

PRELIMINARY INFRASTRUCTURE PLAN FARM STREET VILLAGE



LOCATION MAP

NOT TO SCALE

LAND INFORMATION

ADDRESS AND LEGAL:
 1) PROPERTY ID: 50831
 LEGAL DESCRIPTION: FARM LOT 38 E M ST, ACRES 7.455
 2) PROPERTY ID: 32287
 LEGAL DESCRIPTION: FARM LOT 37 E M ST, ACRES 4.9350
 3) PROPERTY ID: 80155
 LEGAL DESCRIPTION: FARM LOT 37 E M ST, ACRES 3.4340

CURRENT LAND USAGE:
 SINGLE FAMILY RESIDENTIAL HOME, VACANT FARM LAND, AND FARM STRUCTURES.

PROJECT DESCRIPTION:
 CONSTRUCTION OF 60 DUPLEX STYLE RESIDENTIAL BUILDINGS, A COMMUNITY LOT, UTILITY FEATURES, ASSOCIATED LOT PARKING SPACES, AN ALLEY, AND ROADWAYS

LEGAL DESCRIPTION

LEGAL DESCRIPTION: BEING A 10.941 ACRE TRACT OF LAND LINGING AND BEING SITUATED OUT OF FARMS LOTS 37 & 38, EAST OF MAIN STREET, TOWN OF BASTROP, BASTROP COUNTY, TEXAS AND BEING ALL OF THAT CERTAIN 4.935 ACRE TRACT OF LAND CONVEYED TO HUN PROPERTIES LLC BY DEED RECORDED IN DOCUMENT NO. 201909380 AND ALL OF THAT CERTAIN 3.4340 ACRE TRACT OF LAND CONVEYED TO HUN PROPERTIES LLC BY DEED RECORDED IN DOCUMENT NO. 201909380, BASTROP COUNTY, TEXAS, AND 15.94 ACRE TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS AND AS SPLITTED UNDER THE SUPERVISION OF JAMES C. GARDIN AS ACCORDED IN JUNE, 2020:

BEING: a) 1/2" two inch wide with cap stamped "E" Curve #163 4357' laid to the north right-of-way line of Farm Street from the southeast corner of said 4.935 acre tract and said Farm Lot 35;
 HENCE S 07916° E a distance of 72.83 feet along said line of Chestnut Street and the west line of said Farm Lot 37 to a 1/2" two inch wide with cap stamped "E" Curve #163 4357' laid for the southeast corner of said Farm Lot 37 and said 4.935 acre tract and the southeast corner of Farm Lot 38 and a nearby southeast corner of said 10.938 acre tract of land from which a 1/2" two inch wide with cap stamped #10257 bears N87W57' (etc.) a distance of 4.48 feet;
 HENCE S 07916° E a distance of 64.82 feet along Chestnut Street (not stamped) to a home corner post found for the southeast corner of said Clark Reversible Trust 2225 acre tract and said Clark Reversible Trust 19 acre tract recorded in Volume 2366, Page 27 of said official records;
 HENCE S 875037° E a distance of 97.28 feet to a 1/2" two inch wide found for the southeast corner of said Clark Reversible Trust 2225 acre tract;
 HENCE S 875037° E a distance of 116.29 feet to a 1/2" two inch wide found on the south right-of-way line of Cedar Street for the southeast corner of said Clark Reversible Trust 2225 acre tract;
 HENCE S 892037° E a distance of 187.49 feet along Cedar Street to a 1/2" two inch wide found for the southeast corner of that certain 2.286 acre tract of land conveyed to Sun Metall and Surya Metall by deed recorded in Volume 841, Page 278 of said official records;
 HENCE S 579246° E a distance of 102.90 feet to a 3/8" two inch wide found for the southeast corner of said Metteli 2208 acre tract;
 HENCE S 892037° E a distance of 60.23 feet to a 3/8" two inch wide found for the southeast corner of said Metteli 2208 acre tract and the southeast corner of that certain 5.136 acre tract of land conveyed to Metteli Herndon by deed recorded in Volume 2501, Page 591 of said official records;
 HENCE S 892037° E a distance of 60.24 feet to a 3/8" two inch wide found for the southeast corner of said Metteli 2208 acre tract and the southeast corner of that certain 5.136 acre tract of land conveyed to Metteli Herndon by deed recorded in Volume 2501, Page 591 of said official records;
 HENCE S 892037° E a distance of 60.24 feet to a 3/8" two inch wide found on the west line of that certain 1.463 acre tract of land conveyed to Wade Sprague and Corbin Dinsby by deed recorded in Document #200610334 of said official records and as recorded by deed of Deeding Subdivision in Volume A, Page 317-4, said records, Bastrop County, Texas for the southeast corner of Barton 3228 acre tract;
 HENCE S 07916° E a distance of 258.97 feet to a 3/8" two inch wide found for the southeast corner of said Metteli and Dinsby 1.463 acre tract and the southeast corner of that certain 1.810 acre tract of land conveyed to Sun Metall by deed recorded in Document #202005803 of said official records;
 HENCE with the east line of said Tower Land & Hwy, LLC tract the following (2) (3) c/o:
 1) S 07916° E a distance of 56.53 feet;
 2) S 07916° E a distance of 50.23 feet;
 3) S 07916° E a distance of 52.56 feet to a 1/2" two inch wide found for the southeast corner of said Hancock tract and the southeast corner of that certain 0.862 acre tract of land conveyed to the Work & Wash and Dono L. Mack Revocable Trust by deed recorded in Volume 1025, Page 582 of said official records;
 HENCE S 57916° E a distance of 255.02 feet to a calculated point to cross for the southeast corner of said Mack Revocable Trust 0.862 acre tract;

HENCE S 07916° E a distance of 327.33 feet to a 3/8" two inch wide with cap stamped #163 5366' found on the west line of that certain 2.989 acre tract of land conveyed to Ruth Byrd by deed recorded in Volume 1025, Page 582 of said official records for the southeast corner of that certain 2.989 acre tract of land conveyed to Garrow Citrus Enterprises et al by deed recorded in document #2005052 of said official records;
 HENCE S 892037° E a distance of 62.30 feet to a 3/8" two inch wide with cap stamped #163 5366' found for the southeast corner of said Forman 2.989 acre tract;
 HENCE S 381250° E a distance of 371.07 feet to a 1/2" two inch wide found in the north line of Farm Street for the southeast corner of said Forman 2.989 acre tract and the southeast corner of said 10.938 acre tract;
 HENCE S 892037° E a distance of 54.39 feet along said right-of-way line to a 1/2" two inch wide with cap stamped "E" Curve #163 4357' found for the southeast corner of said 10.938 acre tract and the southeast corner of said 4.935 acre tract;
 HENCE S 87818° E a distance of 266.94 feet continuing along said right-of-way line to the POINT OF BEGINNING, containing 15.941 acres or more or less and as shown on map of survey prepared hereto.

REV #	DATE	COMMENTS	REVISION KEY			
			COVER	CIP1	CIP2	C1
---	08-29-2022	ORIGINAL SUBMITAL	X	X	X	X

SHEET INDEX:
 CIP 1 - PRELIMINARY INFRASTRUCTURE PLAN - SHEET 1 OF 2
 CIP 2 - PRELIMINARY INFRASTRUCTURE PLAN - SHEET 1 OF 2
 C1 - CONCEPTUAL SITE PLAN

LEGEND:

- 805--- EXISTING 8FT CONTOUR
- 810--- EXISTING 10FT CONTOUR
- EXISTING LOT CONTOUR
- S--- EXISTING SANITARY SEWER
- S----- PROPOSED SANITARY SEWER
- MANHOLE/CLEANOUT
- M--- PROPOSED WATERLINE
- L--- PROPOSED LIGHT POLE
- F--- PROPOSED FIRE HYDRANT
- S--- EXISTING STORM SEWER
- S--- PROPOSED STORM SEWER
- BL--- BUILDING LINE
- E--- EASEMENT
- L--- LOT NUMBER
- P--- PROPOSED PAVEMENT
- F--- FLOORING

OWNER/DEVELOPER:
 FARM STREET VILLAGE LLC
 10777 BARKLEY STREET, SUITE 140
 OVERLAND PARK, KS 66211

SIGNATURE BLOCKS

OWNER'S CERTIFICATION
 AS THE OWNER OF THIS PROPERTY, I PROMISE TO DEVELOP THE PROPERTY FOR THIS PLAN OR AS REVISED UNDER THE APPROVAL AND SUPERVISION OF THE CITY OF BASTROP.

[Signature] Sallie Burkett 09-19-22
 NAME OF OWNER OWNER'S AUTHORIZING AGENT DATE

CITY'S CERTIFICATION
 ALL THE RESPONSIBILITY FOR THE ACCURACY OF THESE PLANS REMAIN WITH THE ENGINEER WHO PREPARED THEM IN ACCORDANCE WITH PLANS, THE CITY OF BASTROP MUST RELY UPON THE ACCURACY OF THE WORK OF THE DESIGN ENGINEER.

[Signature] 9/26/2022
 CITY OF BASTROP ENGINEER DATE

ENGINEER'S CERTIFICATION
 THE STATE OF TEXAS
 COUNTY OF BASTROP

KNOW ALL MEN BY THE PRESENTS
 THAT I, THE ENGINEER, HEREBY CERTIFY THAT THE INFORMATION CONTAINED ON THIS PLANS COMPLETS WITH THE SUBGRANTEE REGULATIONS FOR THE CITY OF BASTROP, TEXAS.

[Signature] 9-16-2022
 DATE

TIM CROCKETT
 TX LICENSE #15957
 CROCKETT ENGINEERING CONSULTANTS
 1000 W. WINDING ROAD, BLDG. 1
 COLUMBIA, MO 65203



- NOTES:
- THIS TRACT IS WITHIN THE 1% ANNUAL CHANCE FLOOD AND THE FLOODWAY PER THE CITY OF BASTROP FEMA FIRM PANEL #4802103AKC, DATED JANUARY 19, 2006.
 - GRADING AND DRAINAGE SHALL BE COMPLETED PER CITY OF BASTROP CODES AND ORDINANCES; STORMWATER TO BE DESIGNED PER THE CITY OF BASTROP STORMWATER DRAINAGE DESIGN MANUAL.
 - NO SLOPES SHALL EXCEED A 3:1 RATIO.
 - CITY OF BASTROP IS THE WATER AND WASTEWATER SERVICE PROVIDER.
 - DETENTION IS NOT SHOWN ON THIS PLAN; AS APPROVED, DETENTION IS NOT REQUIRED FOLLOWING REVIEW OF THE DRAINAGE PLAN AND CALCULATIONS UNDER THE REVIEW OF THE CITY ENGINEER.
 - ALL UNLASED LOTS ARE NOT PART OF THIS PROJECT. WE ARE PRESERVING IT FOR THE POSSIBILITY OF FUTURE DEVELOPMENT.

PROJECT BENCHMARK
 TM #1 - OUT SQUARE FOUND AT EDGE OF STREET CURBING SOUTH OF THE SOUTHWEST CORNER OF THE PROPERTY
 ELEVATION = 373.15

STREAM INFORMATION
 GULLS BRANCH-INTERMITTENT STREAM

NO.	DATE
ORIGINAL	08/29/2022

THE SHEET HAS BEEN SIGNED AND DATED ELECTRONICALLY
 PRELIMINARY
 TIMOTHY D. CROCKETT
 TX LICENSE #15957

PREPARED BY:
CROCKETT
 ENGINEERING CONSULTANTS
 1000 W. WINDING ROAD, BLDG 1
 COLUMBIA, MO 65203
 www.crockettengineering.com
 Contact: 620-658-3200
 Fax: 620-658-3201
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DEVELOPER:
 FARM STREET VILLAGE LLC
 10777 BARKLEY STREET, SUITE 140
 OVERLAND PARK, KS 66211

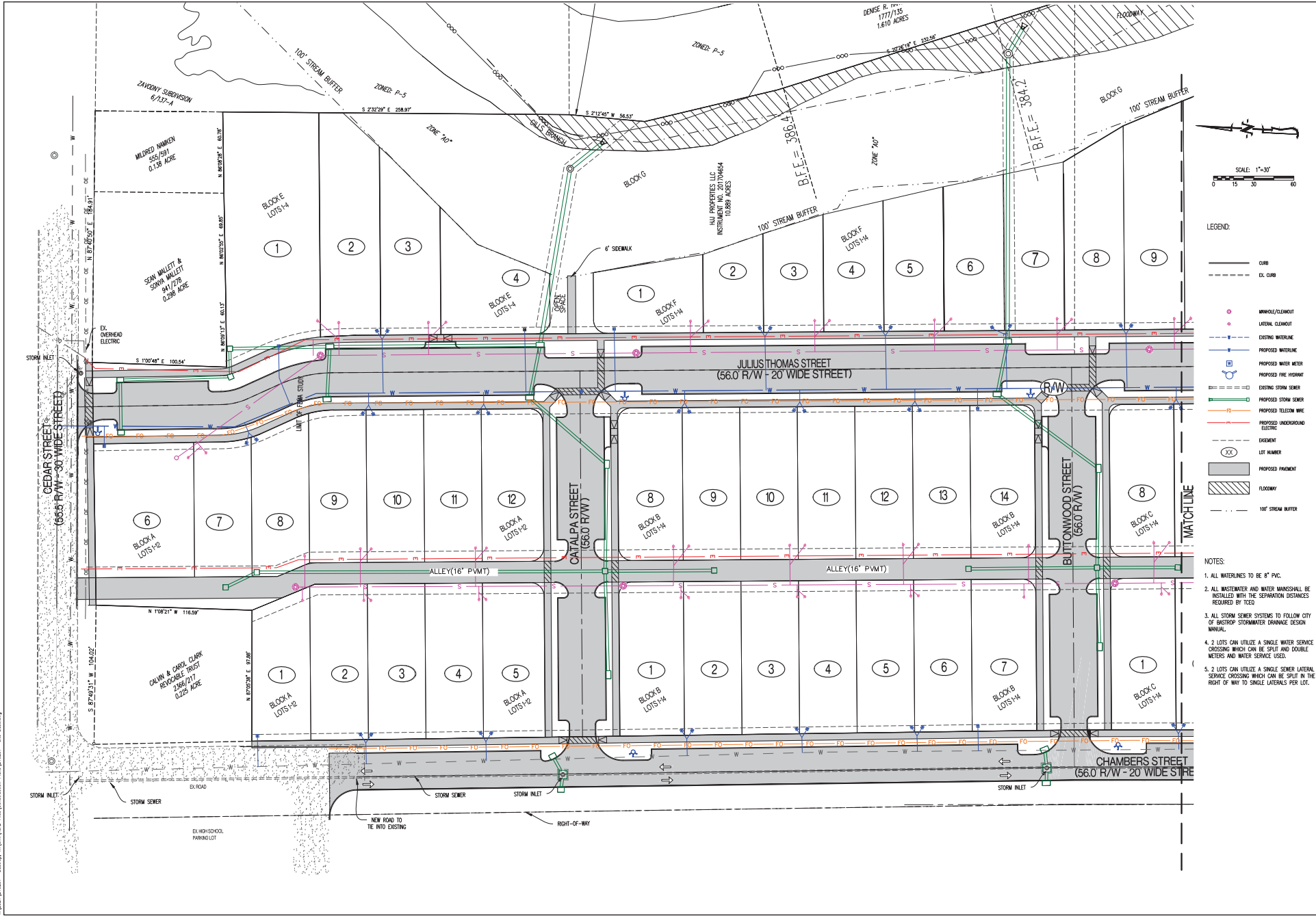
FARM STREET VILLAGE
 BASTROP, BASTROP COUNTY, TEXAS

DRAWING INCLUDES:

INFRASTRUCTURE PLAN
 COVER SHEET

DESIGNED: KRM
 DRAWN: KRM
 PROJECT NO.: 202007
 SHEET:
 CP 0

13/2021/10297 - Bldg - T/Civil/ROAD (Final)Construction Plans/10297 - Site Building



REVISIONS:

NO.	DATE
ORIGINAL	08/29/2022

THE SHEET HAS BEEN SEaled AND DATED ELECTRONICALLY

PRELIMINARY

TIMOTHY CROCKETT
TX LICENSE #0075

SCALE: 1"=30'

0 15 30 60

LEGEND:

- CURB
- EX. CURB
- MINOR/LEAKOUT
- LATERAL CLEANOUT
- EXISTING WATERLINE
- PROPOSED WATERLINE
- PROPOSED WATER METER
- PROPOSED FIRE HYDRANT
- EXISTING STORM SEWER
- PROPOSED STORM SEWER
- PROPOSED TELEPHONE
- PROPOSED UNDERGROUND ELECTRIC
- EXISTENT
- LOT NUMBER
- PROPOSED PAVEMENT
- FLOODWAY
- 100' STREAM BUFFER

DEVELOPER:

FARM STREET VILLAGE LP
10700 W. STATE HWY 107
OVERLAND PARK, KS 66204

NOTES:

1. ALL WATERLINES TO BE 8" PVC.
2. ALL WASTEWATER AND WATER MAINS SHALL BE INSTALLED WITH THE SEPARATION DISTANCES REQUIRED BY TCEQ.
3. ALL STORM SEWER SYSTEMS TO FOLLOW CITY OF BASTROP STORMWATER DRAINAGE DESIGN MANUAL.
4. 2 LOTS CAN UTILIZE A SINGLE WATER SERVICE CROSSING WHICH CAN BE SPLIT AND DOUBLE METERS AND WATER SERVICE USED.
5. 2 LOTS CAN UTILIZE A SINGLE SEWER LATERAL SERVICE CROSSING WHICH CAN BE SPLIT IN THE RIGHT OF WAY TO SINGLE LATERALS PER LOT.

PREPARED BY:

CROCKETT
ENGINEERS & ARCHITECTS
10700 W. STATE HWY 107
OVERLAND PARK, KS 66204
www.crockett-engineers.com
TX LICENSE #00000001

DESIGNED: KRM

DRAWN: KRM

PROJECT NO.: 202097

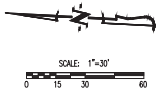
SHEET: CIP1

DRAWING INCLUDES:

PRELIMINARY INFRASTRUCTURE PLAN, SHEET 1 OF 2

FARM STREET VILLAGE
BASTROP, BASTROP COUNTY, TEXAS

13/2021/10297 - Balfour, TX (City) (VAD) (Title) (Construction Plans) (20297 - Site) (Balfour)



LEGEND:

- CURB
- EX. CURB
- EXISTING SANITARY SEWER
- PROPOSED SANITARY SEWER
- MANHOLE/CLEANOUT
- LATERAL CLEANOUT
- EXISTING WATERLINE
- PROPOSED WATERLINE
- PROPOSED WATER METER
- PROPOSED FIRE HYDRANT
- EXISTING STORM SEWER
- PROPOSED STORM SEWER
- EASEMENT
- LOT NUMBER
- PROPOSED PAVEMENT
- FLOODWAY
- 100' STREAM BUFFER

NOTES:

1. ALL WATERLINES TO BE 8" PVC.
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3. ALL STORM SEWER SYSTEMS TO FOLLOW CITY OF BASTROP STORMWATER DRAINAGE DESIGN MANUAL.
4. 2 LOTS CAN UTILIZE A SINGLE WATER SERVICE CROSSING WHICH CAN BE SPLIT AND DOUBLE METERS AND WATER SERVICE USED.
5. 2 LOTS CAN UTILIZE A SINGLE SEWER LATERAL SERVICE CROSSING WHICH CAN BE SPLIT IN THE RIGHT-OF-WAY TO SINGLE LATERALS PER LOT.

REVISIONS:	
NO.	DATE
ORIGINAL	08/29/2021

THIS SHEET HAS BEEN SEaled AND DATED ELECTRONICALLY

PRELIMINARY

TIMOTHY CROCKETT
TX LICENSE #0075

PREPARED BY:
CROCKETT
ENGINEERS ARCHITECTS
1001 W. CHAMBERS ST. SUITE 200
DALLAS, TEXAS 75201
www.crockett-engineers.com
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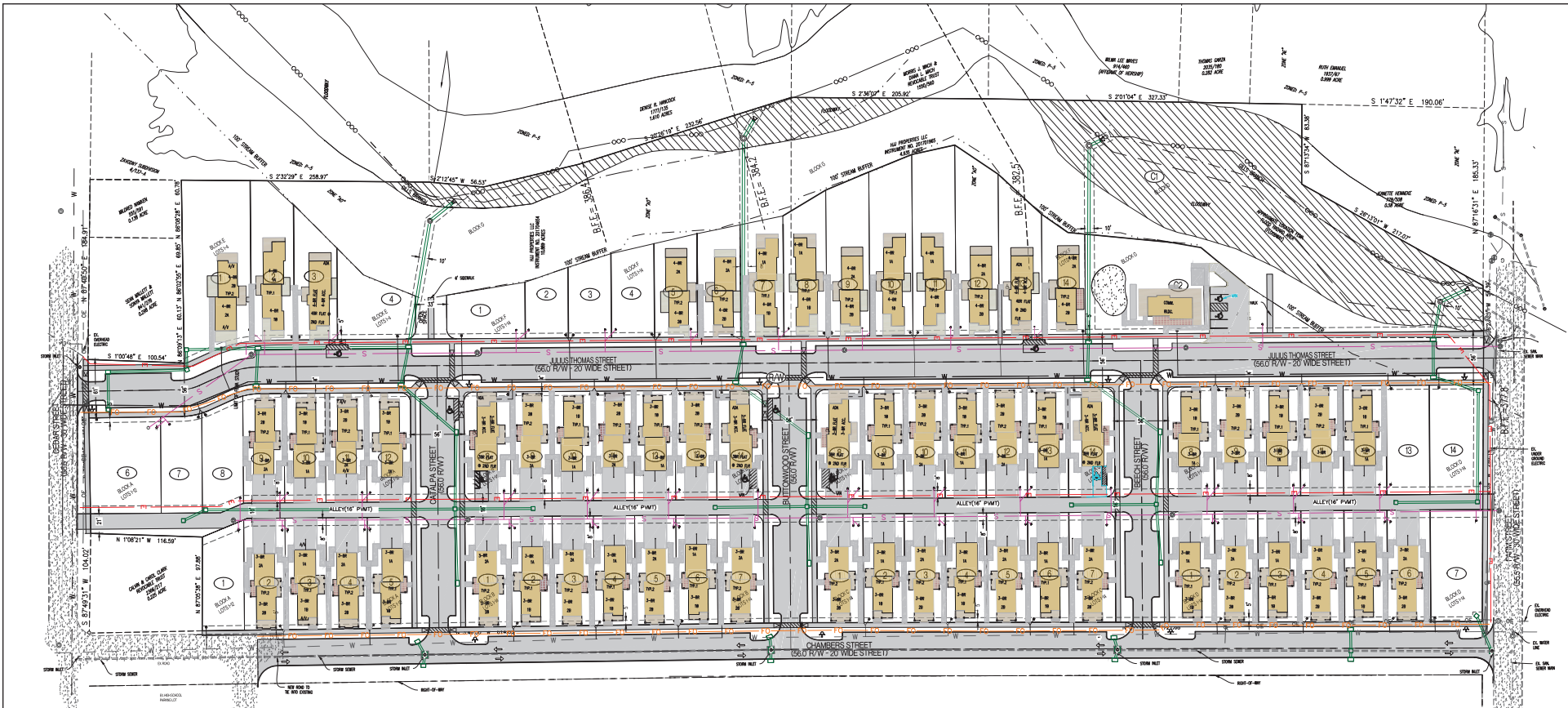
DEVELOPER:
FARM STREET VILLAGE LP
1001 W. CHAMBERS ST. SUITE 200
DALLAS, TEXAS 75201

FARM STREET VILLAGE

BASTROP, BASTROP COUNTY, TEXAS

DRAWING INCLUDES:
PRELIMINARY INFRASTRUCTURE PLAN, SHEET 2 OF 2

DESIGNED:	KRM
DRAWN:	KRM
PROJECT NO.:	202097
SHEET:	CP 2



NO.	DATE
ORIGINAL	08/29/2022

THIS SHEET HAS BEEN SEaled AND
DATED ELECTRONICALLY

PRELIMINARY

PREPARED BY:
CROCKETT
 ENGINEERING & ARCHITECTURE
 10000 W. HAWTHORNE BLVD.
 SUITE 1000
 DALLAS, TEXAS 75241
 WWW.CROCKETTENGINEERING.COM
 CROCKETT ENGINEERING & ARCHITECTURE, L.L.C.
 LICENSE NO. 0000000000

DEVELOPER:
 FARM STREET VILLAGE LP
 10777 BARRELY STREET, SUITE 140
 OVERLAND PARK, KS 66211

FARM STREET VILLAGE

BASTROP, BASTROP COUNTY, TEXAS

DRAWING INCLUDES:

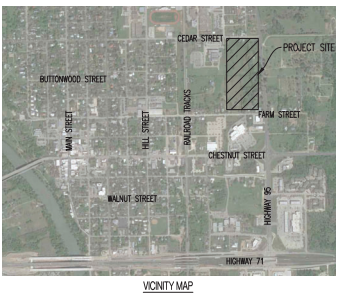
CONCEPTUAL
SITE
PLAN

DESIGNED: KFM

DRAWN: KFM

PROJECT NO.: 202207

SHEET: C1



LAND INFORMATION
 ADDRESS AND LEGAL:
 1) PROPERTY ID: 50851
 LEGAL DESCRIPTION: FARM LOT 38 E W ST, ACRES 7.455
 PROPERTY ID: 32387
 LEGAL DESCRIPTION: FARM LOT 37 E W ST, ACRES 4.9350
 2) PROPERTY ID: 81158
 LEGAL DESCRIPTION: FARM LOT 37 E W ST, ACRES 3.4340

CURRENT LAND USE:
 SINGLE FAMILY RESIDENTIAL HOME, VACANT FARM LAND, AND FARM SPACES, AN ALLEY, AND ROWWAYS

PROJECT BENCHMARK
 TBM #1 - CUT SQUARE FOUND AT EDGE OF STREET CURBING SOUTH OF THE SOUTHWEST CORNER OF THE PROPERTY
 ELEVATION = 373.15

STREAM INFORMATION
 GULLS BRANCH-INTERMITTENT STREAM

ZONING INFORMATION
 83 ZONING DISTRICT
 GULFVIEW ARTS DISTRICT
 TRADITIONAL NEIGHBORHOOD DEVELOPMENT (TND)
 ZONING: NEIGHBORHOOD P-3
 LOT COVERAGES: 70% MAXIMUM
 BUILD TO LINES: 5-15 FT
 MAX BUILDING HEIGHT: 3-STORIES
 NO MINIMUM AUTOMOBILE PARKING SPACE REQUIREMENTS
 STRUCTURES:
 BICYCLE PARKING: 10% OF AUTOMOBILE SPACES

PREDOMINANT SOILS
 ACCORDING TO THE USGS SOIL SURVEY, THE SOILS ON THE PROPERTY CONSIST OF 40% HOBBS-TANGLEWOOD COMPLEX (SAND, LOAMY SAND), AND 60% SANDS FINE SANDY LOAM. THESE TWO SOIL GROUPS ARE CLASSIFIED AS PERVIOUS SOIL GROUP A. GROUP A SOILS CONSIST MOSTLY OF SAND, LOAMY SAND, OR SANDY LOAM AND HAVE LOW RUNOFF POTENTIAL AND HIGH INFILTRATION RATES.

DEVELOPER INFORMATION
 FARM STREET VILLAGE, LP
 10777 BARRELY STREET, SUITE 140
 OVERLAND PARK, KS 66211

CALCULATIONS:

LAND AREA:	
TOTAL LAND AREA:	15.84 AC
DEVELOPMENT LOT AREA:	8.93 AC
COMMON LOT 1 AREA:	3.19 AC
COMMON LOT 2 AREA:	0.38 AC
RIGHT OF WAY AREA:	3.33 AC

PARKING CALCULATIONS:

PROPOSED PARKING SPACES:	
47 DUPLEXES WITH REAR DRIVEWAY/PARKING AREAS WITH 4 SPACES PER UNIT	188 SPACES
DRIVEWAY/PARKING @ REAR OF LOTS (INCLUDING 4 ACC.):	4 SPACES
NON-RESIDENTIAL PARKING SPACES (INCLUDING 2 ACC.):	4 SPACES
RESERVED ON-STREET DESIGNATED ACCESSIBLE SPACES:	4 SPACES
TOTAL SURFACE PARKING SPACES:	196 SPACES

IMPERVIOUS CALCULATIONS:

NET LAND AREA:	15.84 AC	100%
TOTAL IMPERVIOUS SURFACE AREA:	6.99 AC	44%
TOTAL OPEN SPACE:	8.85 AC	68%

LOT COVERAGE:

AVERAGE RESIDENTIAL LOT SIZE	0.12 AC	5405 SQ FT
AVERAGE RESIDENTIAL LOT IMPERVIOUS COVERAGE	0.08 AC	3332 SQ FT
PERCENTAGE OF RES. LOTS IMPERVIOUS COVERAGE		68%
ALL LOTS AVERAGE SIZE	0.26 AC	9200 SQ FT
ALL LOTS AVERAGE IMPERVIOUS COVERAGE INCL. COMMON LOTS		36%

ACCESS NOTES:

- ALL ROADWAYS AND ALLEYS ARE TO BE PUBLIC INFRASTRUCTURE MEETING RIGHT OF WAY AND CODE REQUIREMENTS.

NOTES:

- THIS TRACT IS WITHIN THE 1% ANNUAL FLOOD AND THE FLOODWAY PER THE CITY OF BASTROP FEMA PANEL #802100308E, DATED JANUARY 19, 2006.
- GRADING AND DRAINAGE SHALL BE COMPLETED PER CITY OF BASTROP CODES AND REQUIREMENTS. STORMWATER TO BE DESIGNED FOR THE CITY OF BASTROP STORMWATER DRAINAGE DESIGN MANUAL.
- NO SLOPES SHALL EXCEED A 3:1 RATIO.
- CITY OF BASTROP IS THE WATER AND WASTEWATER SERVICE PROVIDER.
- DETENTION IS NOT SHOWN ON THIS PLAN IF APPROVED BY THE CITY OF BASTROP. DETENTION WILL NOT BE REQUIRED FOLLOWING REVIEW OF THE DRAINAGE PLAN THAT WILL PROVE THAT DETENTION WILL ACTUALLY MAKE FLOODING CHANCES WORSE FOR THE GULLS BRANCH WATERSHED.
- ALL UNUSED LOTS ARE NOT PART OF THIS PROJECT. WE ARE PRESENTING IT FOR THE POSSIBILITY OF FUTURE DEVELOPMENT.

UNIT TYPE MIX:

EACH BUILDING IS DUPLEX STYLE WITH TWO UNITS
 (13) 4-BEDROOM BUILDINGS (26 TOTAL UNITS)
 (47) 3-BEDROOM BUILDINGS (94 TOTAL UNITS)
 120 UNITS TOTAL

- (2) 4BR- ACCESSIBLE/FLATS
- (5) 4BR TYPE 1 = 4BR 1A/4BR 1B
- (1) 4BR TYPE 2 = 4BR 2A/4BR 2B A/N-1/H-V
- (5) 4BR TYPE 2 = 4BR 2A/4BR 2B
- TOTAL: (13) 3-BEDROOM BUILDINGS
- (4) 3BR- ACC/FLATS
- (20) 3BR TYPE 1 = 3BR 1A/3BR 1B
- (27) 3BR TYPE 2 = 3BR 2A/3BR 2B
- (1) 3BR TYPE 1 = 3BR 1A/3BR 1B A/N-1/H-V
- (1) 3BR TYPE 2 = 3BR 2A/3BR 2B A/N-1/H-V
- TOTAL: (47) 3-BEDROOM BUILDINGS

