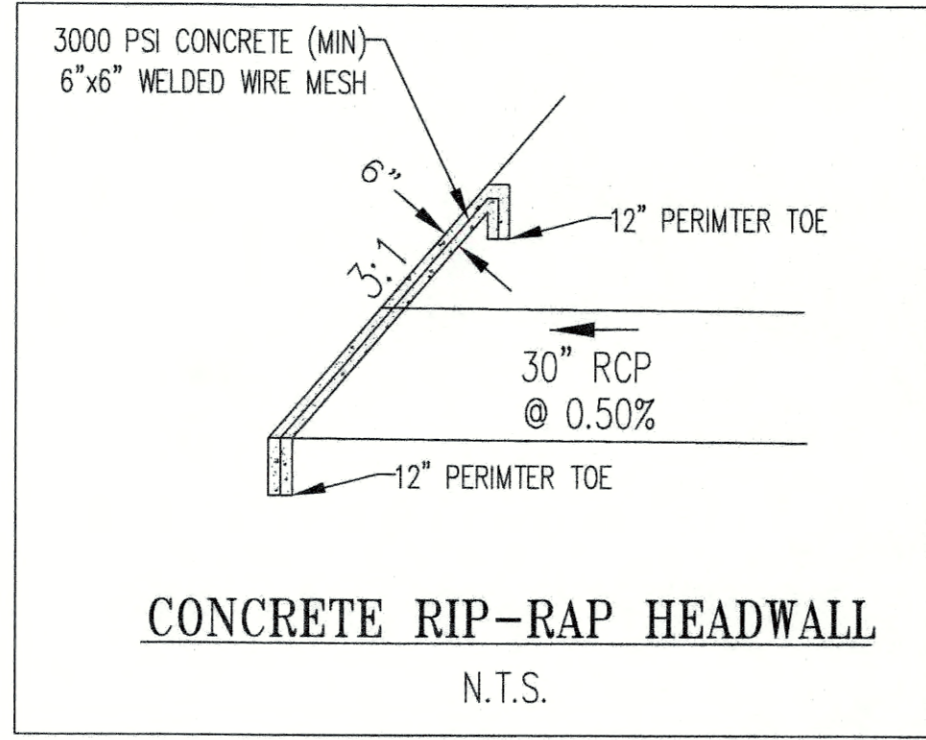
Carlson, Brigrance & Doering, Inc.
Civil Engineering • Surveying
FIRM ID #13791
North Office: 12129 RR 620 N., Ste. 600, Austin, Texas 78750
Main Office: 5501 West William Cannon Dr., Austin, Texas 78749
Phone No. (512) 280-5160 Fax No. (512) 280-5165

SHEET NAME: STORM SEWER PROFILES
JOB NAME: BASTROP GROVE MEDTAL DEVELOPMENT
PROJECT: CIVIL SITE DEVELOPMENT PLANS

STATE OF TEXAS
BRENDAN P. MENTEL
LICENSED PROFESSIONAL ENGINEER
96200
CARLSON, BRIGRANCE & DOERING, INC.
02/06/2020

DATE:	11/25/2019
JOB NUMBER:	5135
SHEET:	26 OF 29
SHEET NO.:	26

CUSTOMER COPY



DESIGNED BY: [Blank] DRAFTED BY: [Blank]

DATE: [Blank]

REVISION: [Blank]

Carlson, Brigrance & Doering, Inc.
Civil Engineering & Surveying
FIRM ID #F3791
Main Office: 3500 West Loop West, Suite 1200, Austin, Texas 78750
North Office: 12120 North Loop West, Suite 100, Houston, Texas 77050
Phone No. (512) 280-5160

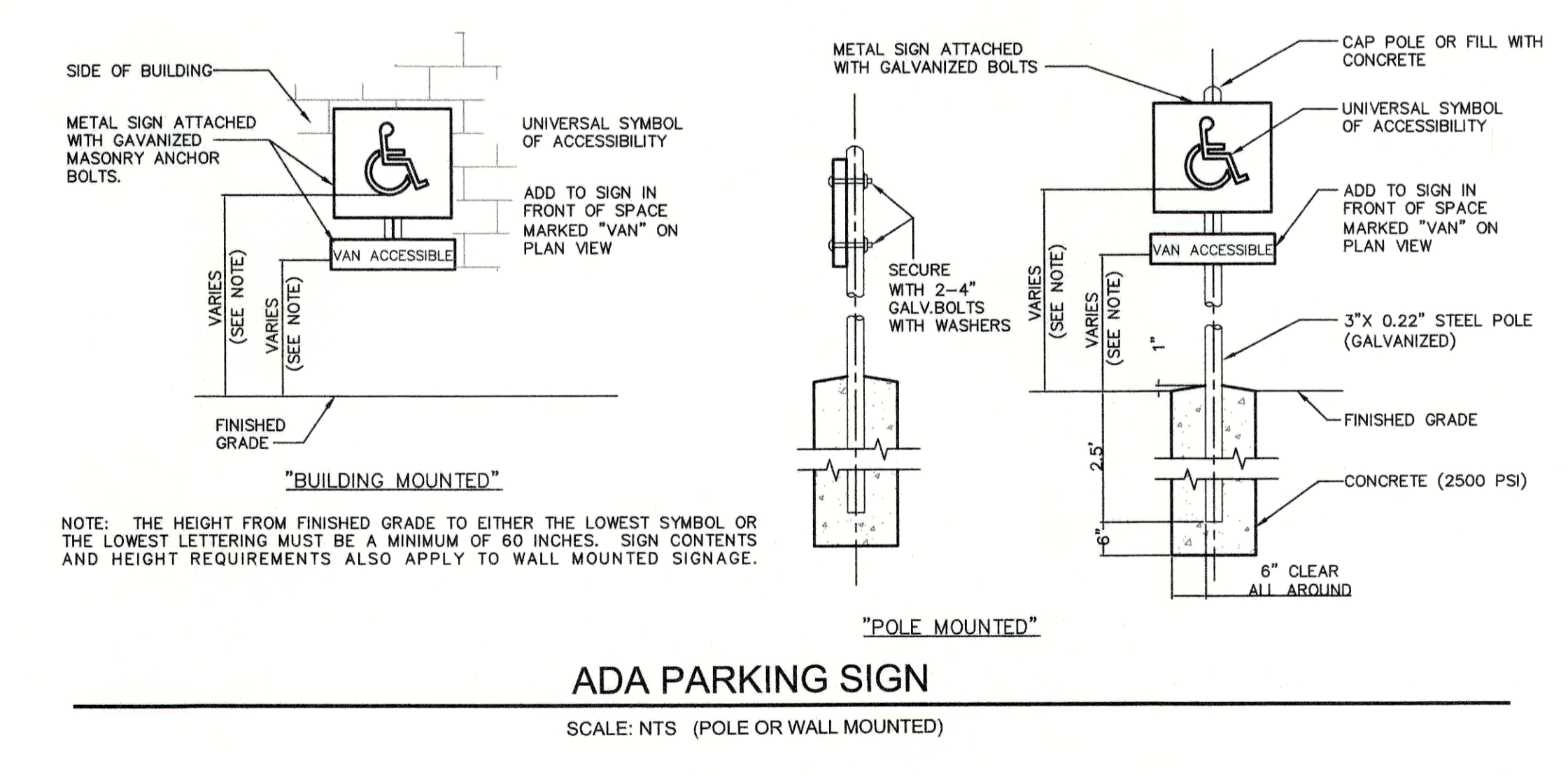
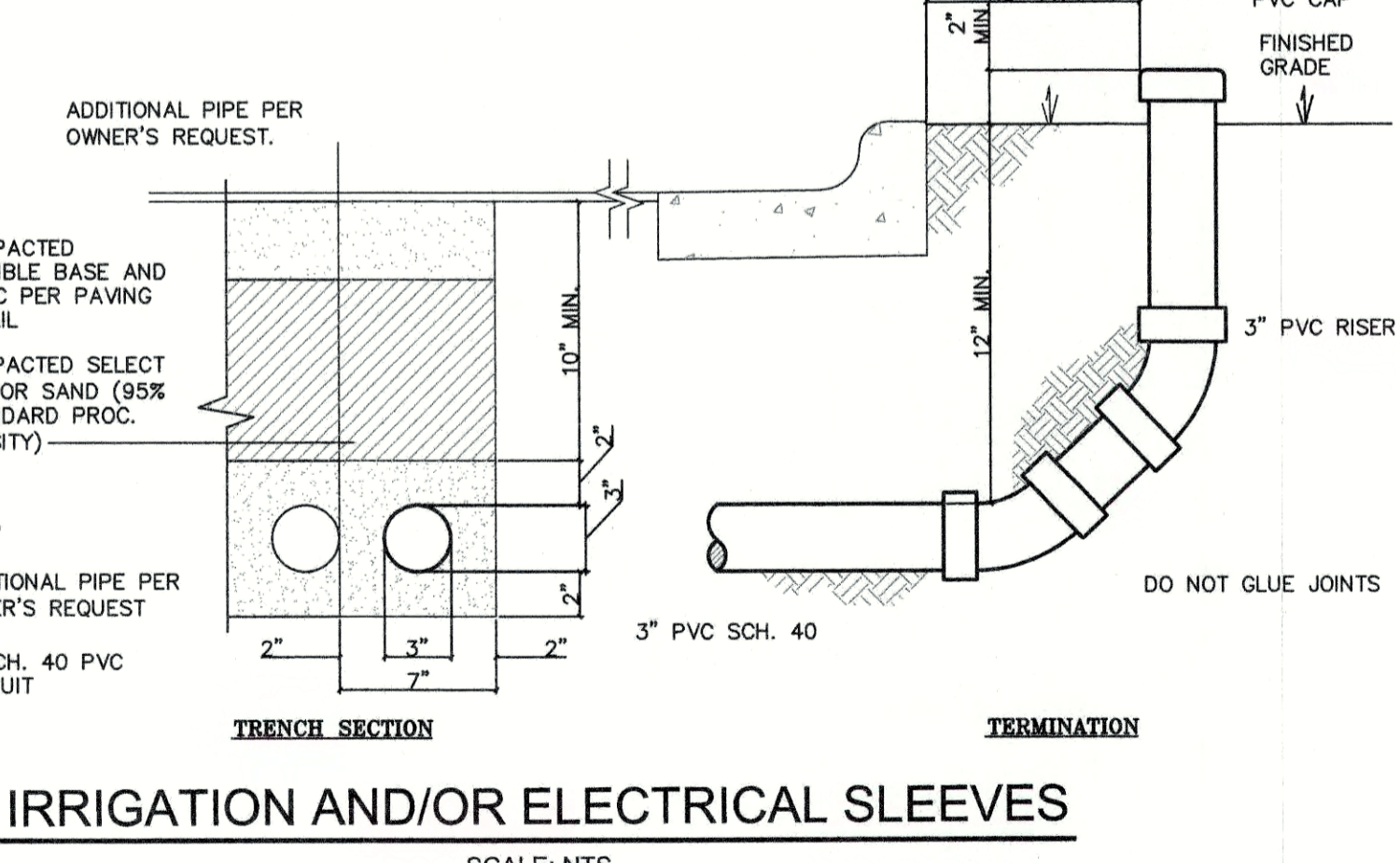
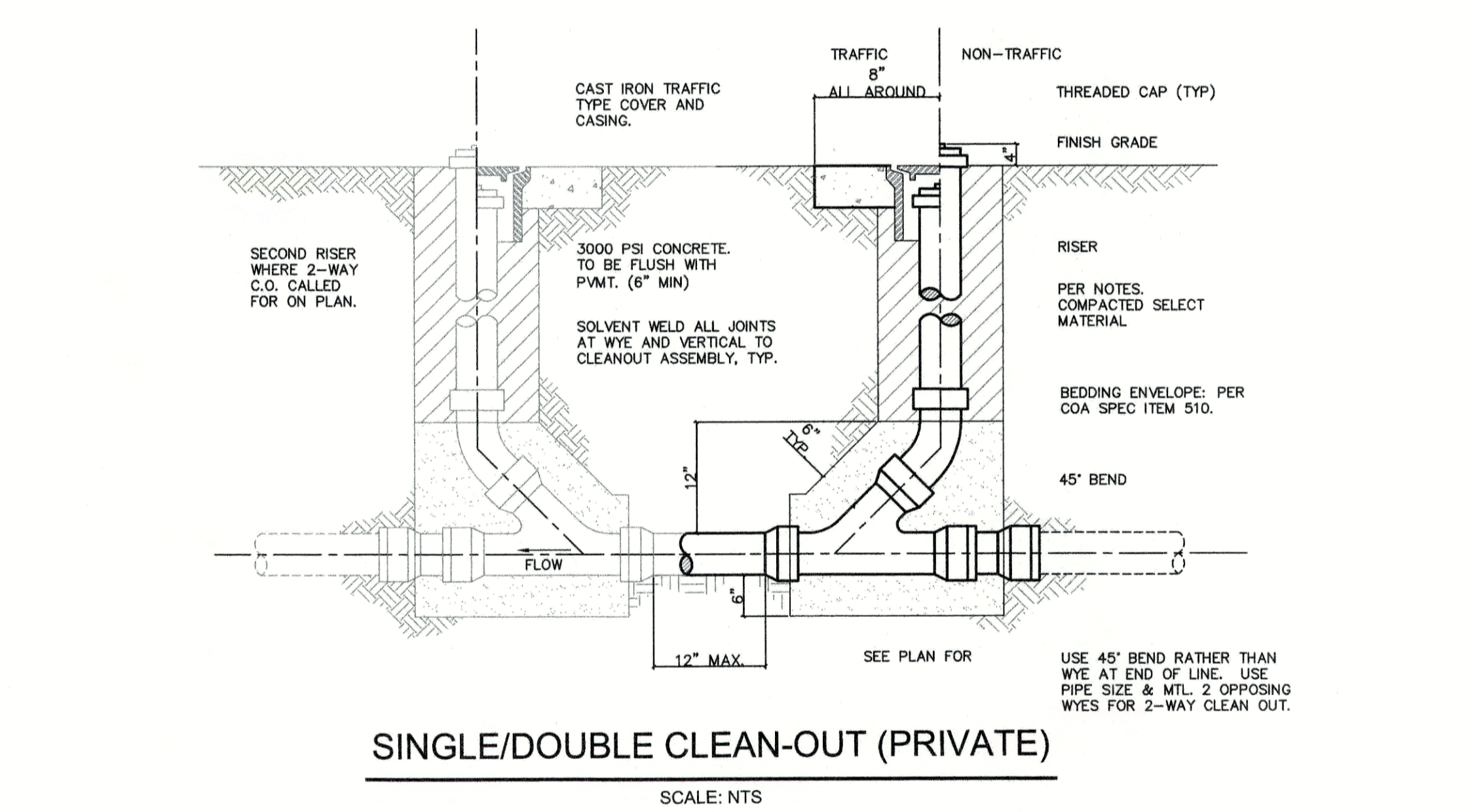
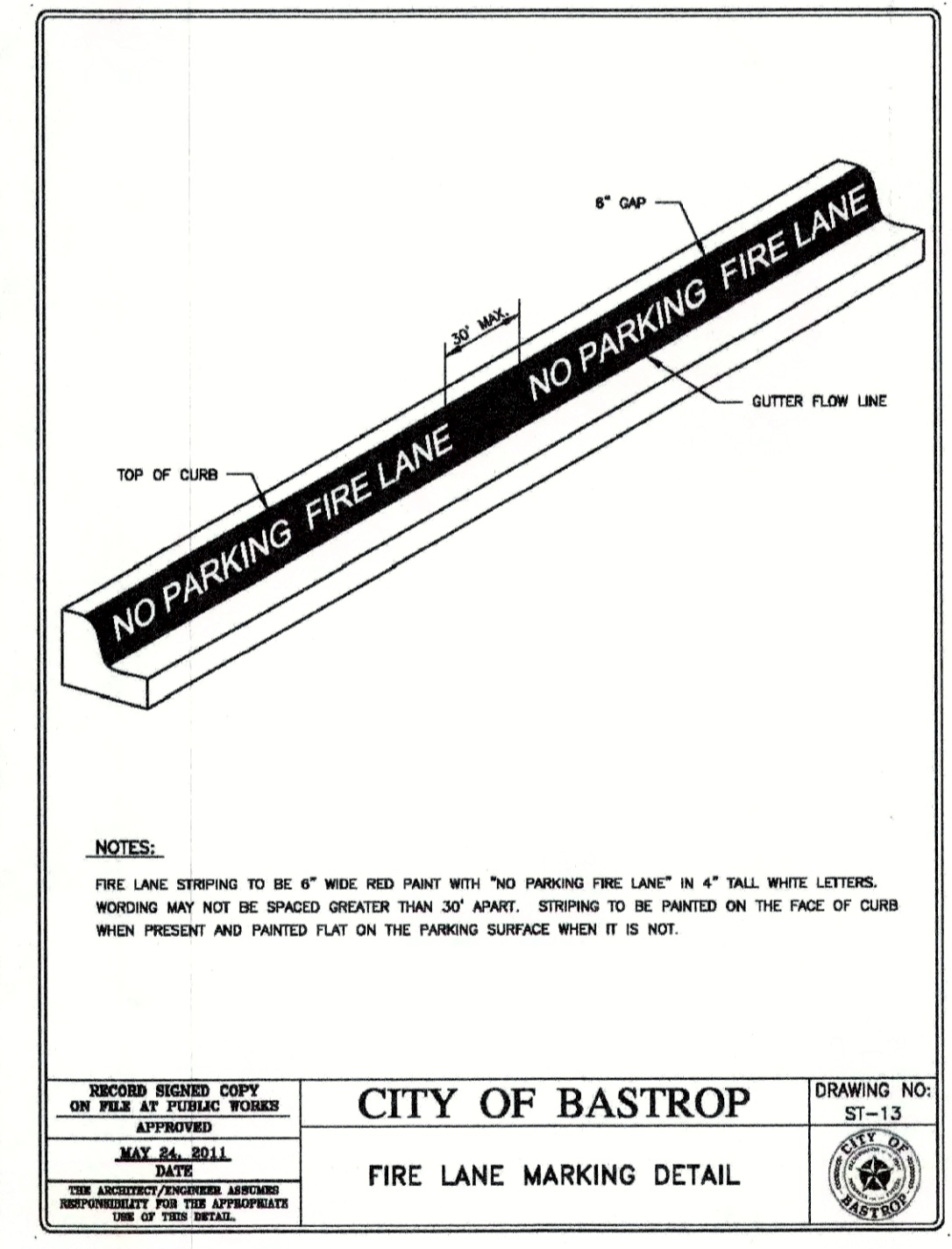
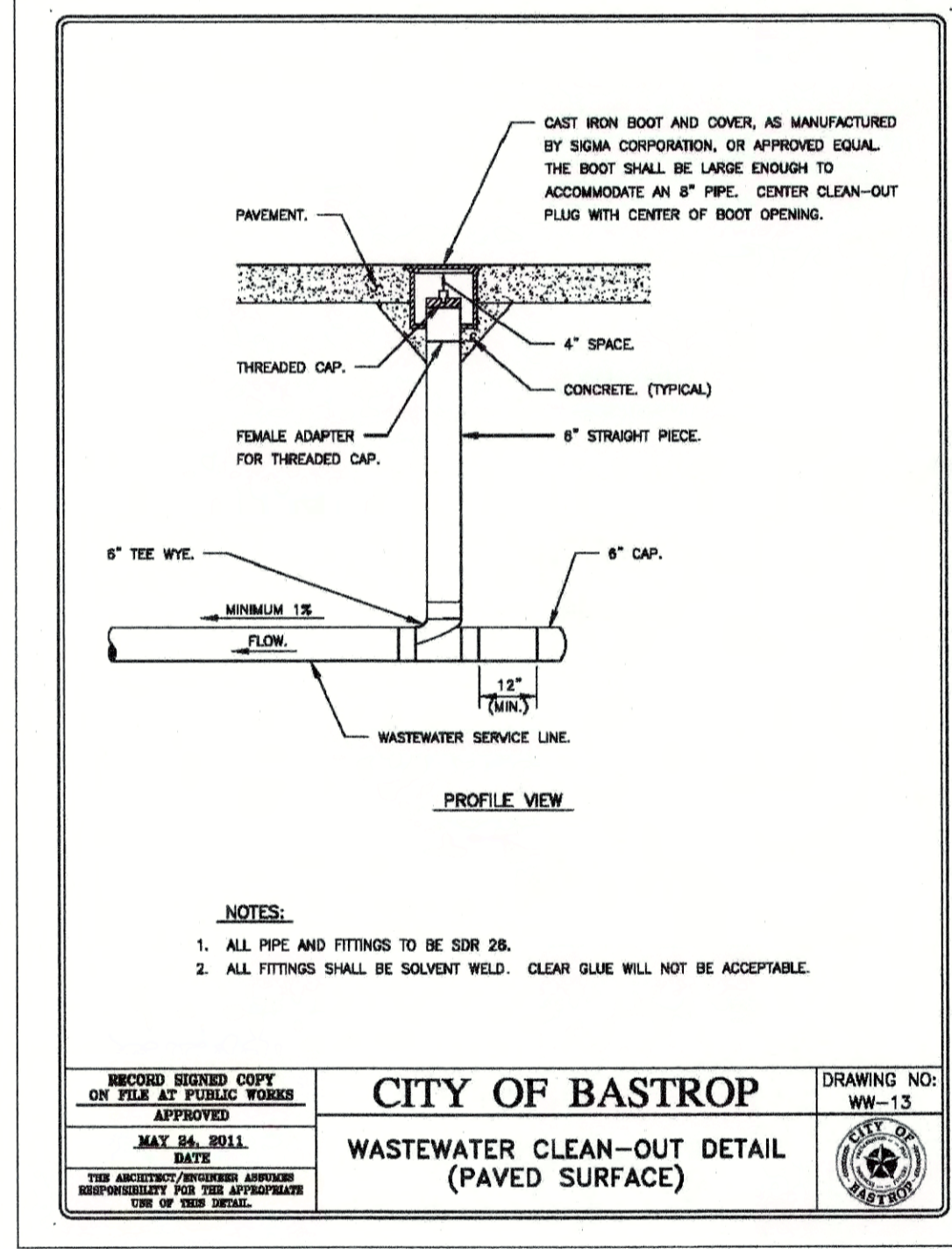
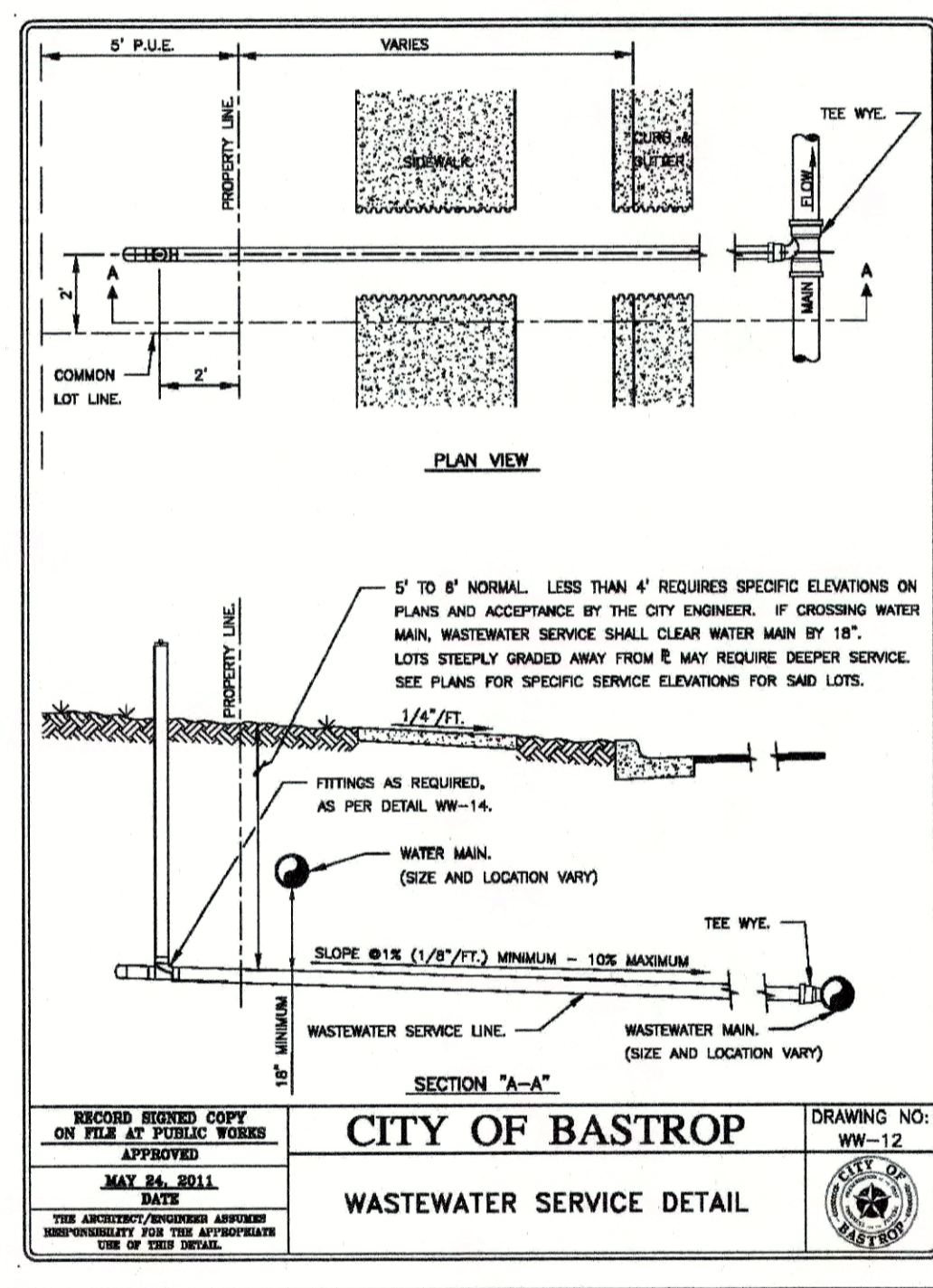
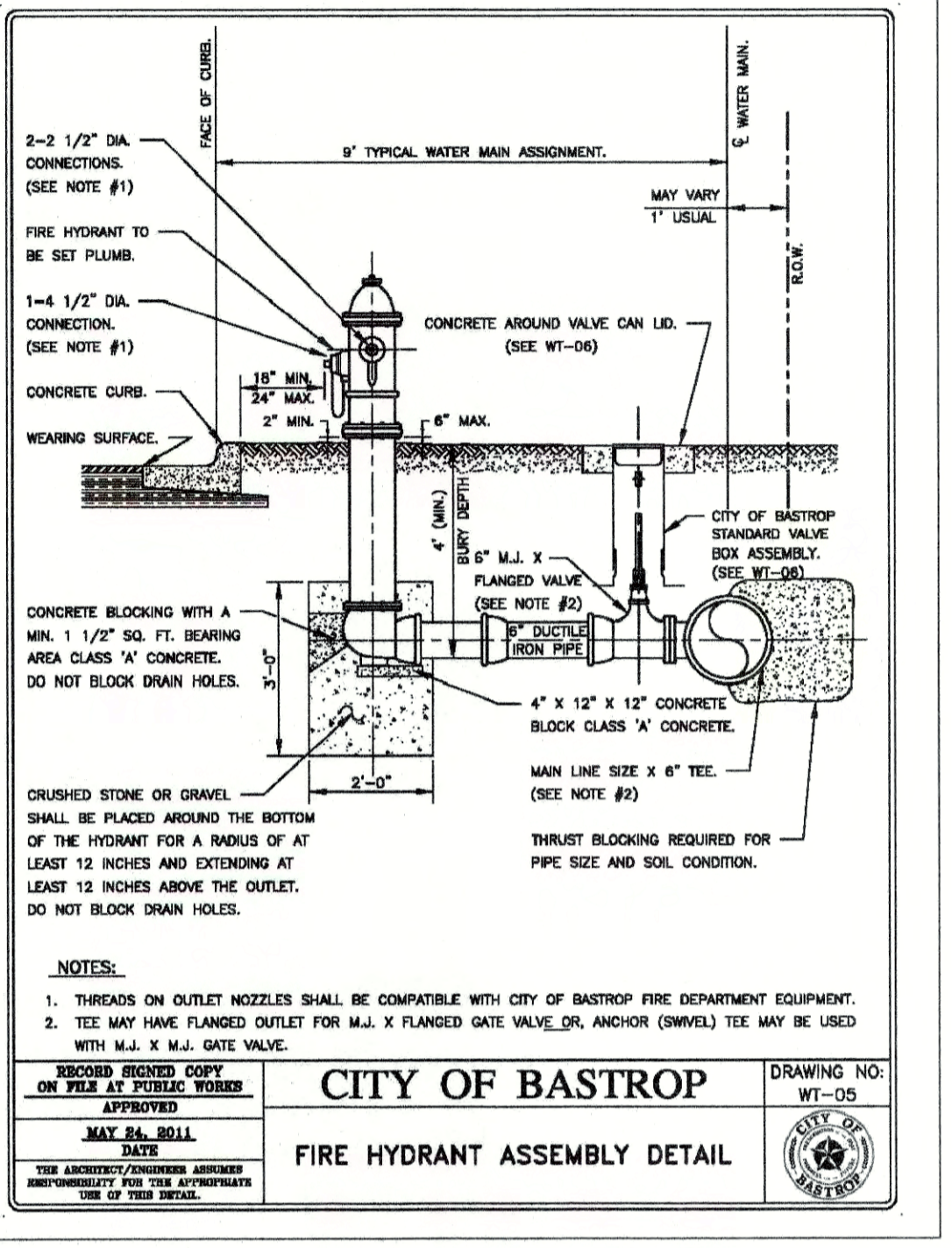
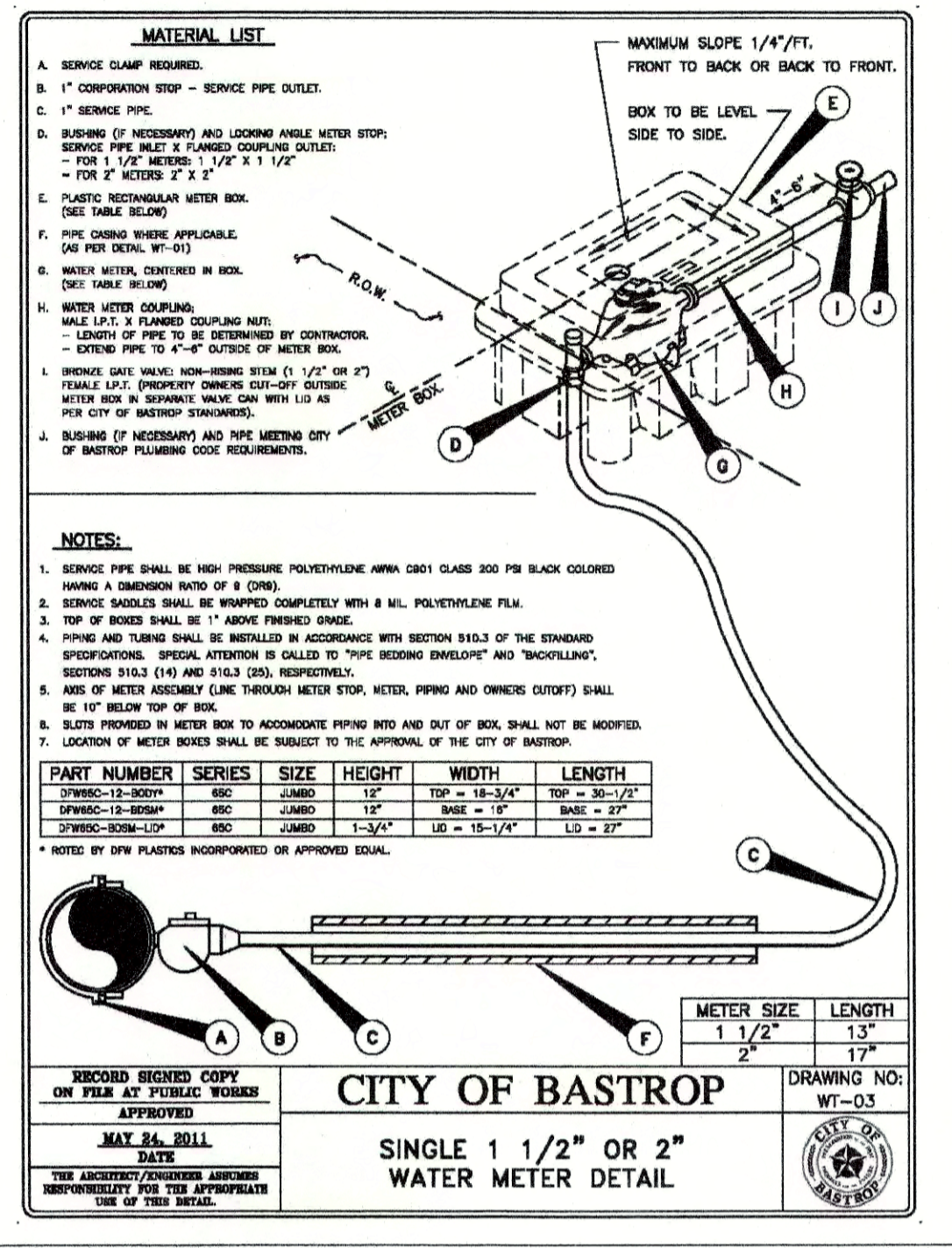
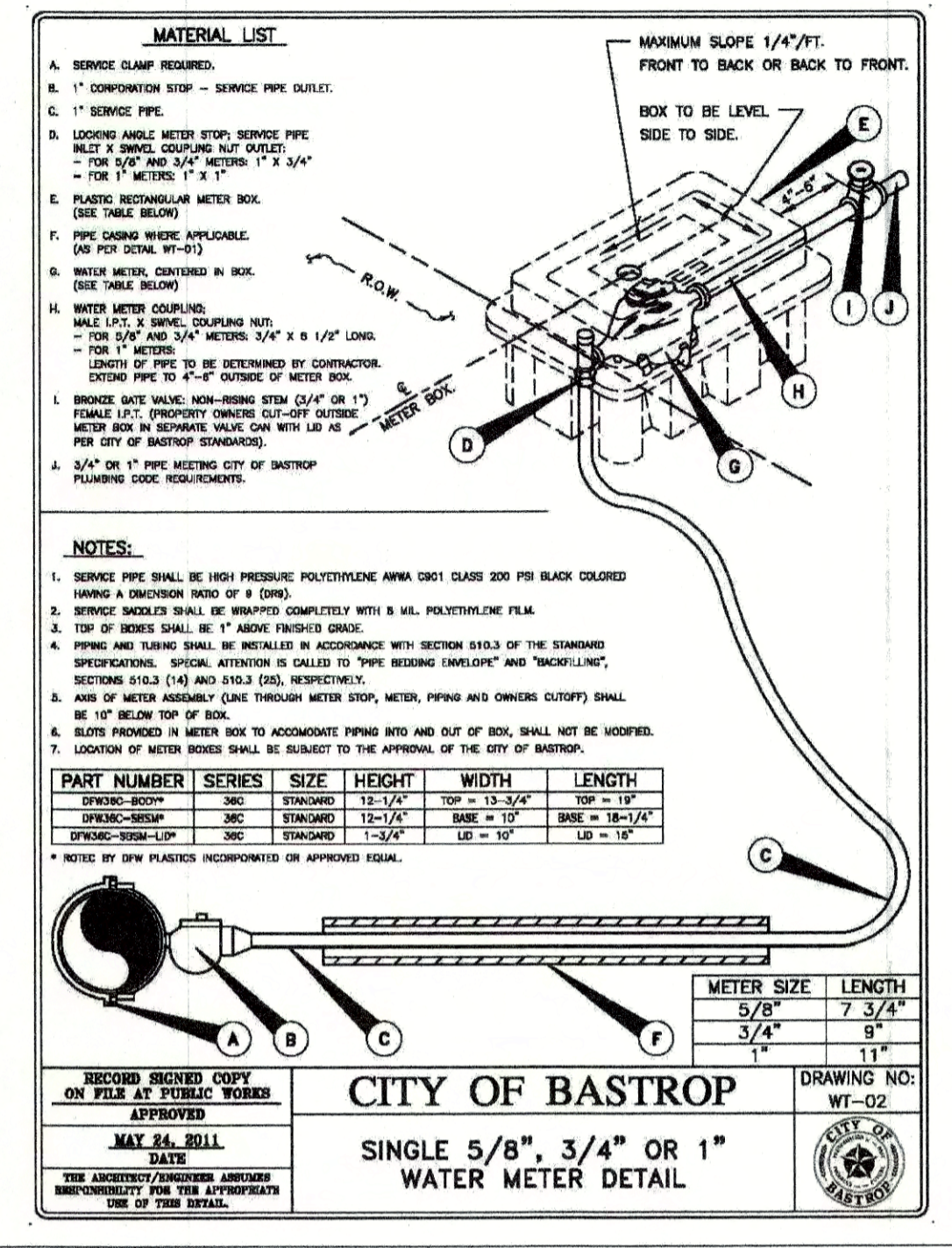
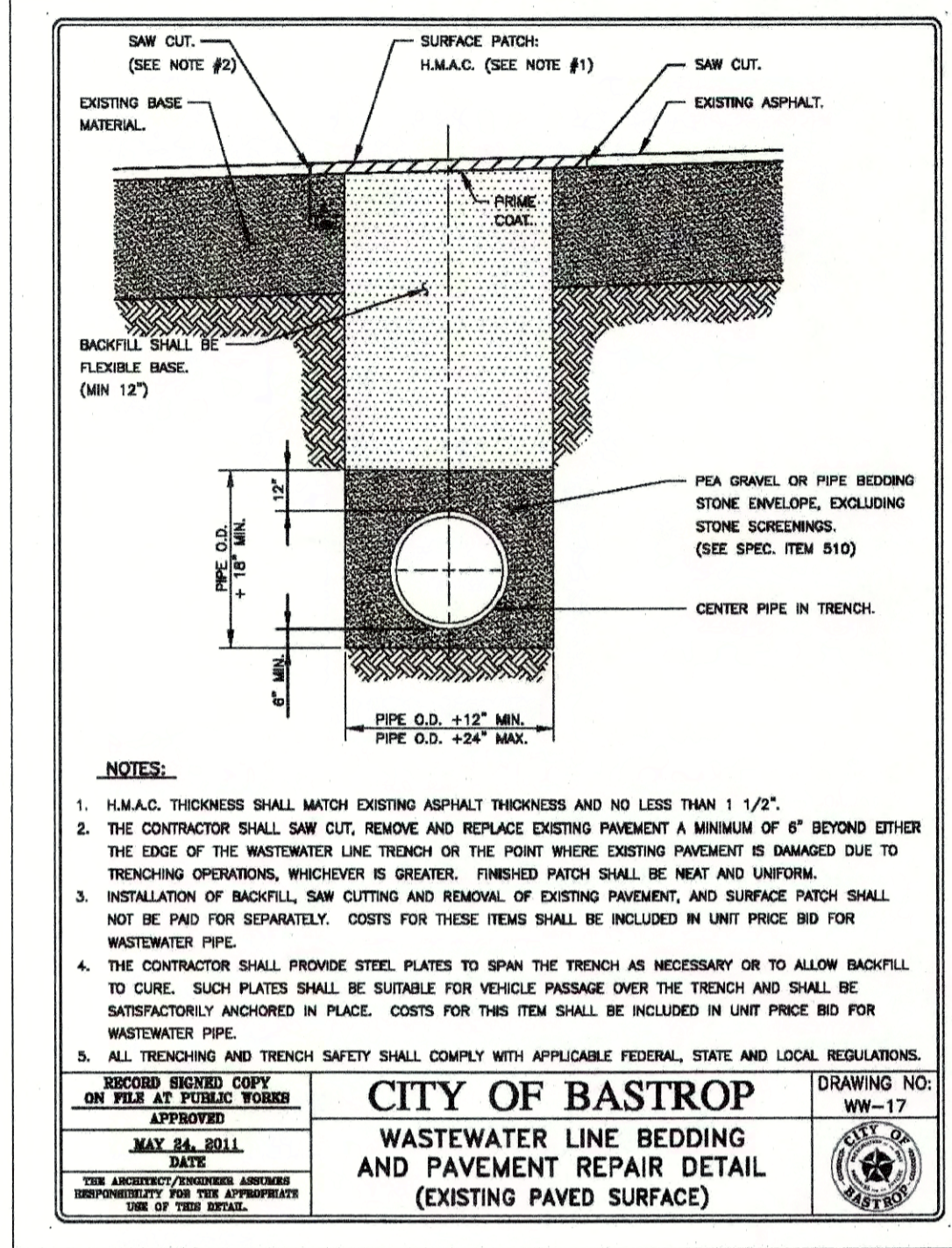
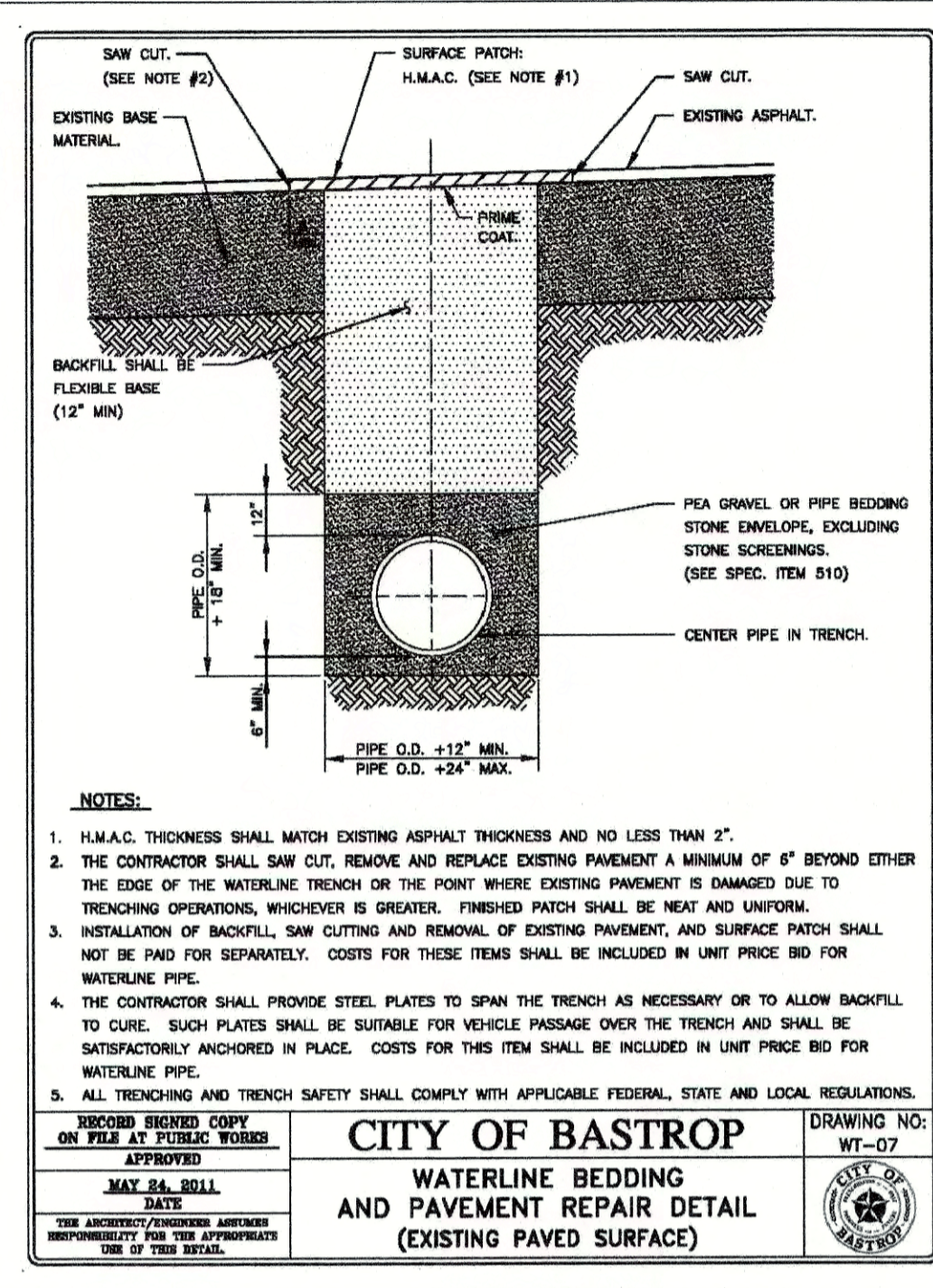
CONSTRUCTION DETAILS (1 OF 3)
BASTROP GROVE MEDTAL DEVELOPMENT
PROJECT: [Blank]

STATE OF TEXAS
BRENDAN P. MCENTEE
96200
LICENSED PROFESSIONAL ENGINEER
CARLSON, BRIGRANCE & DOERING, INC.
ID# F3791
[Signature]
02/06/2020

DATE: 11/25/2019
JOB NUMBER: 5135
SHEET: 27 OF 29
SHEET NO. 27

CUSTOMER COPY

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DESIGNED BY: DATE: REVISION: DRAFTED BY:

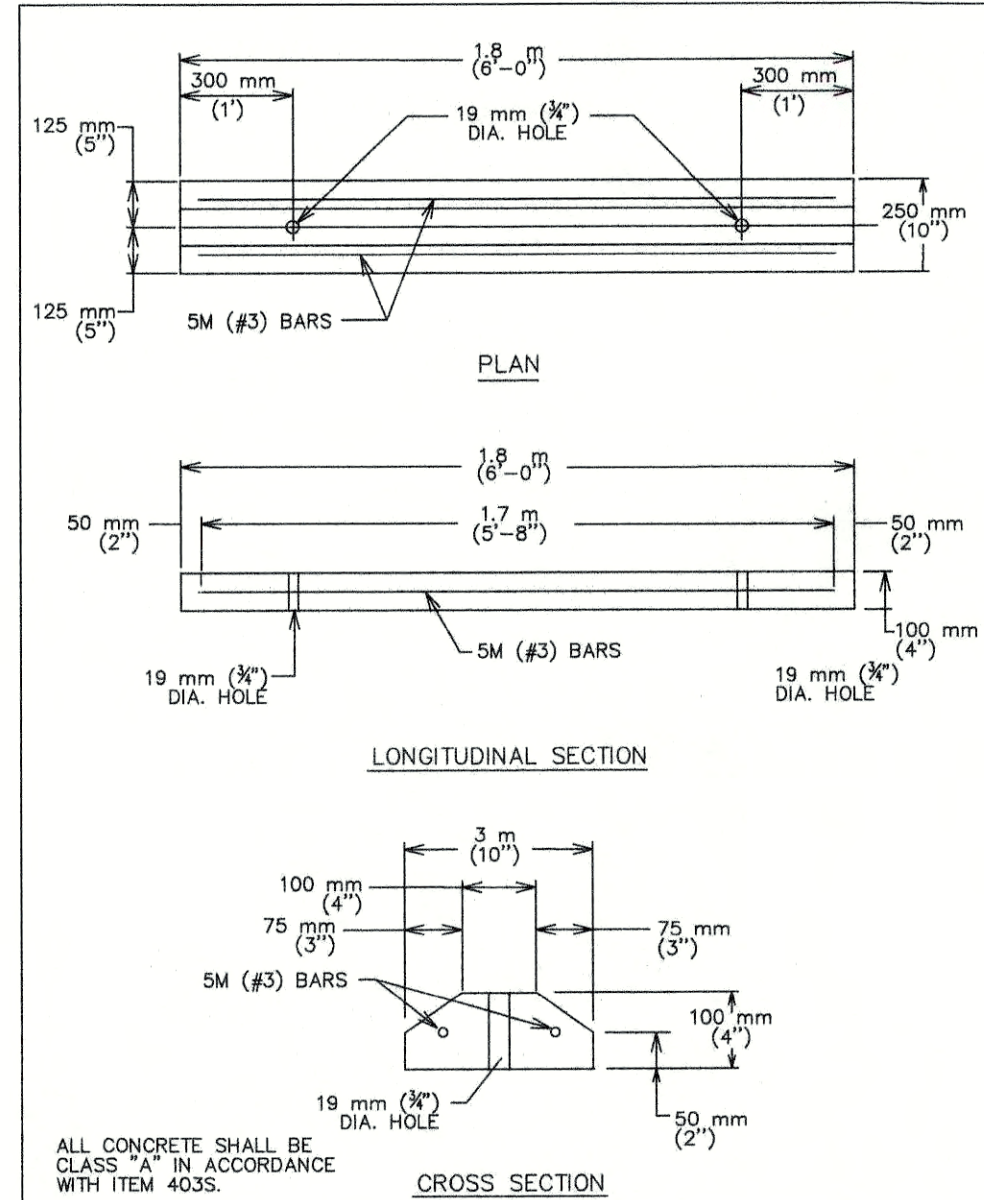
Civil Engineering & Surveying
Carlson, Brigrance & Doering, Inc.
FIRM ID #F3791
12129 RR 630 N. Ste. 600
Austin, Texas 78750
Phone No. (512) 280-5160 Fax No. (512) 280-5165

CONSTRUCTION DETAILS (2 OF 3)
JOB NAME: BASTROP GROVE MEDTAL DEVELOPMENT
PROJECT: CIVIL SITE DEVELOPMENT PLANS

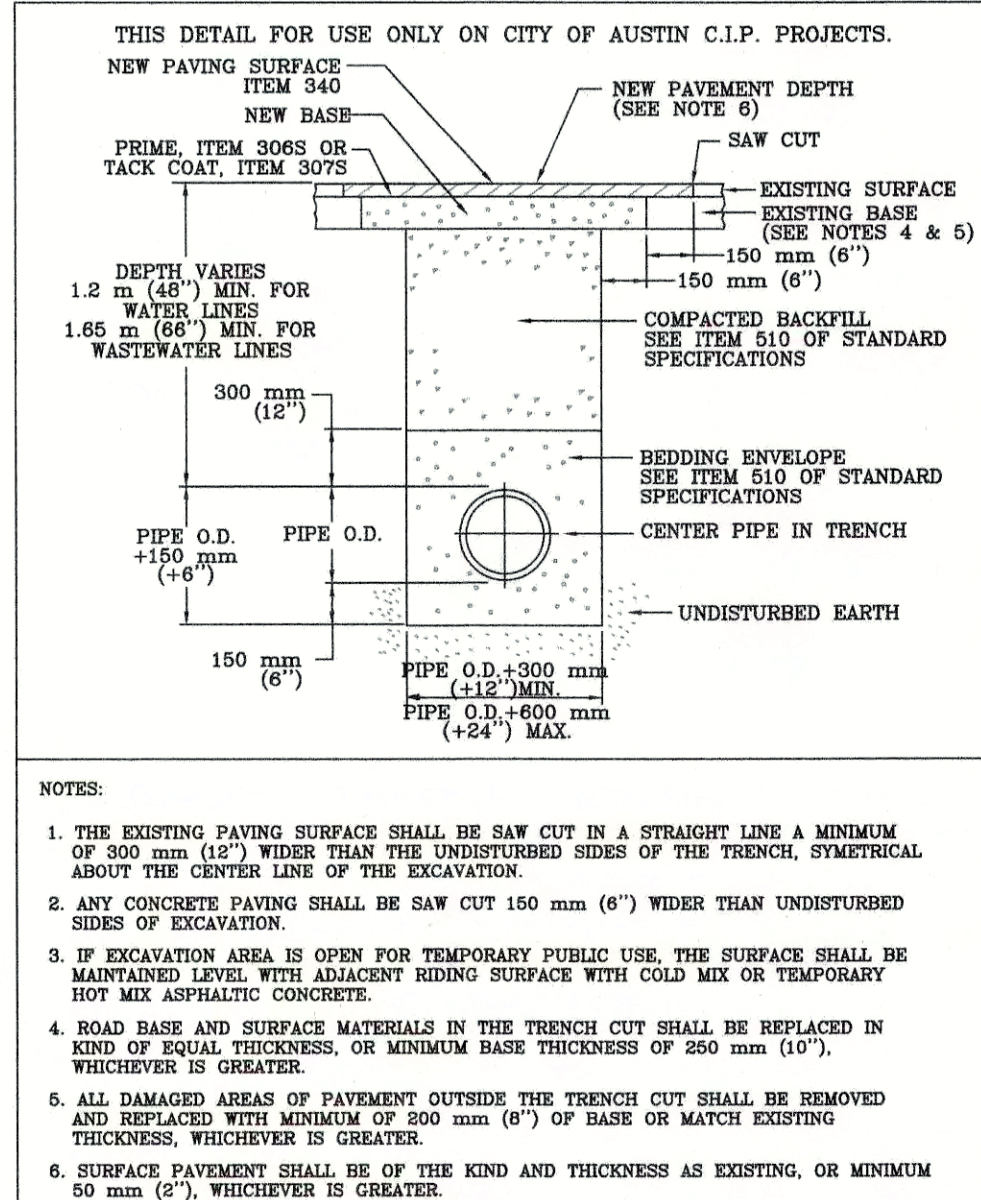
STATE OF TEXAS
BRENDAN P. McENTEE
96200
LICENSED PROFESSIONAL ENGINEER
Carlson, Brigrance & Doering, Inc.
D# F3791
Redundant
02/06/2020

DATE: 11/25/2019
JOB NUMBER: 5135
SHEET: 28 OF 29
SHEET NO.: 28

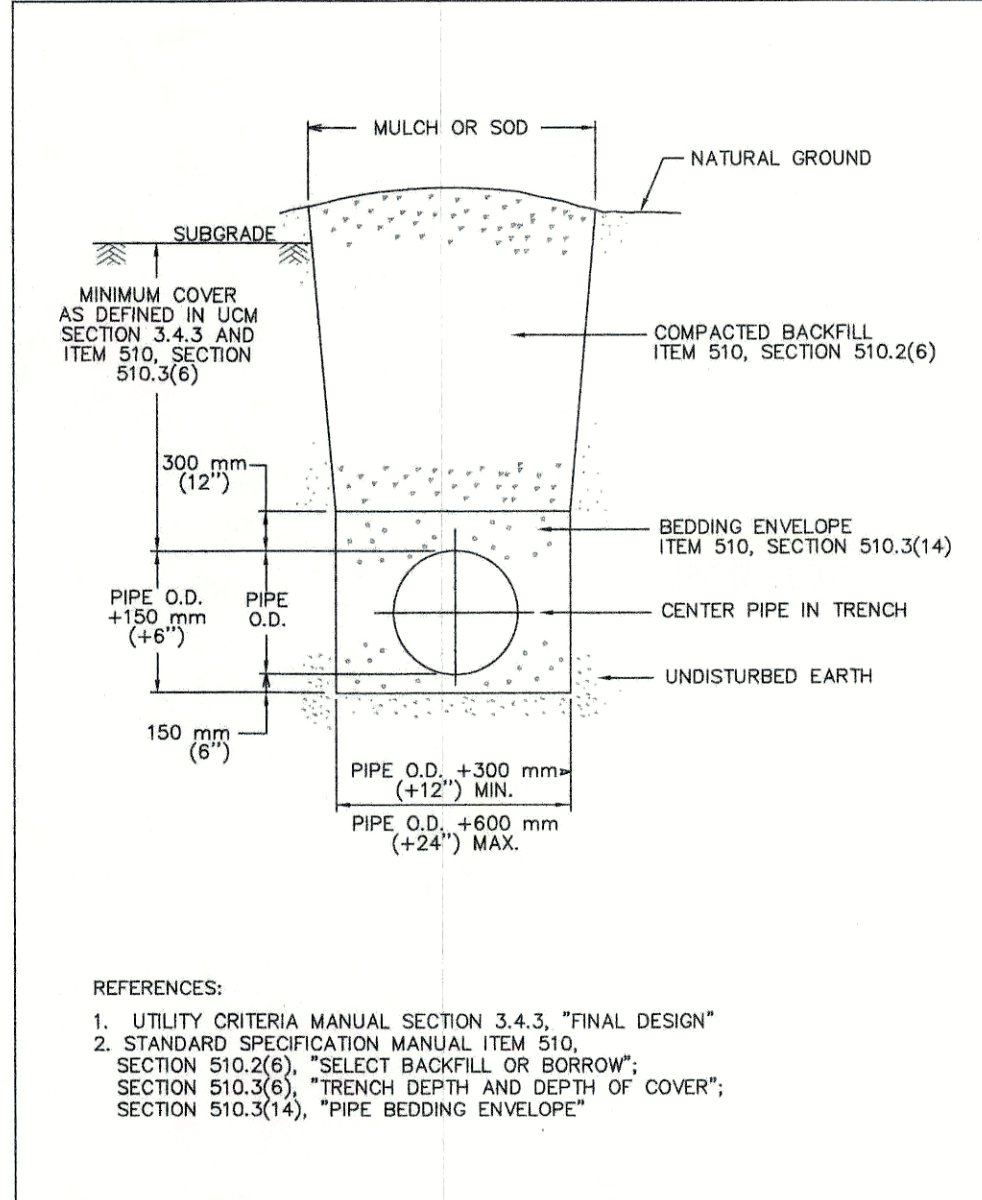
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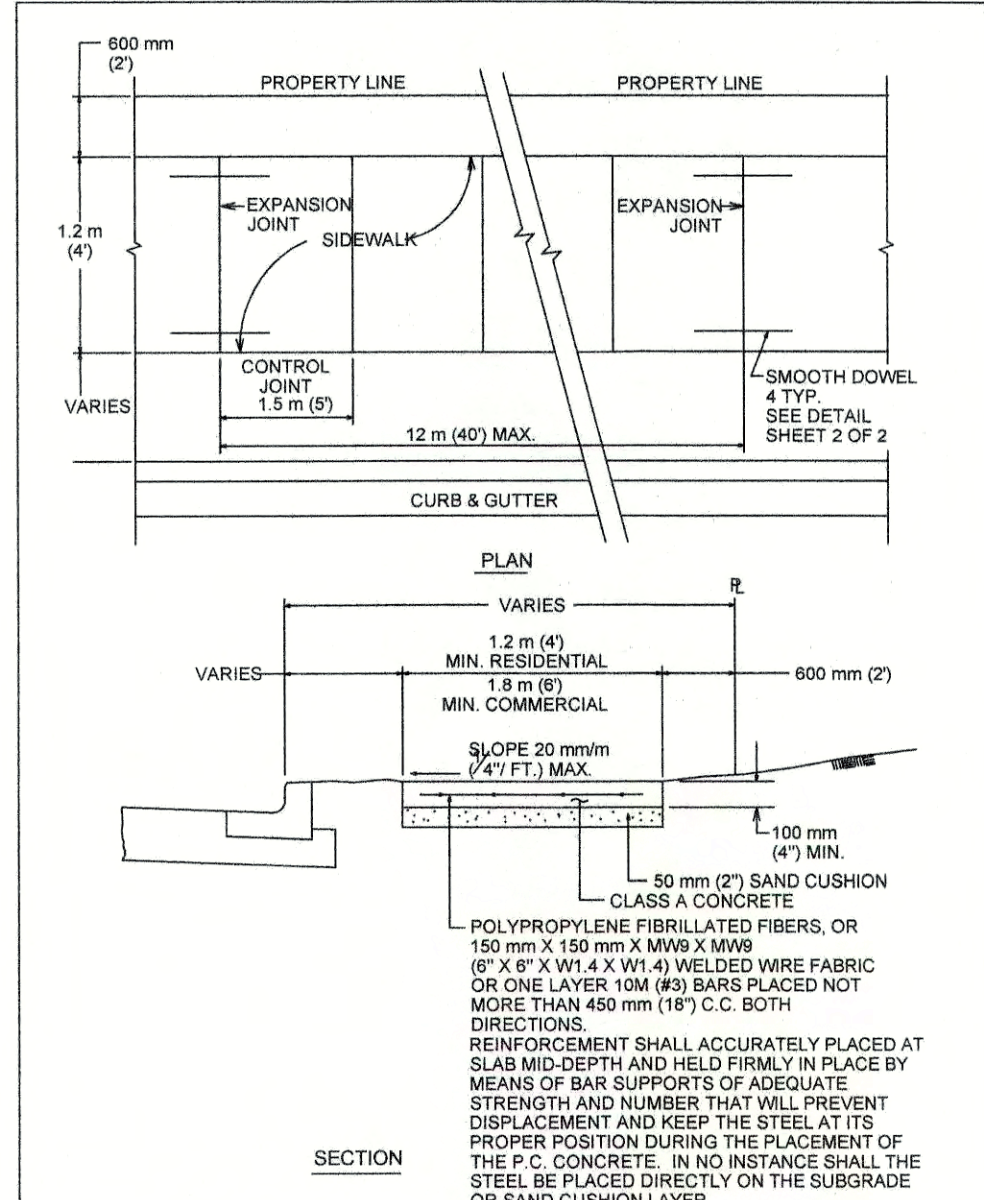
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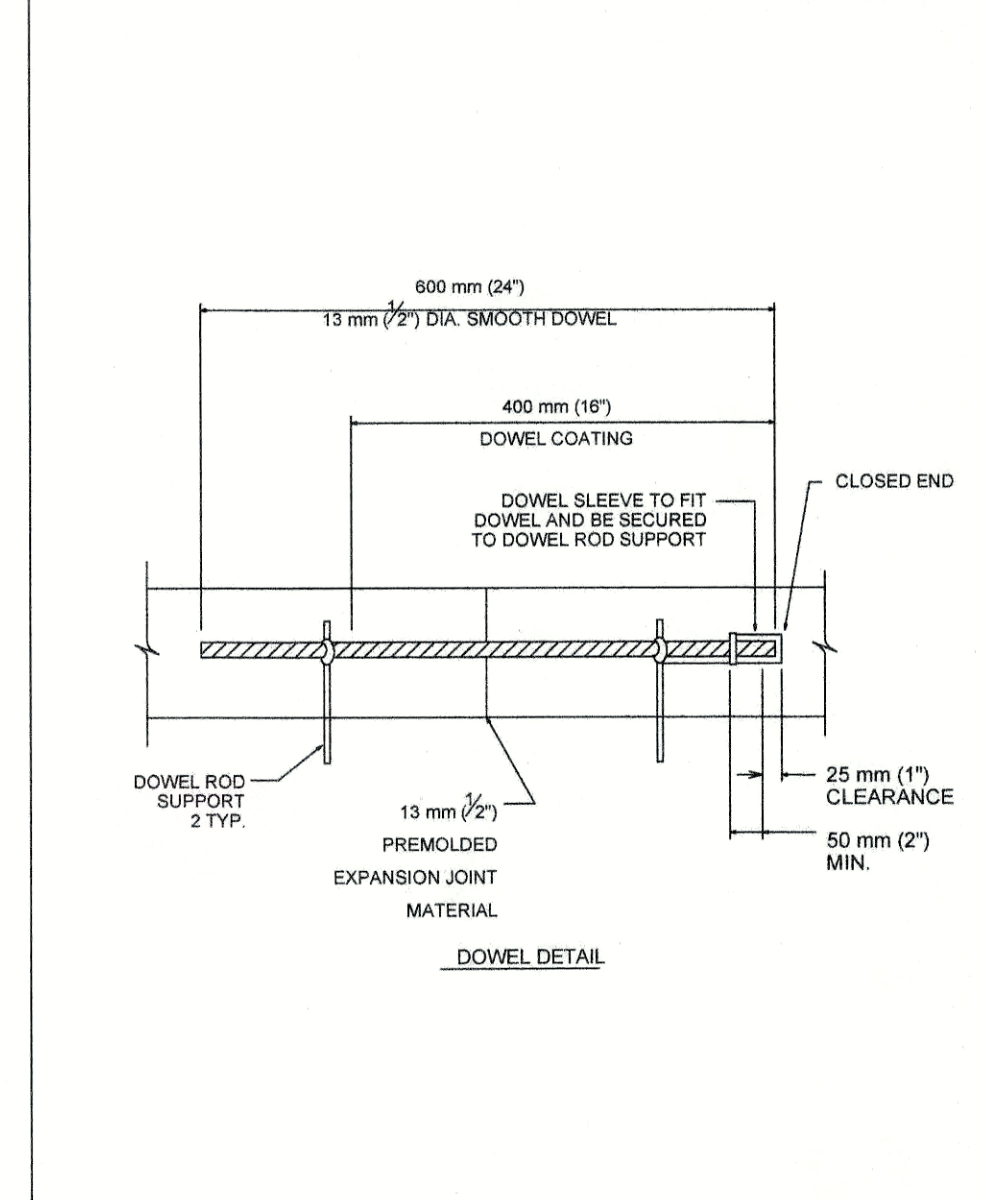
CITY OF AUSTIN WATER AND WASTEWATER UTILITY	TYPICAL TRENCH WITH PAVED SURFACE	STANDARD NO. 510S-3
RECORD COPY SIGNED BY KATHI L. FLOWERS	6/19/02 ADOPTED	THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR APPROPRIATE USE OF THIS STANDARD.



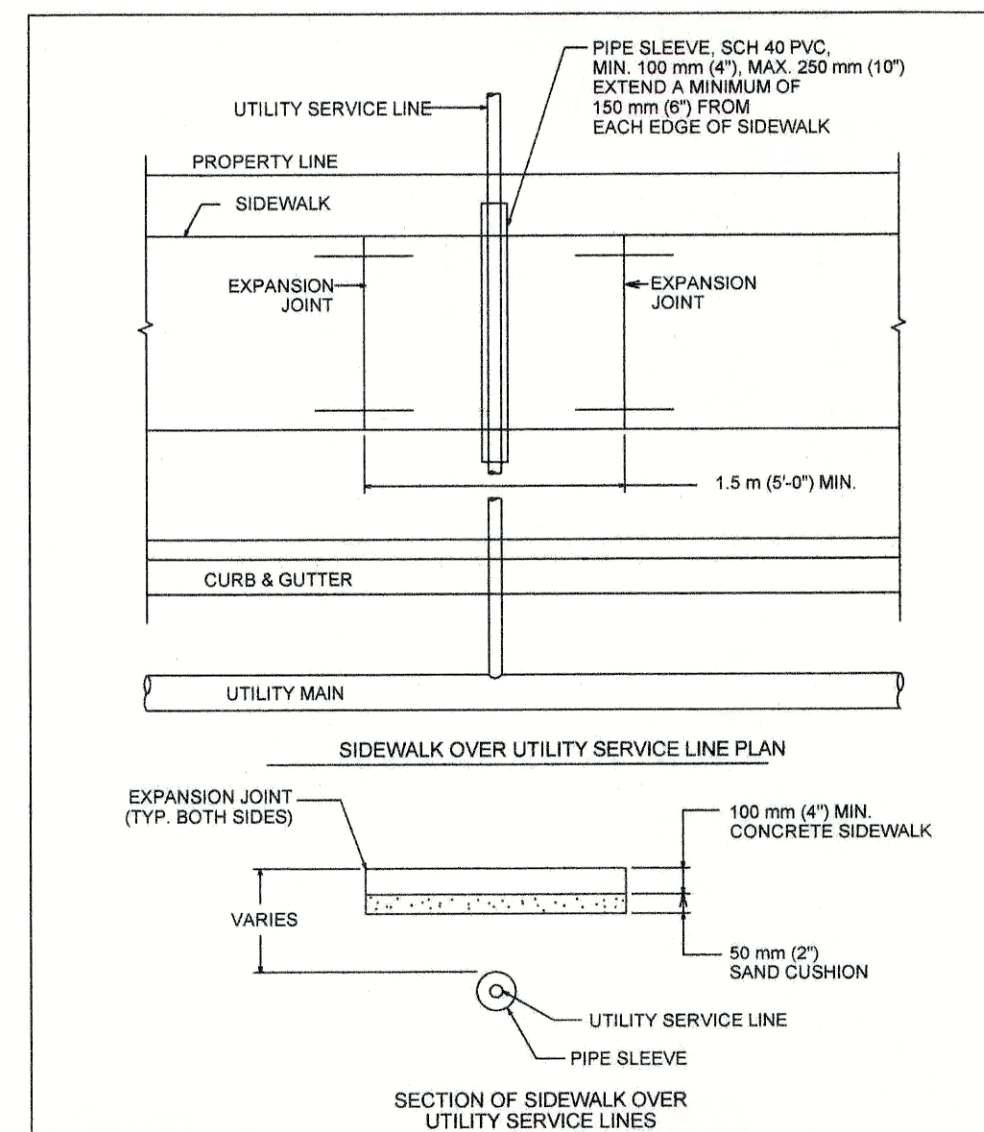
CITY OF AUSTIN DEPARTMENT OF PUBLIC WORKS	TRENCH DETAIL WITH UNFINISHED SURFACE	STANDARD NO. 510S-5
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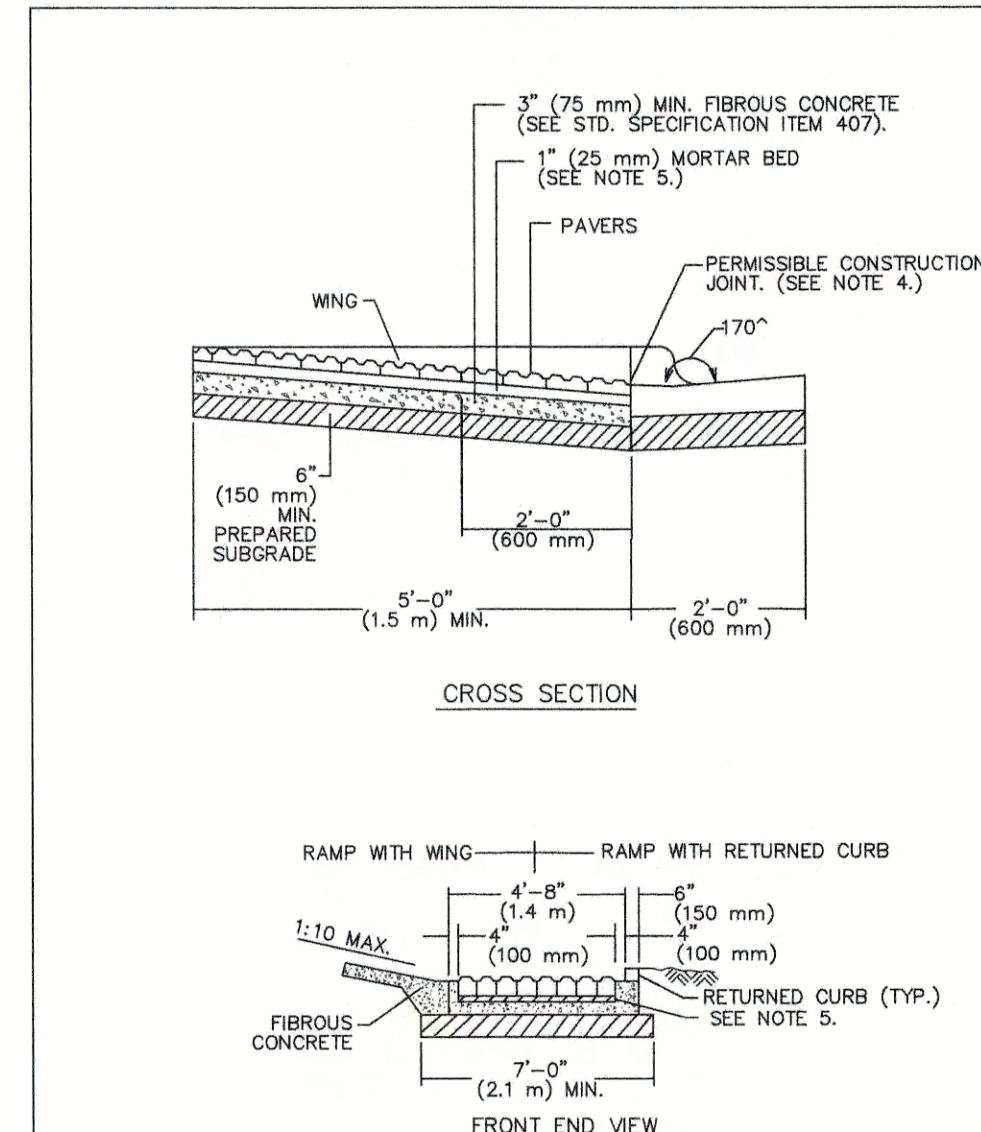
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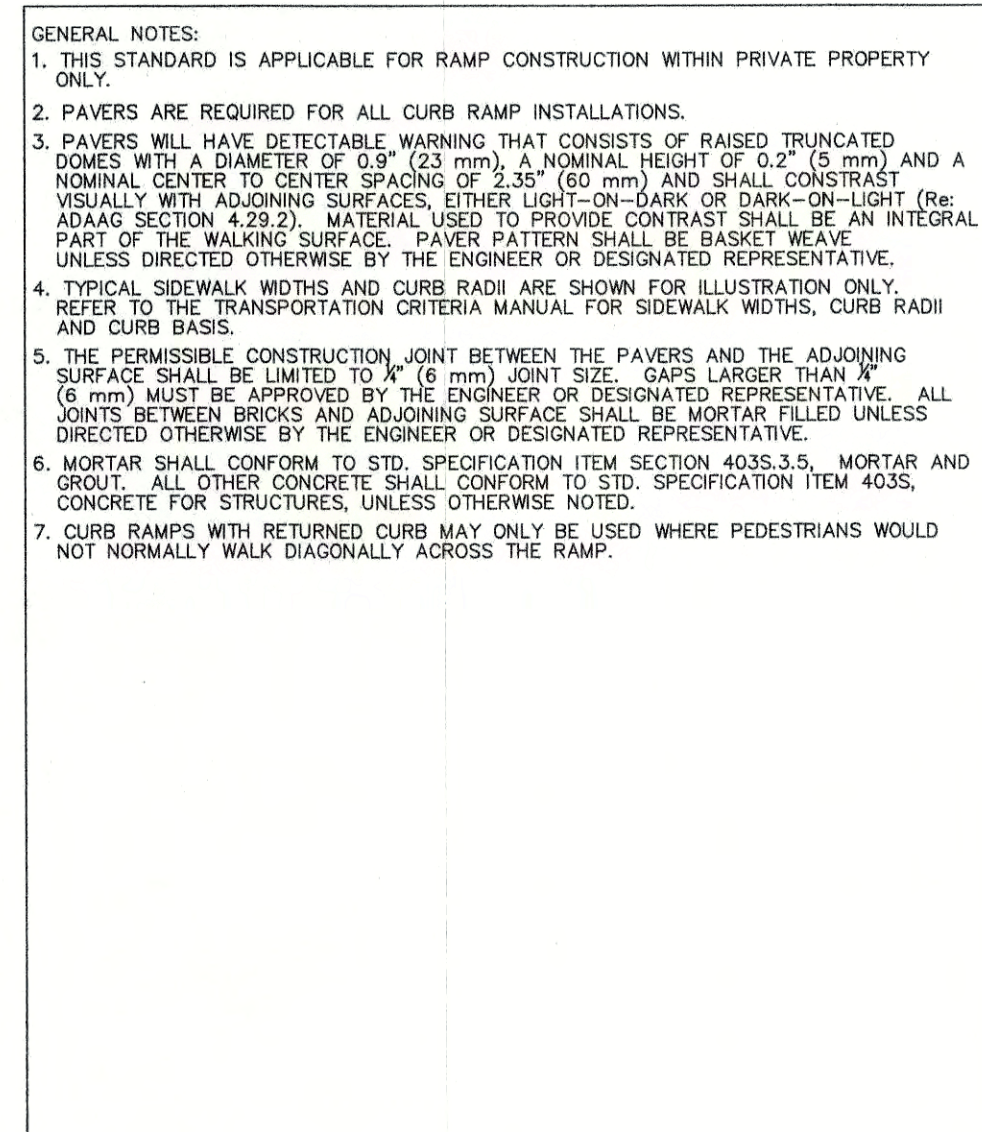
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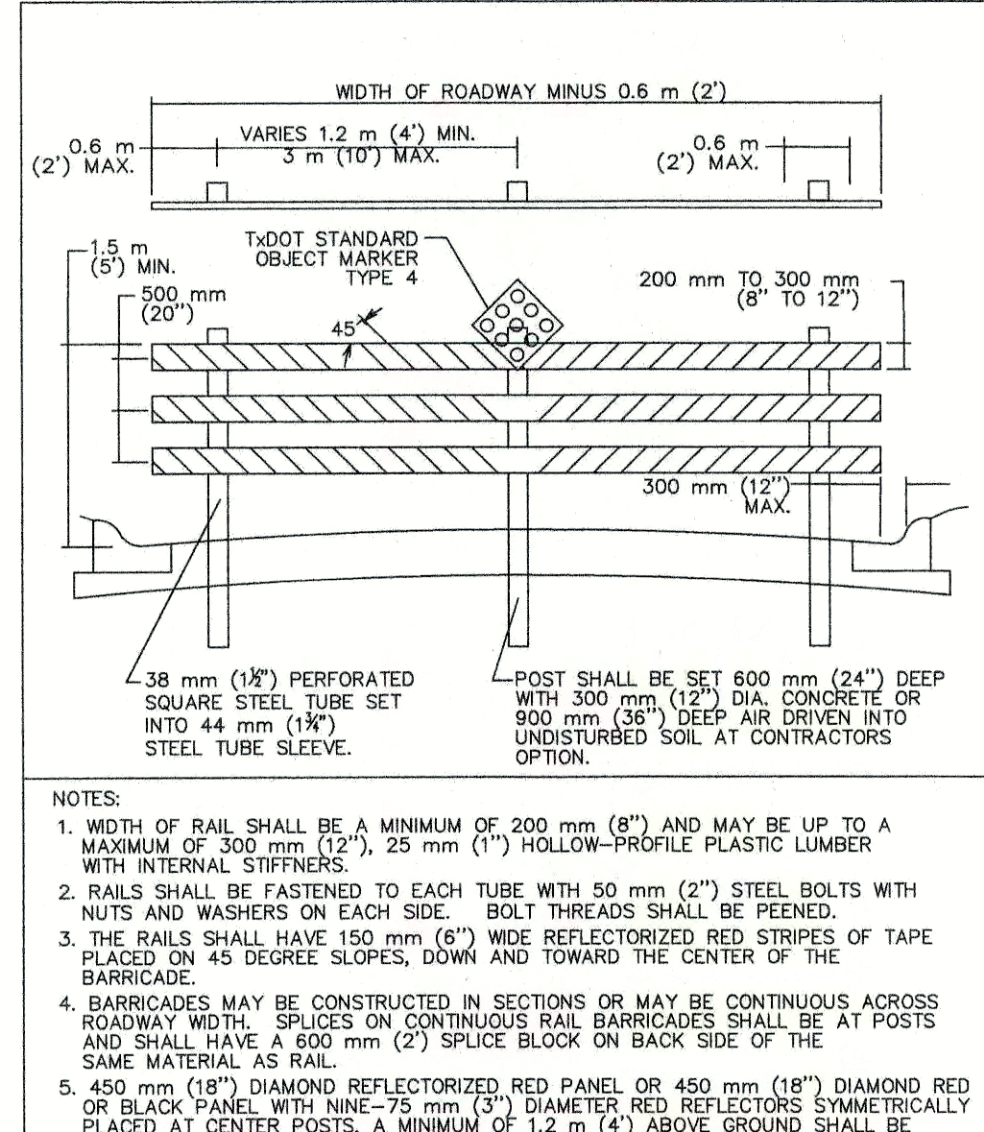
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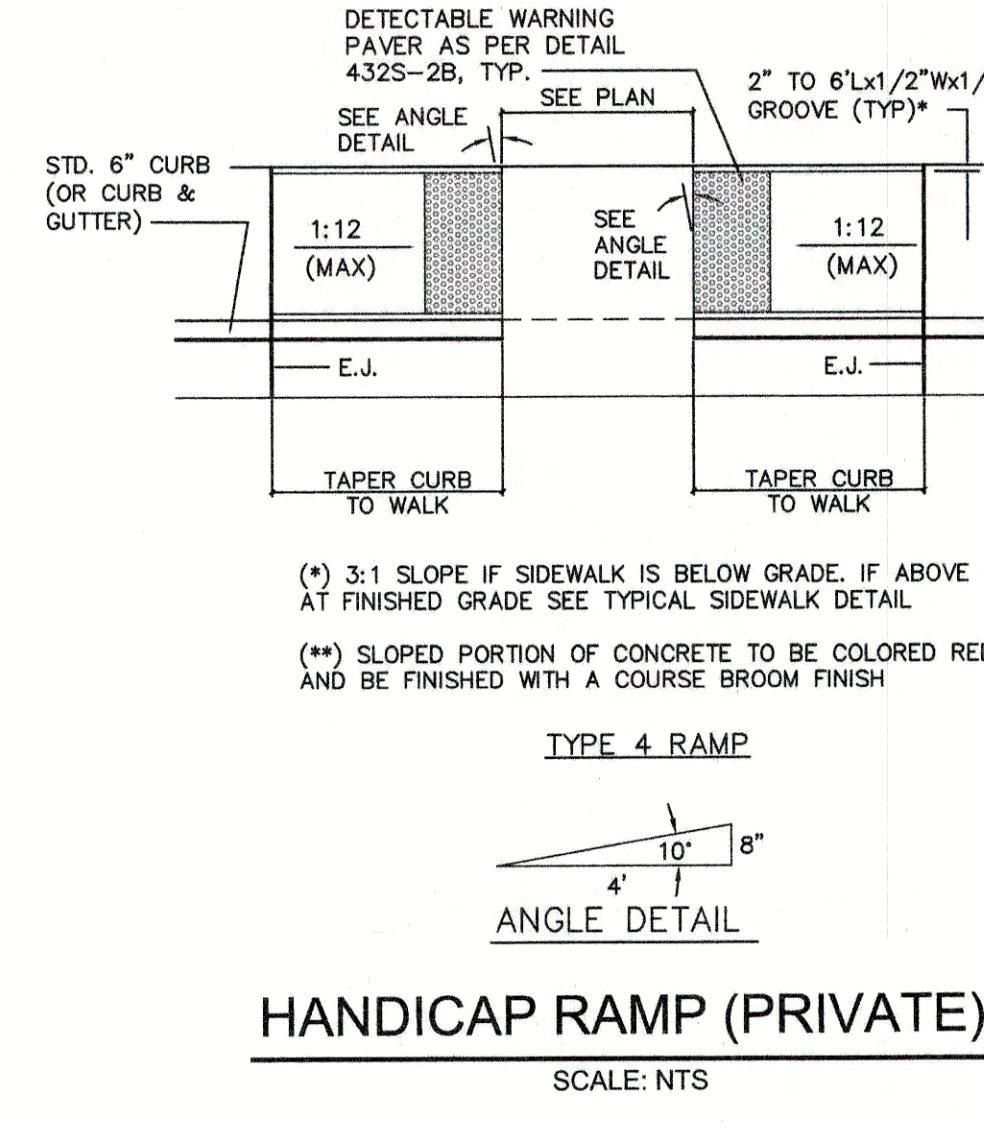
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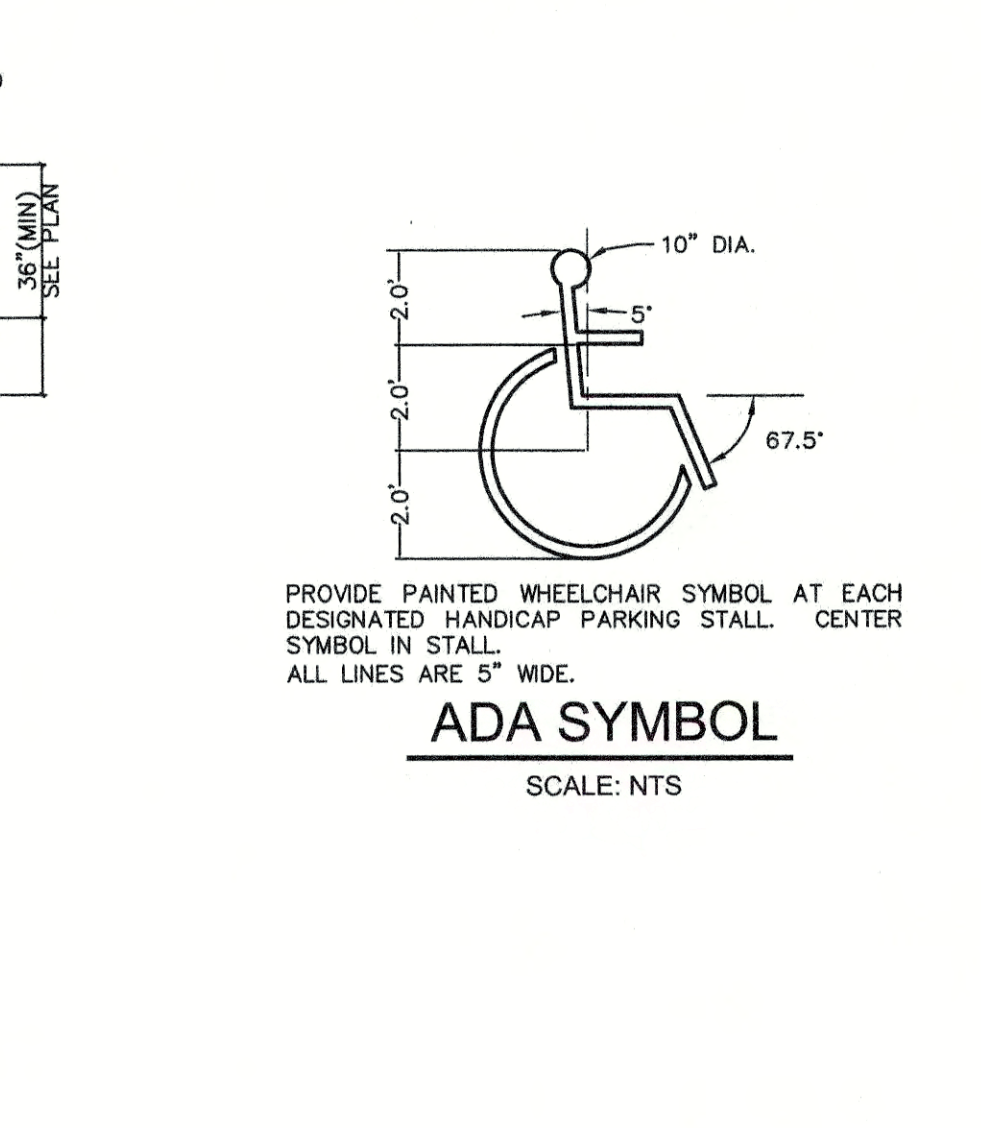
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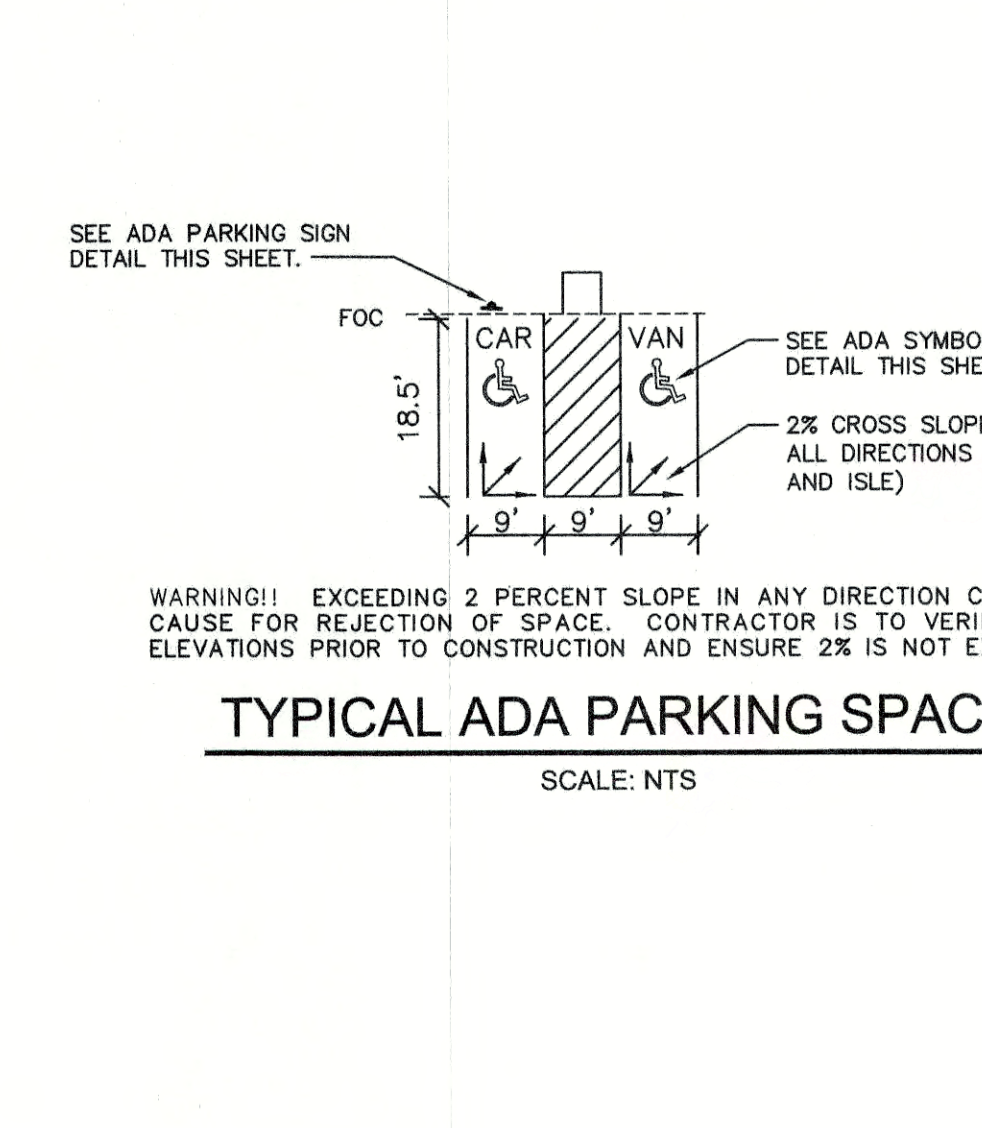
CITY OF AUSTIN DEPARTMENT OF PUBLIC WORKS	SIDEWALK AT BUILDING ENTRANCE	SCALE: NTS
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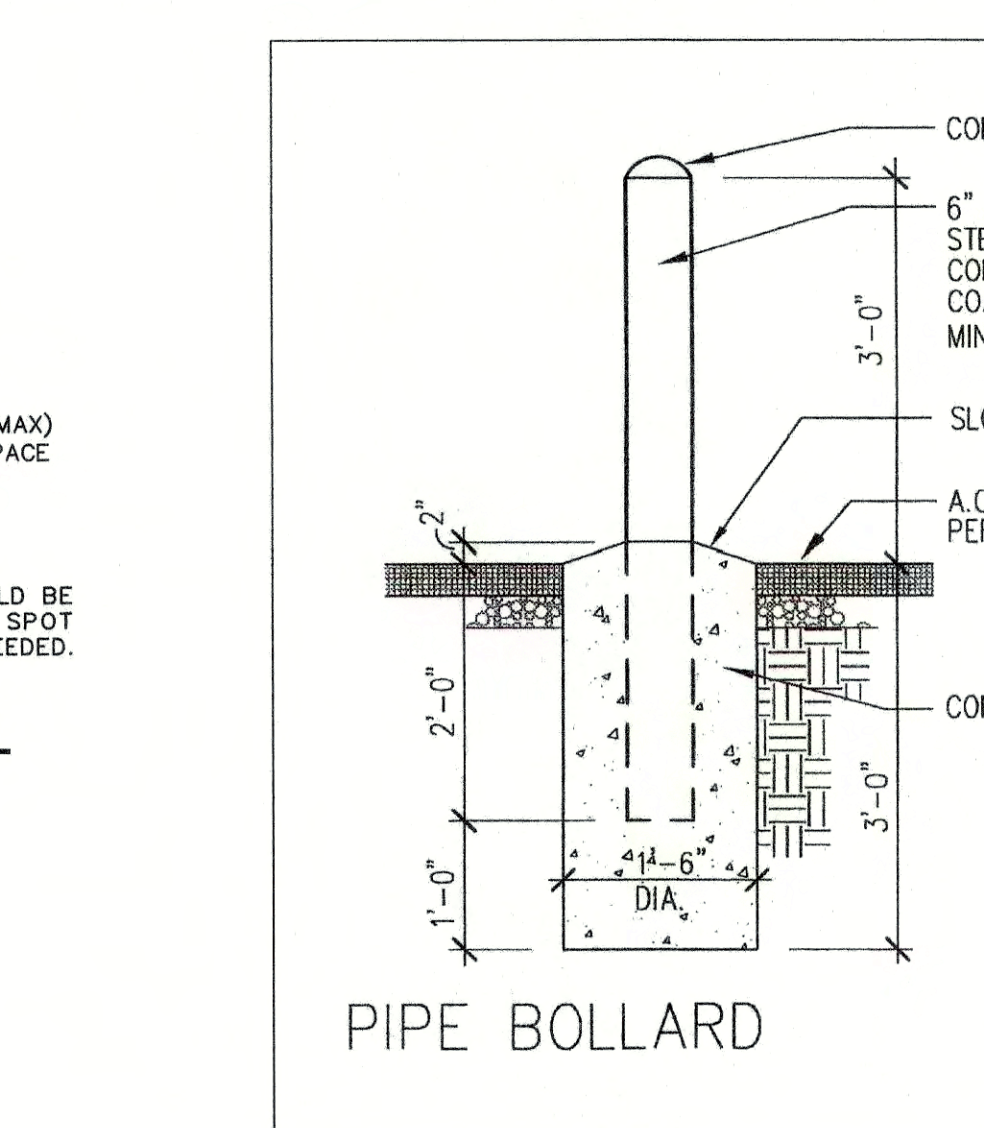
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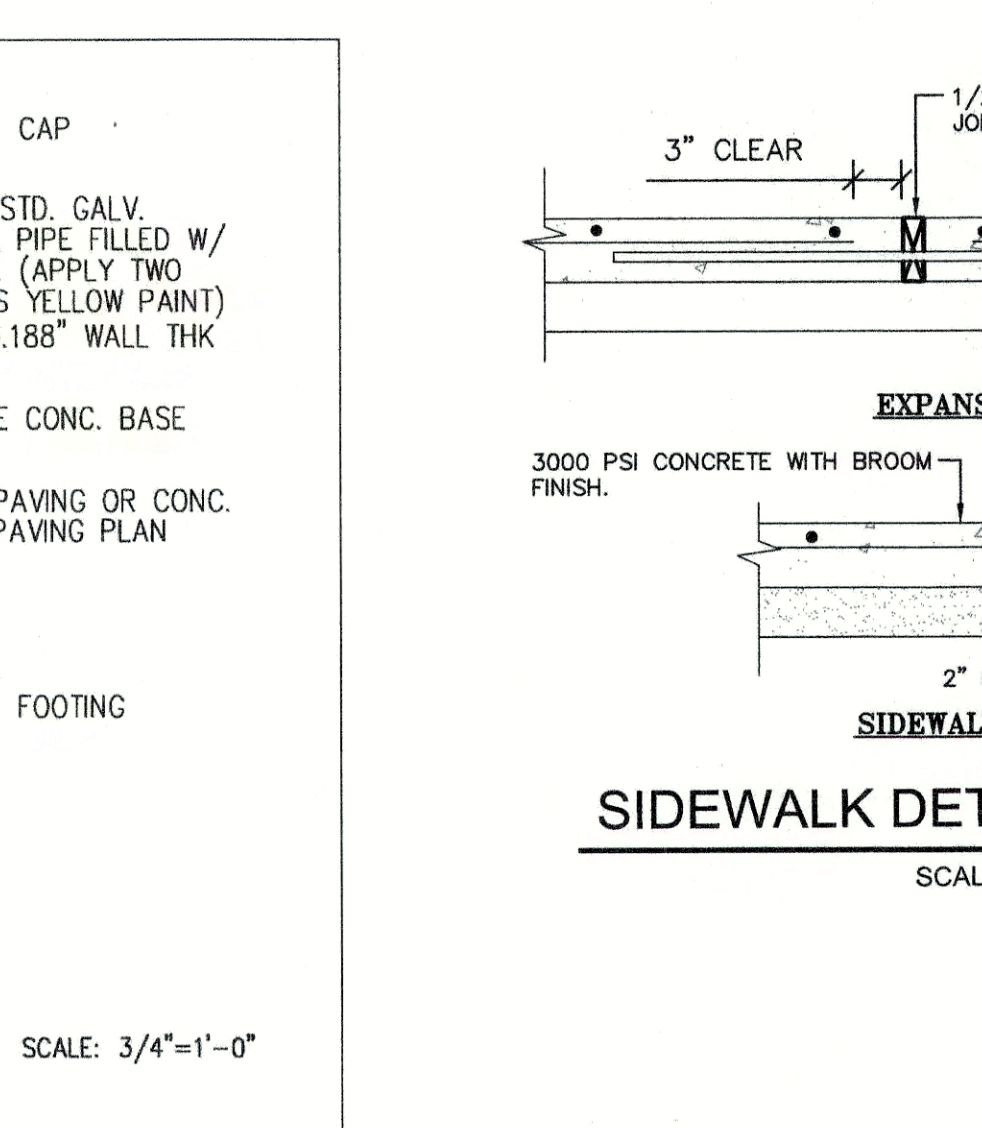
CITY OF AUSTIN DEPARTMENT OF PUBLIC WORKS	ADA SYMBOL	SCALE: NTS
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CITY OF AUSTIN DEPARTMENT OF PUBLIC WORKS	TYPICAL ADA PARKING SPACE	SCALE: NTS
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CITY OF AUSTIN DEPARTMENT OF PUBLIC WORKS	PIPE BOLLARD	SCALE: 3/4"=1'-0"
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CITY OF AUSTIN DEPARTMENT OF PUBLIC WORKS	SIDEWALK DETAILS (PRIVATE)	SCALE: NTS
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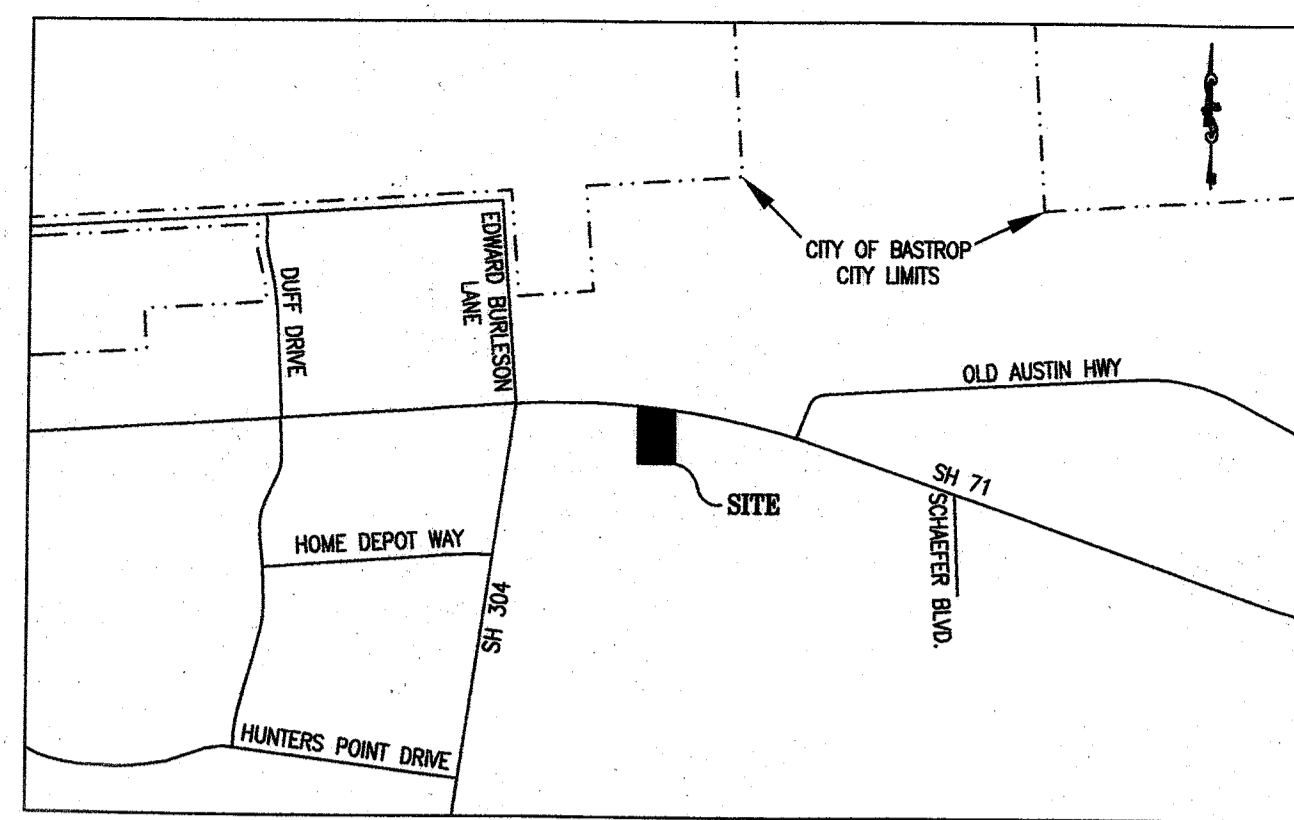
DESIGNED BY:	DRAWN BY:
DATE:	
REVISION:	
Carlson, Brigrance & Doering, Inc. Civil Engineering & Surveying FIRM ID #F3791 North Office: 12120 RM. 630 N. Sta. 600 Austin, Texas 78750 South Office: 5501 West William Cannon Dr. Austin, Texas 78749 Phone No. (512) 280-5160 Fax No. (512) 280-5165	
CONSTRUCTION DETAILS (3 OF 3) BASTROP GROVE MEDTAL DEVELOPMENT PROJECT:	
BRENDAN P. MENTEE 96200 LICENSED PROFESSIONAL ENGINEER ID# F3791 <i>B. Mentee</i> 02/06/2020	
DATE:	11/25/2019
JOB NUMBER:	5135
SHEET:	29 OF 29
SHEET NO.:	29

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THE FINAL PLAT OF
BASTROP GROVE, SECTION 2

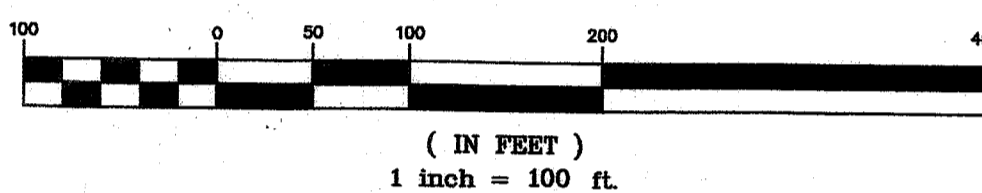
7/12-B



VICINITY MAP
NOT TO SCALE



GRAPHIC SCALE



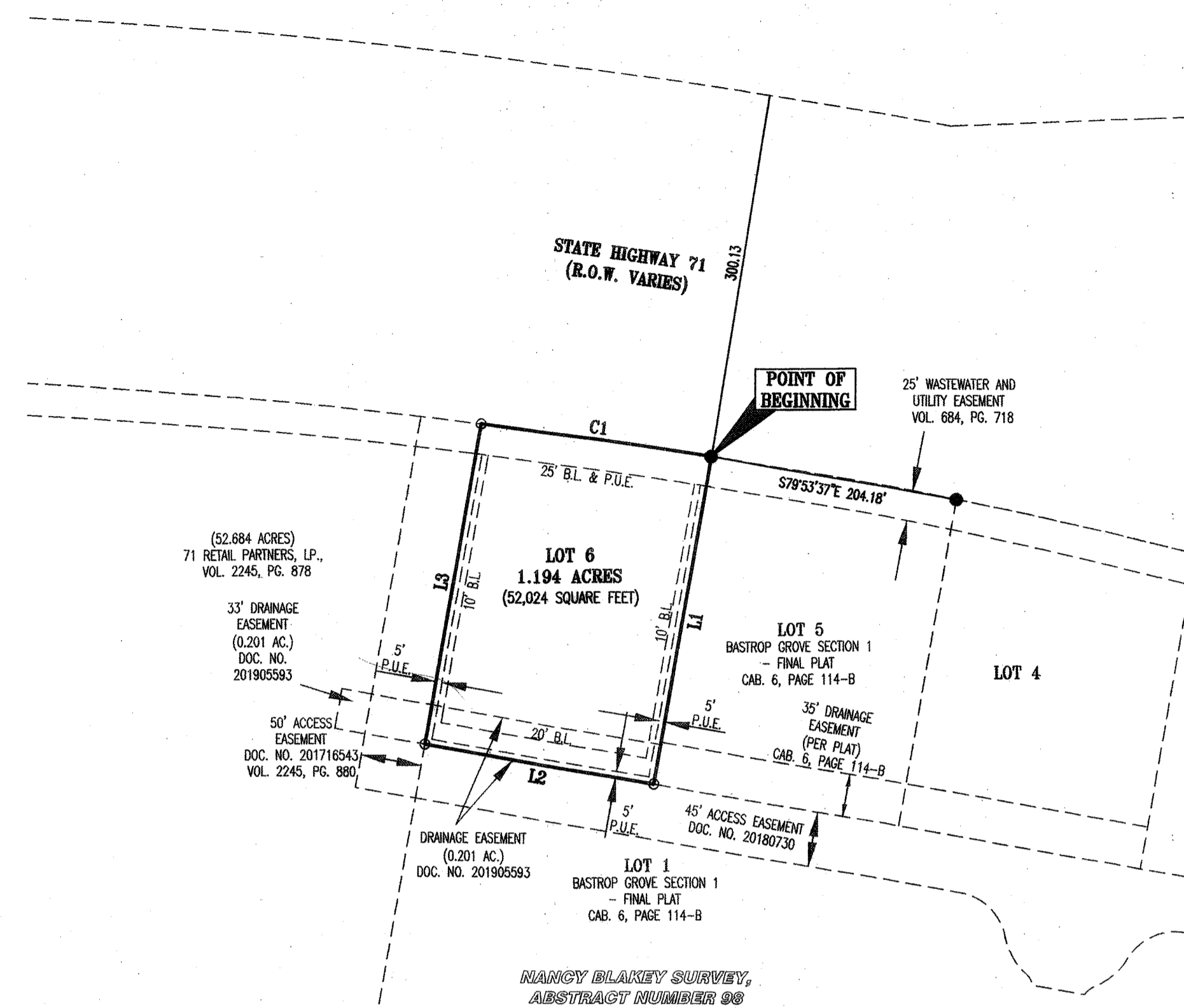
LEGEND

- 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

NO.	REVISION	DATE
1	ORIGINAL SUBMITTAL	07/29/19
2	CITY OF BASTROP COMMENTS	09/03/19
3	OWNERSHIP REVISION	11/28/19



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.C.T.X.), SAID 1.194 ACRE TRACT OF LAND BEING MORE FULLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING, AT A CAPPED 1/2" 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.T.X.), 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 1/2" 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 1/2" 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 1/2" 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.

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 26 DAY OF November, 2019, A.D.

J. Kasling
JONATHAN KASLING
GROVE 71 PARTNERS, LP.

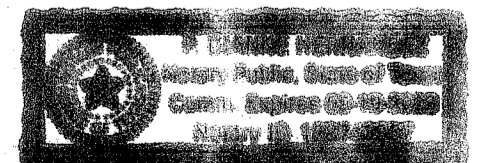
STATE OF TEXAS §
COUNTY OF BASTROP §

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 26 DAY OF November, 2019, A.D.

Thomas Henry
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 Moore*
PLANNING & ZONING COMMISSION
CHAIRMAN

ATTEST: *Ann J. ...*
CITY SECRETARY, CITY OF
BASTROP, TEXAS

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

STATE OF TEXAS §
COUNTY OF BASTROP §

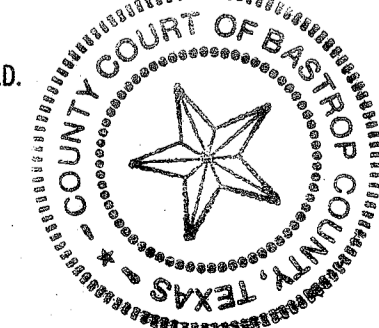
KNOW ALL MEN BY THESE PRESENTS:

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
Rose Pietsch
BY: DEPUTY

FILED Jan 3 2020 12:45 P.M. Rose Pietsch
COUNTY CLERK
BASTROP COUNTY, TEXAS



FLOOD PLAN 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 OR 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 PLANT VACATION OR RE-PLANTING 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 BE 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 PLATING.
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 PLAN 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



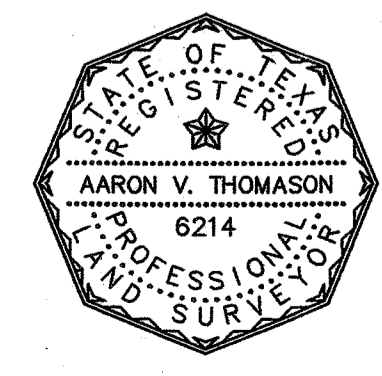
STATE OF TEXAS §
COUNTY OF TRAVIS §

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: *Aaron V. Thomason* 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



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









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, Assistant City Manager for Community Development



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

Grandfathering reconsideration denial HIGH

By **Trey Job** on 04/22/2021 at 6:15 AM

REQUIRED

Having reviewed the letter provided 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



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 B³ 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 (B³) Code in 2019. The B³ 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

PLANNING & DEVELOPMENT

1311 Chestnut Street – PO Box 427 – Bastrop, Texas 78602 – 512.332.8840
www.cityofbastrop.org

71 RETAIL PARTNERS, L.P.
8214 Westchester Drive, Ste 550
Dallas, TX 75225

May 27, 2021

City of Bastrop
Zoning Board of Adjustment
1311 Chestnut Street
Bastrop, TX 78602

Dear Sir or Madam,

71 Retail Partners, L.P. ("**71 RP**") filed a Grandfathering Development Status Application (the "**GDSA Application**") under City Code Art. 1.20 (the "**Ordinance**") on March 15, 2021. The Grandfathering Review Committee (the "**GRC**") issued a determination (the "**GRC Determination**") on March 30, 2021. 71 RP requested reconsideration of the GRC Determination on April 14, 2021 (the "**Reconsideration Request**") and the GRC declined to reconsider on April 22, 2021, which automatically appealed the GRC Determination to the City Manager, who issued his determination (the "**CM Determination**") on May 13, 2021. This is an appeal of the prior determinations, and, in the alternative, a request for a variance.

The GRC Determination is required by the City for the City to make its own determination of its position on the application of Texas Local Government Code ("**LGC**") Chapter 245 ("**LGC 245**"), which provides protections from changes in local regulation as to an ongoing development project (such protections being commonly known as "**vested rights**"). Only LGC 245 determines the applicable vested rights, and to the extent the Ordinance seeks to limit vested rights or to give the City control over the interpretation process (such as, but not limited to, establishing standards and burdens), we protest, and submit this application under protest. The GRC Determination and interim administrative appeals are for the benefit of the City and are not binding on 71 RP as to the nature or extent of vested rights. 71 RP reserves all its rights under LGC 245.

Vested Rights defined (emphasis added):

- "If a series of permits is required for a project, the orders, regulations, ordinances, rules, expiration dates, or other properly adopted requirements *in effect at the time the original application for the first permit in that series is filed shall be the sole basis for consideration of all subsequent permits required for the completion of the project*. All permits required for the project are considered to be a single series of permits. Preliminary plans and related subdivision plats, site plans, and all other development permits for land covered

by the preliminary plans or subdivision plats are considered collectively to be one series of permits for a project.” LGC 245.002(b)

- “Rights to which a permit applicant is entitled under this chapter *accrue on the filing of an original application or plan for development or plat application* that gives the regulatory agency fair notice of the project and the nature of the permit sought.” LGC 245.002(a-1)

APPEAL OF GRANDFATHERING DETERMINATIONS

71 RP hereby appeals to Zoning Board of Adjustment (the “ZBA”) pursuant to the Ordinance, which requires the following:

1. A statement that the appellant sought an appeal from the City Manager, and that the appeal:
 - a. Was denied;
 - b. Yielded an erroneous determination regarding the project's eligibility for grandfathered development status.
2. A statement of the reasons why the determination should be reversed or modified;
3. An explanation of the legal and factual grounds of the appeal; and
4. Payment of the appeal fee established by the City Council, as codified in the city's fee schedule.

For purposes of this appeal request, the word “Project” refers to the development of the 52.68 acre tract that was owned on the date of the original application by 71 RP and shown on the plat applications discussed below, inclusive of the creation of the lots and related infrastructure and the construction of buildings thereon. Both the land development and the building development are entitled to vested rights. 71 RP has continuously pursued this Project since the 2013 Application, having sold land which has been platted and buildings constructed, such as Seton Hospital and Medtail. The scope and nature of the Project is well known to the City, as suburban retail/commercial pad site development for buildings consistent with the Medtail project. The elements of the contemplated retail/commercial pad sites are relatively small buildings (usually 1 story), typically centered in each lot, with ample surface parking surrounding the building, and cross access easements shared among the other pad sites. These lots are typically called “commercial reserves”. Lot 8 is a typical pad site and Lot 9 is a larger tract for larger development. Lots 8 & 9 were planned for and contemplated building for the uses permitted under Zoning District C-1 at the time of the 2017 Preliminary Plat application.

Appeal # 1: Which application is the original application for the Project?

71 RP believes the GRC Determination made an erroneous determination that the original application for the Project is the application dated 5-22-2017 for the Preliminary Plat for the

Bastrop Grove (the “2017 Application”). 71 RP agrees that the 2017 Application was a vesting event, but asserts that the first vesting event was the application dated 7-24-2013 for Preliminary Plat for the Grove (the “2013 Application”).

71 RP asserts that the original application for the Project that gave the regulatory agency fair notice of the Project and the nature of the permit sought pursuant to LGC 245.002(a-1) was the 2013 Application.

71 RP asserts the following in support of its request and offers the following explanation of the legal and factual grounds of this appeal:

- The 2013 Application and 2017 Application are both for the exact same tract of land.
- The 2013 Application and 2017 Application generally provide both the same access points onto State Highway 71 and the same internal vehicular circulation.
- A side-by-side comparison of the 2013 Application and 2017 Application shows that they are substantially similar and generally depict the same project, which is a development of smaller lots and buildings fronting on State Highway 71 with the remainder of land available for further subdivision and future development of larger buildings as the Project progresses.
- LGC 245.002(a-1) states:

“Rights to which a permit applicant is entitled under this chapter accrue on the *filing of an original application or plan for development or plat application* that gives the regulatory agency *fair notice of the project and the nature of the permit sought.*” *emphasis added.*

 - 71 RP did file the 2013 Application on 7-22-2013 properly and as required.
 - The 2013 Application was of sufficient detail to give fair notice of the Project and the nature of the permit sought.
 - The City has accepted the 2017 Application and a side by side comparison shows that the 2013 Application and 2017 Application are substantially similar.
- LGC 245.002(b) states:

“If a series of permits is required for a project, the orders, regulations, ordinances, rules, expiration dates, or other properly adopted requirements *in effect at the time the original application for the first permit in that series is filed* shall be the sole basis for consideration of all subsequent permits required for the completion of the project. All permits required for the project are considered to be a single

series of permits. Preliminary plans and related subdivision plats, site plans, and all other development permits for land covered by the preliminary plans or subdivision plats are considered collectively to be one series of permits for a project." *emphasis added.*

- Both the 2013 Application and 2017 Application are Preliminary Plat applications for the same exact tract of land and therefore are deemed to be one series of permits for the Project under Texas LGC 245.002(b).
- The 2017 Application was merely a refinement of the Project.

In summary, 71 RP is vested with the both the 2013 Application and the 2017 Application.

Appeal # 2: Is the Grandfathered Development Status Application process (the "GDSA Process") (1) a request to determine which of the previously adopted city codes can be utilized by the current project, (2) a request to determine which sections of the current code are applicable, or (3) both?

71 RP believes the CM Determination made an erroneous determination in the following statement, "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."

71 RP asserts that the GDSA Process prescribed in the Ordinance should include a determination of both which previously adopted city codes can be utilized as well as which sections of the current code are and are not applicable. Otherwise, the effort has no practical benefit for either the City or the developer. The City seems to rely on Sec. 1.20.004(c) which states "This section shall not apply to permits or regulations listed as exemptions in LGC 245.004, as may be amended." The City acknowledges that the Subdivision Ordinance in effect in 2017 applies, but does not explain its position as to what aspect of the B3 Code (as defined below) are applicable. It is only fair that the City provide this determination.

The City's position is inconsistent with another grandfathering determination (for adjacent Lots 8 & 9) in which the City provided a partial position on the scope of grandfathering, relating to property classification, and affirmatively took a position on drainage standards, uniform building codes, landscaping or tree preservation, permitted uses, building size and zoning district. 71 RP requests the City provide its position on these important matters as part of this process.

71 RP asserts the following in support of its request:

- Section 1.20.003 of the Bastrop City Code states that the purpose of the GDSA Process is to "Provide increased certainty and predictability in the city's regulatory process."

- Section 1.20.006 of the Bastrop City Code states “It is the policy of the city that the construction, development, and/or land use permit applications filed with the city are presumed to be governed by then-current regulations.”
- Section 1.20.010 of the Bastrop City Code states “If an applicant contends that certain city regulations do not apply to the project, the applicant is expected to identify, with particularity, all requirements that the applicant contends do not apply to the current application.”
- 71 RP’s GDSA Application stated that the following regulations do not apply to the Project: (1) Bastrop Building Block Code, (2) the Bastrop Building Block Technical Manual, and (3) the Bastrop Development Manual.
- The GRC Determination states that, “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).” It goes on to say, “...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).”
- 71 RP’s Reconsideration Request requested “clarification of what ‘elements’ of zoning within the B3 constitute zoning under LGC 245”.

Given the above, if (1) the purpose of the GDSA Process is to provide increased certainty and predictability, (2) the policy of the city is a presumption that the current regulations apply, (3) the city code requires the applicant to specify which regulations in the current code are not applicable to the Project, (4) the GDSA Application states with specificity which regulations 71 RP believes do not apply, (5) the GRC Determination states that certain elements of the B3 Code do apply without specificity, and (6) the Reconsideration Request asked for clarification of the statements in the GRC Determination, 71 RP asserts the following:

- To achieve the stated purpose of providing increased certainty and predictability, the CM Determination should have included a clear determination of which regulations do and do not apply. To say that some regulations apply and others may apply as the GRC Determination did does not achieve the stated purpose of the GDSA Process.
- The City Manager erred in stating that 71 RP’s GDSA Application is not to determine which sections of the current code are applicable. In fact, Section 1.20.010 of the Bastrop City Code requires the applicant to identify which sections of the current code are not applicable under LGC 245, 71 RP did this as part of its application, and the City Manager is required to make a determination of the statements in the GDSA Application with a level of specificity that provides increased certainty and predictability.

In summary, 71 RP requests a clear determination that either i) the GDSA Process does not apply to LGC 245.004 exemptions, or ii) that it does, and then provide a determination of what regulations are applicable to the Project, as requested below.

Appeal # 3: Is the Project subject to the Bastrop Building Block (B3) Code, the B3 Technical Manual, and the Development Manual?

71 RP believes the CM Determination made an erroneous determination that (1) the Bastrop Building Block (B3) Code (the “**B3 Code**”) is exempted by LGC 245.004 as a zoning ordinance and (2) the Stormwater Drainage Code is also exempted. The CM Determination is silent as to the applicability of the B3 Technical Manual and Development Manual that is asserted in the GRC Determination, but for purposes of this appeal, the term B3 Code includes these documents and this appeal makes the assumption that the City Manager concurs with the GRC Determination. We request a clear determination of this issue.

The B3 Code does not apply to the Project, as it does not qualify for exemption under Texas LGC 245.004.

71 RP asserts the following in support of its request and offers the following explanation of the legal and factual grounds of this appeal:

- LGC 245.004(2) provides an exemption to LGC 245 for “*municipal zoning regulations* that do not affect landscaping or tree preservation, open space or park dedication, property classification, lot size, lot dimensions, lot coverage, or building size or that do not change development permitted by a restrictive covenant required by a municipality”. *emphasis added*.
- In order for a zoning regulation to be exempt under LGC 245.004 (2), such regulation must be a municipal zoning regulation **and** must not affect landscaping or tree preservation, open space or park dedication, property classification, lot size, lot dimensions, lot coverage, or building size (collectively the “**LGC 245.004 Vested Rights**”). The word “affect” means “having an effect on”, which is a broad interpretation. The B3 Code impacts every aspect of the LGC 245.004 Vested Rights. 71 RP asserts that the B3 Code fails this test as follows:
 - The B3 Code is not a municipal zoning regulation, but a “form based code” whose regulations are based on public infrastructure. Public infrastructure is regulated by the subdivision and platting process, not the zoning process. Zoning focuses on separation of use by geographic district. Use is not directly regulated by the B3 Code. There are no permitted/prohibited uses, no use table or matrix, and no

use definitions. A fair reading of the B3 Code shows it is not zoning regulations, but subdivision and platting regulations.

- Page 22 of the B3 Code states “Blocks are the foundation for development in Bastrop.” If Blocks (and therefore street grids/specifications and lot sizes/dimensions) are the foundation of development in Bastrop under the B3 Code, then the B3 Code, without question, fails the test and does not qualify as exempt under LGC 245.004 exemption for “municipal zoning regulations.”
- The B3 Code is a “unified development code” which mixed various types of land use regulations that otherwise would be separate ordinances. It is not “municipal zoning regulations” of the type contemplated when LGC 245 was adopted. This is particularly true for a form-based code. The “Explanation of the Code” on Page 15 of the B3 Code states “Each section of the Code provides Standards that guide development to be holistic to each Building, Street, Block, and neighborhood.” Merriam-Webster defines “holistic” as “relating to or concerned with wholes or with complete systems rather than with the analysis of, treatment of, or dissection into parts”. As a result, the B3 Code in its entirety fails the test to be “municipal zoning regulations” and does not qualify as exempt under LGC 245.004.
- The broad exceptions to the general “municipal zoning regulations” exception in LGC 245.004 swallow the general exception when applied to the B3 Code. The “B3 Development Tables” in the Code, which “contain the details necessary to develop using the Code” contain specific requirements for lot sizes, lot dimensions, lot coverage, building sizes, open space and park dedication requirements. Any regulations which have any effect on these areas are subject to vesting as “exceptions to the exceptions”. As a form-based code, the core focus is on infrastructure, particularly the street grid and “blocks”. This approach, by its nature, affects the LGC 245.004 Vested Rights. Given that the details necessary to develop using the B3 Code directly affect the LGC 245.004 Vested Rights, the B3 Code fails the test and does not qualify as exempt under LGC 245.004.

In summary, the B3 Code (as defined herein to include relating manuals) is not exempt from LGC 245 and therefore, the B3 Code does not apply to the Project.

Appeal #4: To the extent the Project is subject to any elements of the Bastrop Building Block (B3) Code, the B3 Technical Manual, and the Development Manual, what are they?

As stated in #3, 71 RP asserts that the entirety of the Bastrop Building Block (B3) Code, the B3 Technical Manual, and the Development Manual are not applicable to the Project. To the extent the City asserts that the B3 Code is a “municipal zoning regulation”, subject to the LGC 245.004

Vested Rights in LGC 245.004(2), 71 RP asserts that the Project is specifically exempt from the following elements (listed by Chapter) and asks the City to confirm the same:

- Executive Summary- This section is not regulatory in nature and should not be applicable to the Project.
- Chap. 1- Chapter 1: *Subdivisions* is not applicable to the Project. Pursuant to LGC 245, the Project is grandfathered to the subdivision ordinance in effect at the time of the original application and therefore any future subdivision or platting application for the Project would not be subject to the requirements of Chapter 1.
- Chap. 2- Chapter 2: *Zoning Procedures* deals with procedural aspects only. It is only applicable to the extent there is no effect on the LGC 245.004 Vested Rights (which we believe eliminates the B3 Code in its entirety).
- Chap. 3- Chapter 3: *Place Type Zoning Districts* cannot be fairly read as “municipal zoning regulations”. There is no focus on use, whether with a hierarchy of uses or separate of uses. But for a gratuitous scattering of the word “zoning” in Chap. 3, it reads like a subdivision or platting regulation, focused on street and block patterns and size. The geographic division is not based on use, but on street block based subdivision/platting standards. The requirement to prepare a Neighborhood Regulating Plan (a “NRP”) is a critical component of the B3 Code and its focus is purely streets and blocks. Each NRP will be unique to each site, thus will not be uniform for each class or type of building in a district, as required by LGC 211.005. The districts and related regulations do not consider each district’s peculiar suitability for particular uses, as required by LGC 211.005, and don’t consider or regulate uses at all. Chapter 2 of the B3 Technical Manual, which describes the NRP process, is titled “Site Planning and Private Realm.” A fair reading of that Chapter shows that it is not part of “municipal zoning regulations”, but rather subdivision and platting regulations. Article 2.3 of the B3 Technical Manual states “Neighborhood Regulating Plans are used as the process to create new complete neighborhoods. Each neighborhood will be made of a series of blocks created for a variety of Street Types, Building Types, and Place Types.” The NRP’s process to create “new complete neighborhoods” requires dedication of land for streets of designated sizes to creates certain block sizes to build specifically designated building types. The NRP is platting and subdivision regulation, not zoning, which is why the NRP is the first step for any owner of greater than 3.4 acres under the B3 Code seeking to subdivide its land. The NRP is a part of the the platting process, not the zoning process. The NRP process is subject to vested rights and is not applicable to the Project (and no portion of Chapter 3 of the B3 Code or Chapter 2 of B3 Technical Manual is applicable). As such, the NRP

process directly affects the LGC 245.004 Vested Rights and is not exempt under LGC 245.004.

- Chap. 4- Chapter 4: *Character Districts* of the B3 Code can't be fairly read as "municipal zoning regulations". There is no focus on use, whether with a hierarchy of uses or separate of uses. The districts and related regulations do not consider each district's peculiar suitability for particular uses, as required by LGC 211.005, and don't consider or regulate uses at all. Chapter Four of the B3 Code states that "Character Districts are the largest regulating geographic boundary in the Code" and "...each character district allows for different Development Patterns." If this Chapter is "municipal zoning regulations", it is only applicable to the extent there is no effect on the LGC 245.004 Vested Rights (which we believe eliminates the B3 Code in its entirety).
- Chap. 5- Chapter 5: *Development Patterns* of the B3 Code states "The Development Pattern type will be used to guide the creation of...the Neighborhood Regulating Plan." Chapter 5 cannot be fairly read as "municipal zoning regulations". There is no focus on use, whether with a hierarchy of uses or separate of uses. As stated above, the Project is exempt from submitting a NRP and therefore is exempt from Chapter 5 of the B3 Code. In addition, Chapter 5 states the Project is located in the "Meadows" Character District, which solely permits either a Development Pattern of Traditional Neighborhood Development or Village Center Development. Each of these Development Patterns imposes development requirements on the Project that affect LGC 245.004 Vested Rights. If this Chapter is "municipal zoning regulations", it is only applicable to the extent there is no effect on the LGC 245.004 Vested Rights (which we believe eliminates the B3 Code in its entirety).
- Chap. 6- Chapter 6: *Private Realm* is not applicable to the Project. Chapter 6 states the permitting requirements under the B3 Code for building and site plan approvals, which are pre-requisites under the B3 Code for issuance of a building or construction permit. Chapter 6 clearly affects the LGC 245.004 Vested Rights, including without limitation, lot coverage and building size (as dictated by the Façade Buildout at Build-to-Line minimum percentage requirement), which is shown most clearly in the chart under Sec. 6.5.003 on Page 109. While lot coverage is explicitly dictated by Chapter 6, the use of the minimum "Build-to-Line" percentage requirement effectively dictates building size, which is included in the LGC 245.004 Vested Rights by requiring that a building be a minimum length based on the lot dimensions. By imposing a strict requirement on building dimensions, certain building sizes are impossible or impractical to build. Chapter 6 also affects landscaping and tree preservation (Section 6.3.004), which is a LGC 245.004 Vested Right.

- Chap. 7- Chapter 7: *Public Realm* is not applicable to the Project. Chapter 7 states the requirements for public dedication of streets and other ROW's of certain size and design, which impact LGC 245.004 Vested Rights, including without limitation landscaping and tree preservation, open space and park dedication, property classification, lot size, lot dimensions, lot coverage, and building size. Each aspect of Chapter 7 affects the LGC 245.004 Vested Rights and are therefore not exempt under LGC 254.004(2). Instead, Chapter 7 is a subdivision or platting regulation. In addition, Section 7.4.001 *Intent* states "The Bastrop Building Block is the foundation of Bastrop and of the Code.". If the foundation of the Code is not exempt under LGC 254.004, then the Code itself cannot be exempt. Furthermore, Article 7.5 requires a specific percentage of any Project to be dedicated to Civic Space, which clearly affects LGC 245.004 Vested Rights and is not exempt under LGC 254.004.
- Chap. 8- Chapter 8: Signage is not applicable to the Project. Chapter 8 states the requirements for securing sign permits, which is not a municipal zoning regulation and therefore is not exempt under LGC 254.004. In addition, the Project benefits from an agreement between the City of Bastrop and Hal and Lisa Berdoll dated July 17, 1993, in which the City of Bastrop agrees to issue all permits, variances, and approvals as may be required to construct, own, and operate a sign with a height not to exceed twenty (20) feet higher than any sign, flag pole, or similar structure which may exist within 2500 feet (all as more particularly in described in such agreement). 71 RP reserves any and all rights under such agreement.
- Chap. 9- Chapter 9: *Historic Landmark Preservation & The Iredell District* are not applicable to the Project due to the nature of such chapter.
- Chap. 10- Chapter 10: *Definitions* is not applicable to the Project to the extent such definitions define terms that affect vested rights under LGC 245, including without limitation the LGC 245.004 Vested Rights or are otherwise used in the sections of the B3 Code that are not applicable to the Project.
- The B3 Technical Manual and the Development Manual (collectively the "Manuals") simply implement the B3 Code, and to the extent the B3 Code (or any portion thereof) is not applicable, then the Manuals are also not applicable. The Manuals do not stand on their own.

The B3 Code does not comply with the mandatory requirements of LGC 211.005(b) for its regulations to be uniform for each class or type of building in a district, to be adopted with reasonable consideration for each district's peculiar suitability for particular uses, thus the B3

Code cannot be considered zoning regulations, as Texas municipal zoning regulations may only be adopted in compliance with LGC 211.

In summary, 71 RP asserts the listed provisions of the B3 Code (as defined herein to include all related manuals) are not applicable to the Project.

Appeal #5: The Project is vested from changes in the City Stormwater Drainage Ordinance.

71 RP believes the CM Determination made an erroneous determination that the Stormwater Drainage Code is exempted from LGC 245, which is incorrect.

LGC 245.004 provides that LGC 245 does not apply to "(9) regulations to prevent imminent destruction of property or injury to persons from flooding *that are effective only within a flood plain established by a federal flood control program* and enacted to prevent the flooding of buildings intended for public occupancy..." (*emphasis added*). This is the only exemption relating to stormwater drainage in LGC 245. Lot 7 is not within a flood plain established by a federal flood control program. The City's Stormwater Drainage Ordinance is not applicable to the Project. This section is interpreted in the manner requested in the *Koppolow* case cited in the Addendum.

REQUEST FOR VARIANCE

The Ordinance permits the ZBA to grant a variance from the regulations at issue under the same standards governing variances for other matters.

If the appeal is denied, in the alternative, 71 RP requests a variance for Lot 7 to be exempt from the B3 Code, particularly the requirements for a NRP, the requirements to develop in accordance with the TND or VCD Development Patterns in Chapter 5, compliance with the Building Placement requirements in Chapter 6, any building size regulation (or regulations that affect building size, including without limitation the Build-To-Line and building to land ratio), any minimum or maximum building setback (or "Build-to" requirement), and any other B3 Code requirement which affects the LGC 245.004 Vested Rights. All of the information, documentation and discussion in the City file and in this letter are incorporated as part of the record for this variance.

This variance is based upon hardship, and is not adverse to the public interest (or the interest of any neighboring property), promotes economic development, will promote the availability of market driven providers of goods and services to Bastrop, is due to the unique circumstances of Lot 7, is consistent with intent of City Code to encourage reasonable development, and meets the requirements for a variance under state law and city ordinance.

Lot 7 is a small, single lot located in a suburban area of Bastrop impacted by the existence of State Highway 71, a major, heavily trafficked highway bisecting Bastrop. Lot 7's only frontage with a public right-of-way is along State Highway 71 and as far back as 2013 has been shown on plats, plans and schemes to be a "commercial reserve" or "pad site". These reserves/sites are locations for single owners or tenants with retail/office/restaurant/etc. uses who wish to be located on

high traffic roadways in front of other developments, sometimes commercial and sometimes residential. Users are typically single story and require ample parking, and often a drive-through window (1 or more). An example is the Medtail project on Lot 6 directly to the east of Lot 7. In almost all instances, the user requires that vehicles can circle the building, and that there are parking spaces immediately at the entrance of the building, for customer convenience.

There are 8 lots planned in a row, including Lot 7 (and Lot 8 for which a plat has also been filed with the City). These lots are shown on the 2013 Application and the 2017 Application. Five lots are owned by Seton Hospital, one by Medtail and Lots 7 & 8 by 71 RP. On the other side of Lot 8 is a fully developed suburban style retail shopping center. Lots 6 and the shopping center have all been developed prior to the B3 Code.

The Hwy 71 frontage around Lot 7 for a mile in each direction is clearly suburban retail/restaurant/commercial developed in a manner which is fundamentally inconsistent with the B3 Code. The following factors are a hardship for Lot 7:

- The size and lot dimensions of Lot 7 vary significantly from the 330 x 330 preferred Block size for a TND and is substantially smaller than the minimum 13.6 acres for a VCD making development under the B3 Code impractical.
- There is no public right-of-way with frontage on Lot 7 that is conducive to a pedestrian oriented development. State Highway 71 is the only public ROW with frontage on the property. It is doubtful that pedestrians would walk down the frontage road of State Highway 71 to access Lot 7.
- There are no sidewalks as part of the the existing development immediately to the east and west along State Highway 71, which could lead to a potentially dangerous situation if Lot 7 were forced to develop along the highway frontage.

Lot 7 has grandfathered rights under LGC 245, acknowledged by the City to vest Lot 7 in the City Subdivision Ordinance in effect in 2017, prior to the B3 Code. Such vesting also prevents the application of any portion of the B3 Code to the LGC 245.004 Vested Rights, which is acknowledged by the City, but the City does not agree to the scope of those vested rights. By the nature of the B3 Code, 71 RP reasonably believes that, at a minimum, the B3 Code is subject to all vested rights under LGC 245, including without limitation the LGC 245.004 Vested Rights. If not resolved by the Appeal, those rights will be resolved as provided by law. The confusion regarding the applicability of the B3 Code is a hardship.

Requiring Lot 7 to comply with the B3 Code will prevent the appropriate use of Lot 7 and create a hardship because the following are unreasonable and unnecessary in the context of Lot 7 as outlined above and will preclude any market based user:

- compliance with the Building Placement requirements of the B3 Code, including without limitation the “Build Along” requirement requiring a building along a minimum amount of the building to be constructed along the frontage line;
- any regulations requiring building frontage along public rights-of-way;
- any regulations that affect building size (including without limitation the Build-To-Line or building to land ratio);
- any minimum or maximum building setback (or “Build-to” requirement).

A drive along Hwy 71 shows that commercial reserve/pad site users want lots of parking and access, to face the roadway with the most traffic, to provide for parking around the front entry, to have drive up/through windows (particularly after the COVID-19 experience), to have small buildings which are typically squarish (for space efficiency/cost control). A fully B3 Code compliant building isolated in the middle of typical suburban highway development serves no purpose and requiring compliance likely eliminates all economically viable use and value.

A NRP of Lot 7 will serve no reasonable purpose if the above regulations are not applicable.

71 RP requests a variance in accordance with the foregoing.

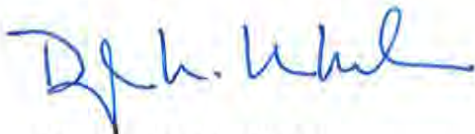
LEGAL CITATIONS

The Ordinance requests legal grounds, and seems to want a legal brief on this matter, when 71 RP is simply trying to comply with a City requirement to help the City determine its own conclusion on vested rights, and the City has no authority to adjudicate vested rights binding on 71 RP. Nonetheless, we attach an addendum with reference to LGC 245 and relevant case law. Our primary reliance is on the text of LGC 245, as cited herein and available online to the City.

CONCLUSION

71 Retail Partners and its representatives looks forward to the opportunity to present these appeals and the variance in person to the Zoning Board of Adjustment. Should any further information or clarification be required, please do not hesitate to contact us.

Sincerely,



Douglas M. MacMahon
Manager of the General Partner of 71 Retail Partners, L.P.

Addendum

Relevant Caselaw Supporting this Application

River City Partners, Ltd v. City of Austin, NO. 03-19-00253-CV, 2020 WL 3164404 (Tex. App.—Austin, 2020, no pet. h.)- Interpretes the LGC 245.004 Vested Rights and that the term “affecting” means broadly interpreted “to produce an effect on” and is applied to the subject ordinance “as applied” to the project, in this case focused on “building size.”

Hatchett v. West Travis County Public Utility Agency, 598 S.W.3d 744, (Tex. App—Austin, 2020, pet denied)- Summary of the current state of vested rights under LGC 245.

FLCT, Ltd. v. City of Frisco, 49 S.W.3d 238 (Tex. App.—Fort Worth 2016, pet. den.)- The exceptions to the “municipal zoning regulations” except to vested rights under LGC 245.004 as determined on an “as applied” basis to any regulations which “have an effect” on the listed exception issues. The exception for “property classification” means the permissible uses under the regulator scheme when vesting occurs. A project is entitled to all uses permitted when vesting occurs. “Fair notice” of a project incorporates all the city actual knows about the project, not just what the applicate documents. The definition of a “project” is broad.

City of San Antonio v. Kopplow Development, Inc., 441 S.W.3d 436 (Tex. App.—San Antonio 2014, pet. den.)- LGC 245.004(9) does not vest local flood plain regulation, and the local regulation was subject to vested rights under LGC 245..

City of San Antonio v. Greater San Antonio Builders Ass’n, 419 S.W.3d 597 (Tex. App.—San Antonio 2013, pet. den.)- A city may not add local limits to vested rights, only LGC 245 determines vested rights.

Harper Park Two, LP v. City of Austin, 359 S.W.3d 247 (Tex. App.—Austin 2011, pet. den.)- The entirety of a development project is considered in a “project”, not components or phases. The definition of “permit” is very broad. The vesting is considered in the context of the regulatory scheme at the time to determine the scope of the project. The objective intent shown in the permit application is the focus for vested rights, not the subjective intent of the developer at the time of the vesting event.

Hartsell v. Town of Talty, 130 S.W.3d 325, 326 (Tex. App.—Dallas 2004, pet. denied)- Vested rights extend to the entire development project, land and buildings. The city tried to separate land development from building development, but that distinction was not permitted.

City of Austin v. Garza, 124 S.W.3d 867, 868 (Tex. App.—Austin 2003, no pet.)- LGC 254.002(d) is valid and permits the developer to “cherry pick” between vested regulations and later adopted regulations.

Powell v. City of Houston, 580 S.W.3d 391 (Tex. App.—Houston [1st Dist.] 2019 pet. granted)- Interprets what it takes to be a zoning ordinance in Texas and holds that the Houston Historic Preservation Ordinance is not zoning. It cites to several cases which state that use is part of zoning, including *N.W. Enterprises, Inc. v. City of Houston*, 27 F. Supp. 2d 754, 797 (S. D. Tex. 1998), aff'd in part, rev'd in part, dism'd in part, 352 F3d 162, (5th Cir. 2003) (stating “the ‘ordinary, contemporary, common meaning’ of zoning refers to a comprehensive plan and encompasses regulations that establish affirmatively what land uses are permissible for certain geographic districts....”), and *City of Houston v. Johnny Frank’s Auto Parts Co.*, 480 S.W.2d 774, 775 (Tex. App. – Houston [14th Dist.] 1972, writ. Ref’d n.r.e.) (stating “The ordinance with which this case is concerned is not a zoning ordinance. It does not establish a comprehensive plan by which *the city is divided into districts wherein property is limited to specified uses....*”) *emphasis added.*