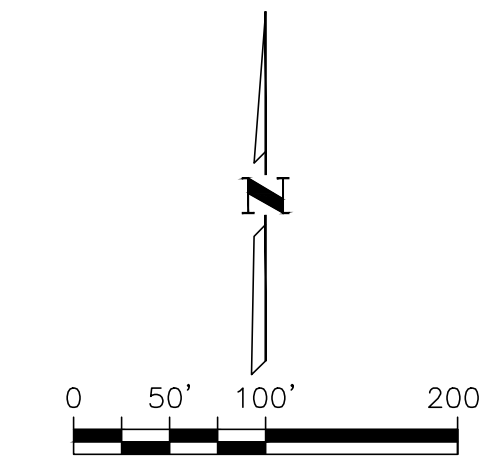
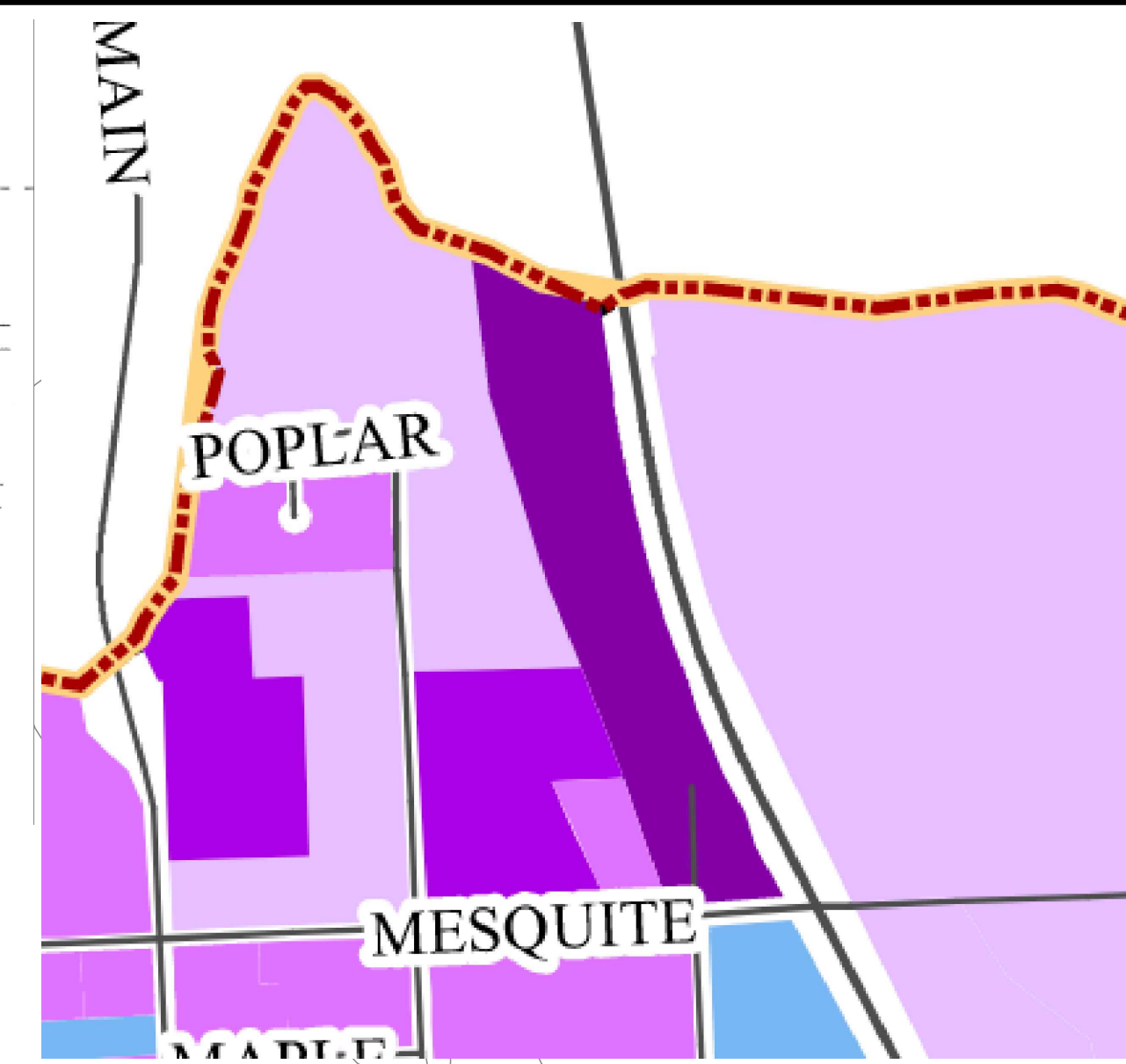
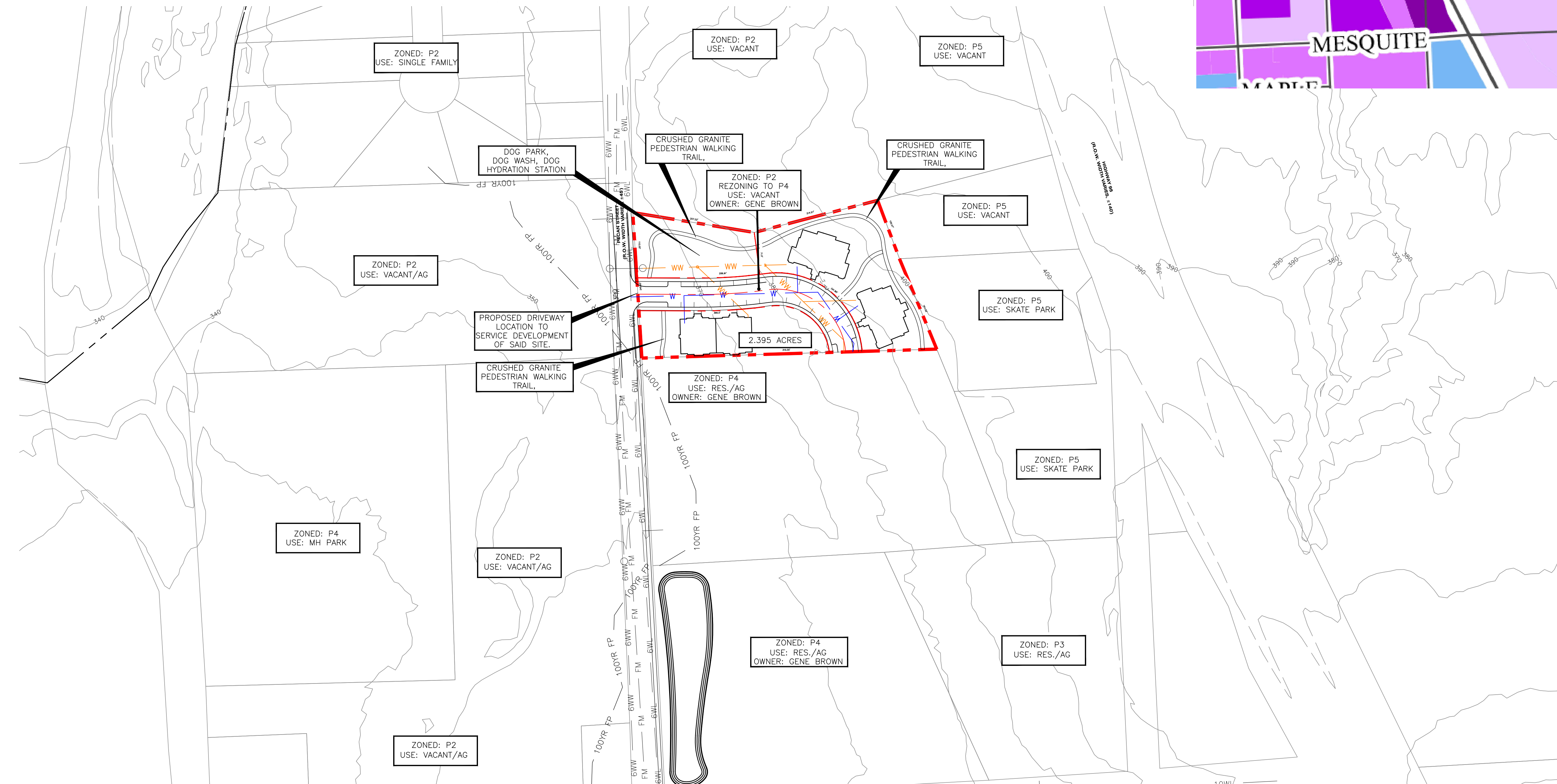




TYPICAL BUILDING FRONT ELEVATION
NOTE: BUILDING HEIGHT IS MEASURED FROM AVERAGE SITE GRADE. 1" = 16'



- Legend**
- City Limit
 - Historic Districts
 - Development Agreements
- Place Type**
- Overlay
 - P1 - Nature
 - P2 - Rural
 - P3 - Neighborhood
 - P4 - Mix
 - P5 - Core
 - PCS - Civic Space
 - PEC - Employment Center
 - PDD - Planned Development



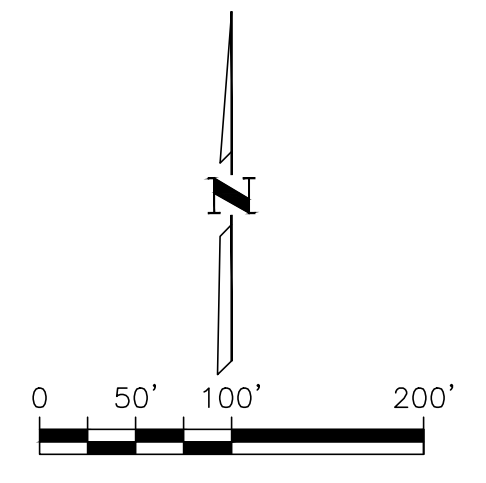
CLUBHOUSE FRONT ELEVATION
NOTE: BUILDING HEIGHT IS MEASURED FROM AVERAGE SITE GRADE. 1" = 16'

NOT AUTHORIZED FOR
CONSTRUCTION PRIOR TO
FORMAL CITY APPROVAL



PRELIMINARY
NOT FOR CONSTRUCTION,
BIDDING, OR PERMIT
PURPOSES.
PREPARED UNDER THE
SUPERVISION OF
WGI, INC.

RE-ZONING FROM P2 TO P4
2603 PECAN STREET
BASTROP, BASTROP COUNTY, TEXAS 78660



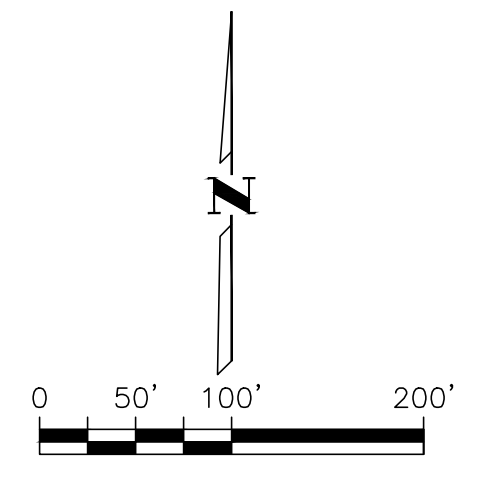
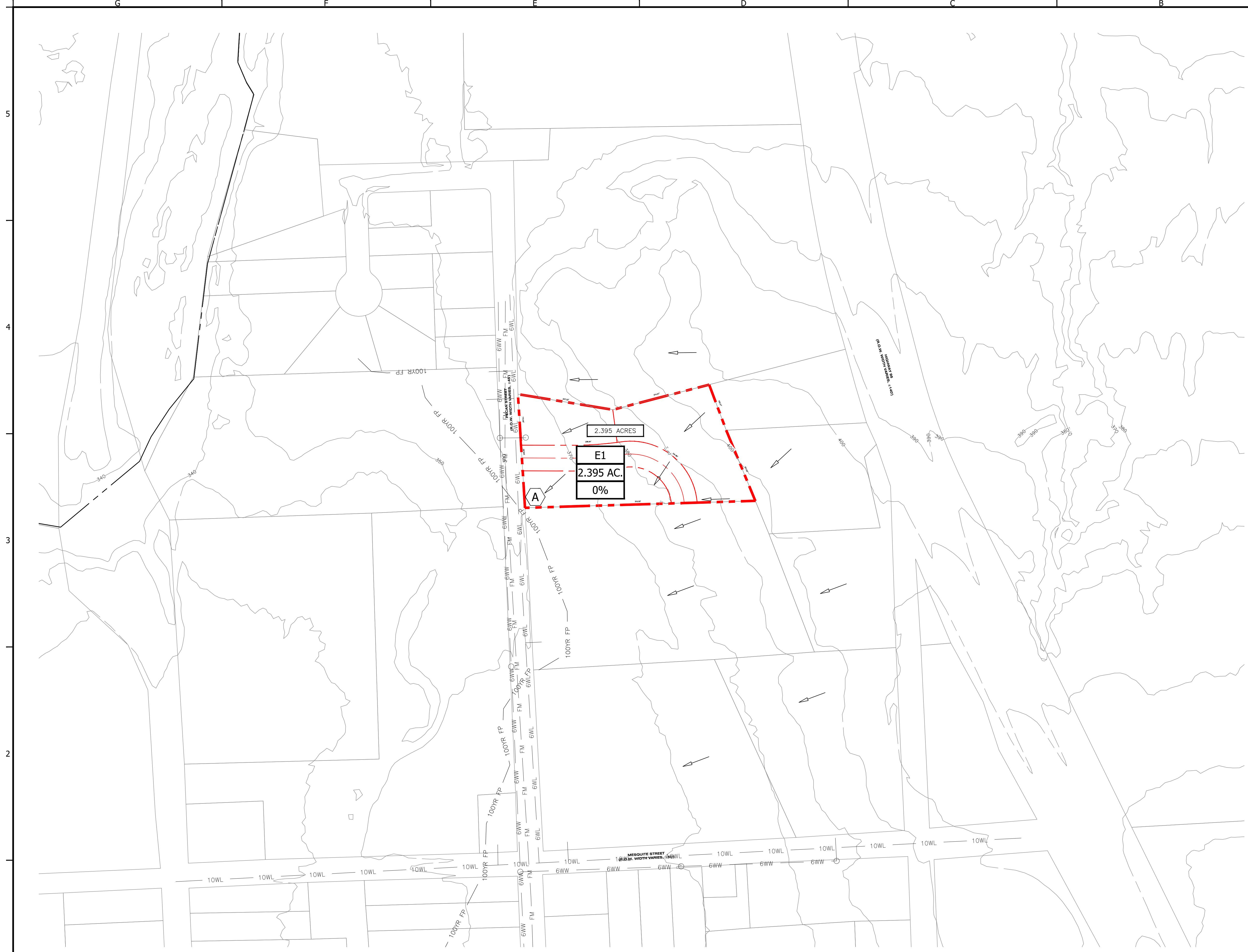
- Legend**
- Character Districts**
- Bastrop State Park
 - Cattleman's
 - Cultural Arts
 - District 71
 - Downtown
 - Ferry
 - Historic Highway
 - Lost Pines
 - Mayfest Hill
 - Meadows
 - New Addition
 - North End
 - Old Town
 - PDD
 - Pine Village
 - River District
 - Riverside Grove
 - South River District
 - The Vistas

NOT AUTHORIZED FOR
CONSTRUCTION PRIOR TO
FORMAL CITY APPROVAL



PHONE NO:
PRELIMINARY
NOT FOR CONSTRUCTION,
BIDDING, OR PERMIT
PURPOSES.
PREPARED UNDER THE
SUPERVISION OF
WGI, INC.

RE-ZONING FROM P2 TO P4
2603 PECAN STREET
BASTROP, BASTROP COUNTY, TEXAS 78660
CHARACTER DISTRICT EXHIBIT



LEGEND

- BOUNDARY / RIGHT OF WAY
- - - EASEMENT / SETBACK
- CURB / EDGE OF PAVEMENT
- DRAINAGE AREA BOUNDARY
- XXXX--- EXIST. GRADE ELEVATIONS
- XXXX--- PROP. GRADE ELEVATIONS
- STORM DRAIN LINE
- DIRECTION OF FLOW
- (X) ANALYSIS POINT
- E27 EXISTING DRAINAGE AREA #
- 0.65 AC. DRAINAGE AREA
- 10.32% IMPERVIOUS COVER
- Tc TIME OF CONCENTRATION

2.395 ACRES
E1
 2.395 AC.
 0%

COMPOSITE C CALCULATIONS - ANALYSIS POINT A

D.A. #	Impervious (%)	Pervious (%)	Runoff Coefficient			
			2-yr	10-yr	25-yr	100-yr
E1	0.0%	100.0%	0.33	0.38	0.42	0.49

FLOW CALCULATIONS (RATIONAL METHOD) - ANALYSIS POINT A

D.A. #	Tc (min)	2-Year				10-Year				25-Year				100-Year			
		C	I (in/hr)	A (Acres)	Q (cfs)	C	I (in/hr)	A (Acres)	Q (cfs)	C	I (in/hr)	A (Acres)	Q (cfs)	C	I (in/hr)	A (Acres)	Q (cfs)
E1	21	0.3	3.3	4.2	4.6	0.4	4.9	4.2	7.9	0.4	5.9	4.2	10.5	0.5	7.7	4.2	15.9

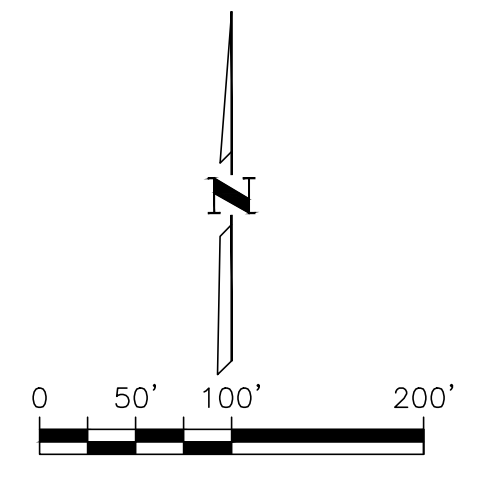
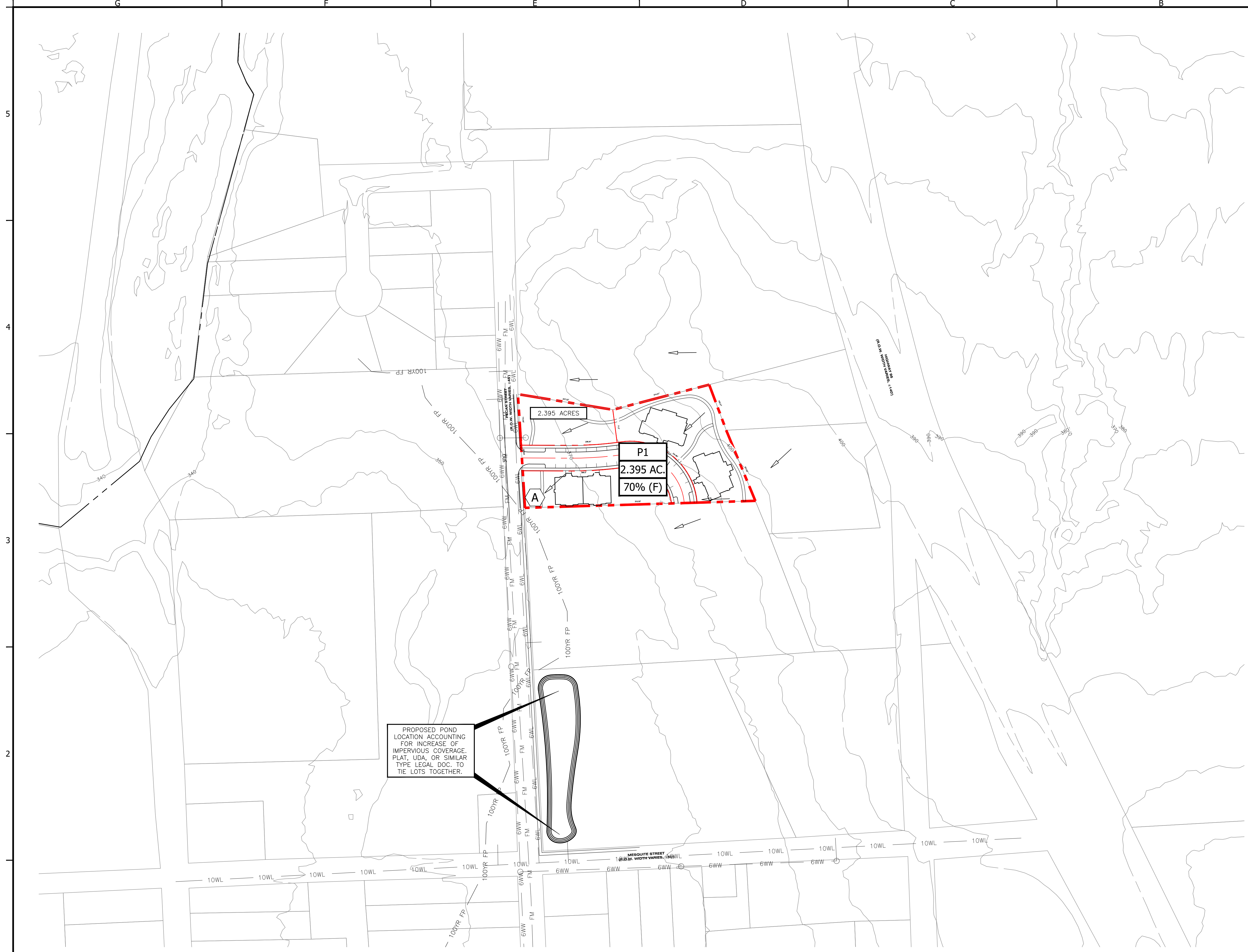
NOTE:
 NO PORTION OF THE SITE INTENDED FOR RE-ZONING
 RESIDES WITHIN THE 100-YEAR FLOODPLAIN ELEVATIONS,
 PER FEMA FIRMETTE 48021C0215E, DATED 01/19/2006

NOT AUTHORIZED FOR
 CONSTRUCTION PRIOR TO
 FORMAL CITY APPROVAL



PRELIMINARY
 NOT FOR CONSTRUCTION,
 BIDDING, OR PERMIT
 PURPOSES.
 PREPARED UNDER THE
 SUPERVISION OF
 WGI, INC.

RE-ZONING FROM P2 TO P4
 2603 PECAN STREET
 BASTROP, BASTROP COUNTY, TEXAS 78660
 EXISTING DRAINAGE AREA MAP



LEGEND

- BOUNDARY / RIGHT OF WAY
- - - EASEMENT / SETBACK
- ==== CURB / EDGE OF PAVEMENT
- DRAINAGE AREA BOUNDARY
- - - - - EXIST. GRADE ELEVATIONS
- XXXXX PROP. GRADE ELEVATIONS
- ==== STORM DRAIN LINE
- DIRECTION OF FLOW
- (X) ANALYSIS POINT
- E27 EXISTING DRAINAGE AREA #
- 0.65 Ac. DRAINAGE AREA
- 10.32% IMPERVIOUS COVER
- Tc TIME OF CONCENTRATION

WARNING!
THE ENGINEER ASSUMES NO RESPONSIBILITY FOR THE ACCURACY OF THE LOCATION OF UNDERGROUND UTILITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR AVOIDING ALL EXISTING UTILITIES BY CALLING TEXAS ONE CALL SYSTEM @ 811 FOR LOCATION OF ALL UTILITIES, AT LEAST 72 HOURS PRIOR TO BEGINNING CONSTRUCTION.

**NOT AUTHORIZED FOR
CONSTRUCTION PRIOR TO
FORMAL CITY APPROVAL**



PRELIMINARY

NOT FOR CONSTRUCTION, BIDDING, OR PERMIT PURPOSES.

PREPARED UNDER THE SUPERVISION OF WGI, INC.

RE-ZONING FROM P2 TO P4
2603 PECAN STREET
BASTROP, BASTROP COUNTY, TEXAS 78660
PROPOSED DRAINAGE AREA MAP

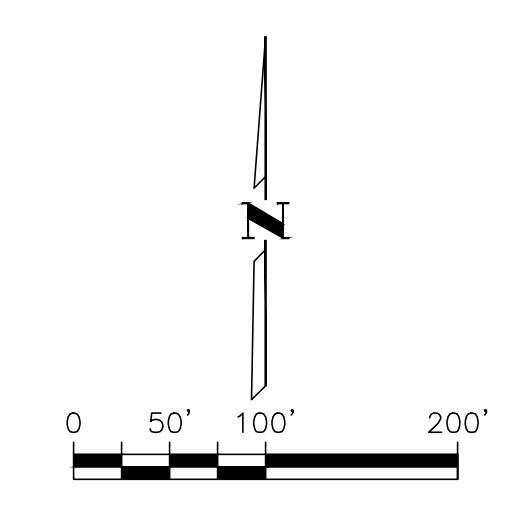
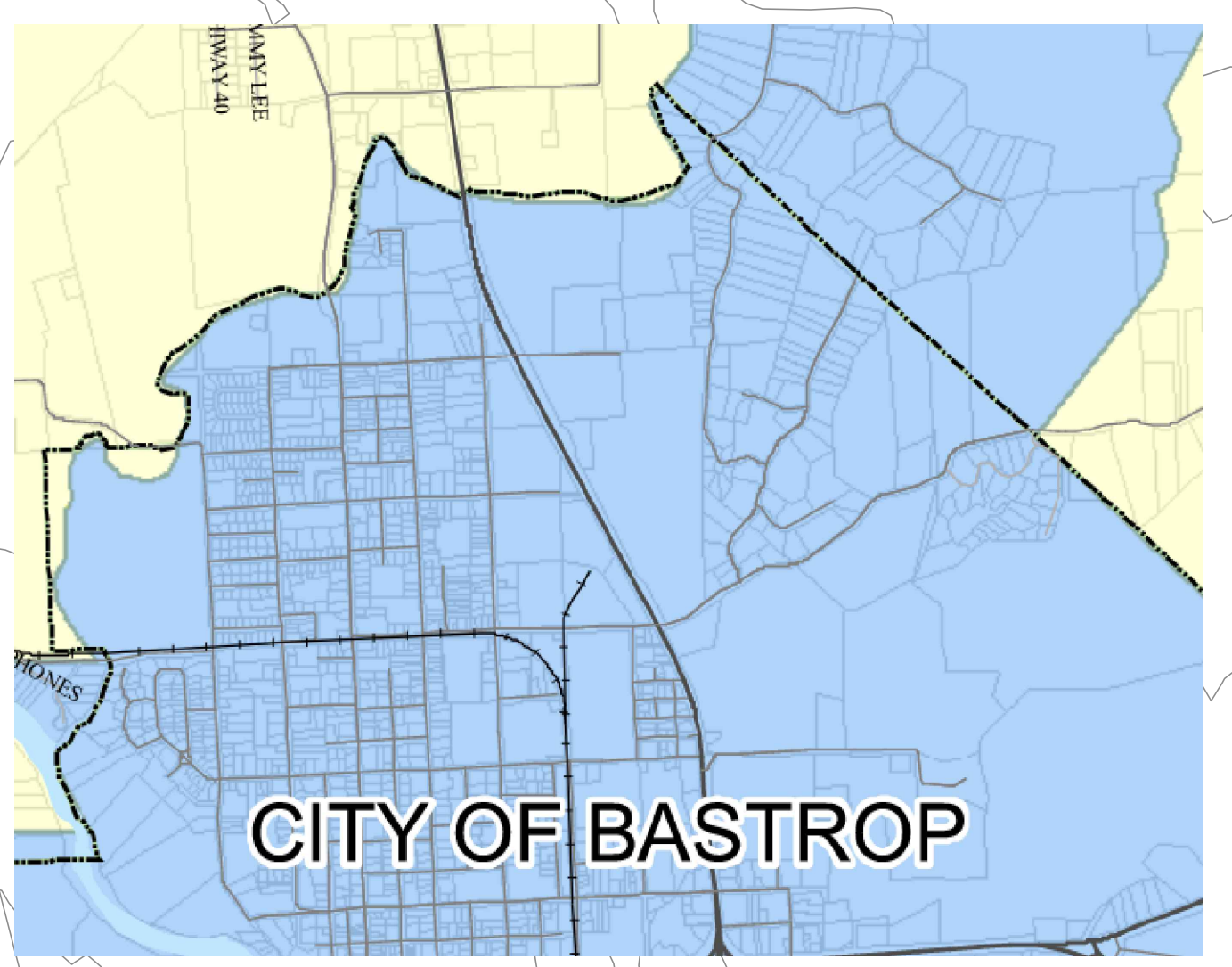
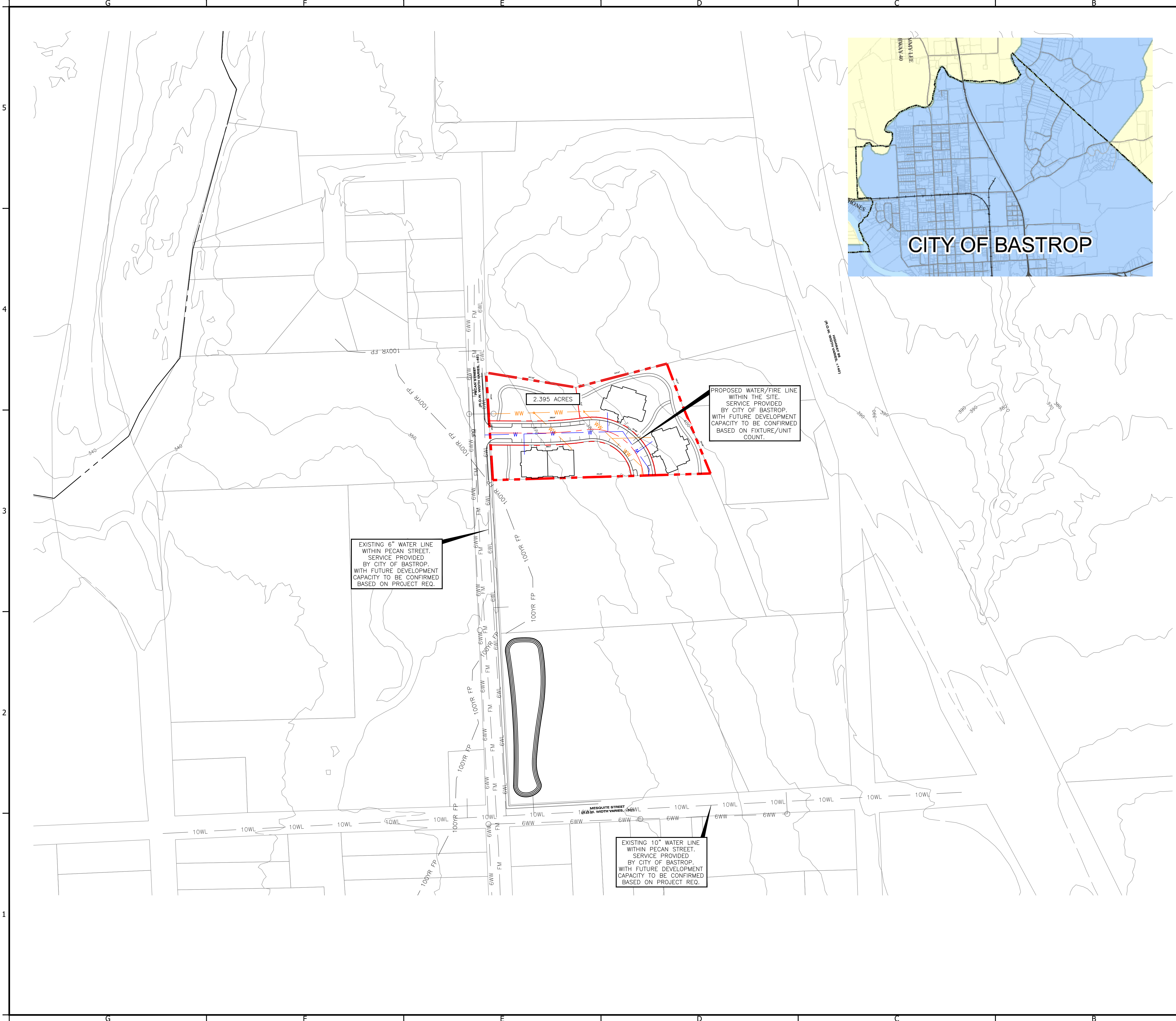
COMPOSITE C CALCULATIONS - ANALYSIS POINT A

D.A. #	Impervious (%)	Pervious (%)	Runoff Coefficient			
			2-yr	10-yr	25-yr	100-yr
E1	60.00%	40.00%	0.57	0.64	0.68	0.77

FLOW CALCULATIONS (RATIONAL METHOD) - ANALYSIS POINT A

D.A. #	Tc (min)	2-Year				10-Year				25-Year				100-Year			
		C	I (in/hr)	A (Acres)	Q (cfs)	C	I (in/hr)	A (Acres)	Q (cfs)	C	I (in/hr)	A (Acres)	Q (cfs)	C	I (in/hr)	A (Acres)	Q (cfs)
E1	5	0.6	5.76	4.20	13.80	0.64	8.57	4.20	22.98	0.68	10.11	4.20	29.08	0.77	12.54	4.20	40.40

NOTE:
NO PORTION OF THE SITE INTENDED FOR RE-ZONING RESIDES WITHIN THE 100-YEAR FLOODPLAIN ELEVATIONS, PER FEMA FIRMETTE 48021C0215E, DATED 01/19/2006



- Legend**
- City of Bastrop
 - WCID #2
 - Aqua WSC
- Bastrop ETJ**
- Statutory
 - Area A
 - Area B

EXISTING 6" WATER LINE WITHIN PECAN STREET. SERVICE PROVIDED BY CITY OF BASTROP. WITH FUTURE DEVELOPMENT CAPACITY TO BE CONFIRMED BASED ON PROJECT REQ.

PROPOSED WATER/FIRE LINE WITHIN THE SITE. SERVICE PROVIDED BY CITY OF BASTROP. WITH FUTURE DEVELOPMENT CAPACITY TO BE CONFIRMED BASED ON FUTURE UNIT COUNT.

EXISTING 10" WATER LINE WITHIN PECAN STREET. SERVICE PROVIDED BY CITY OF BASTROP. WITH FUTURE DEVELOPMENT CAPACITY TO BE CONFIRMED BASED ON PROJECT REQ.

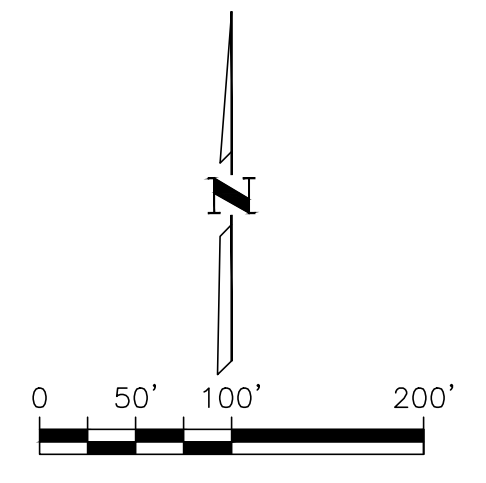
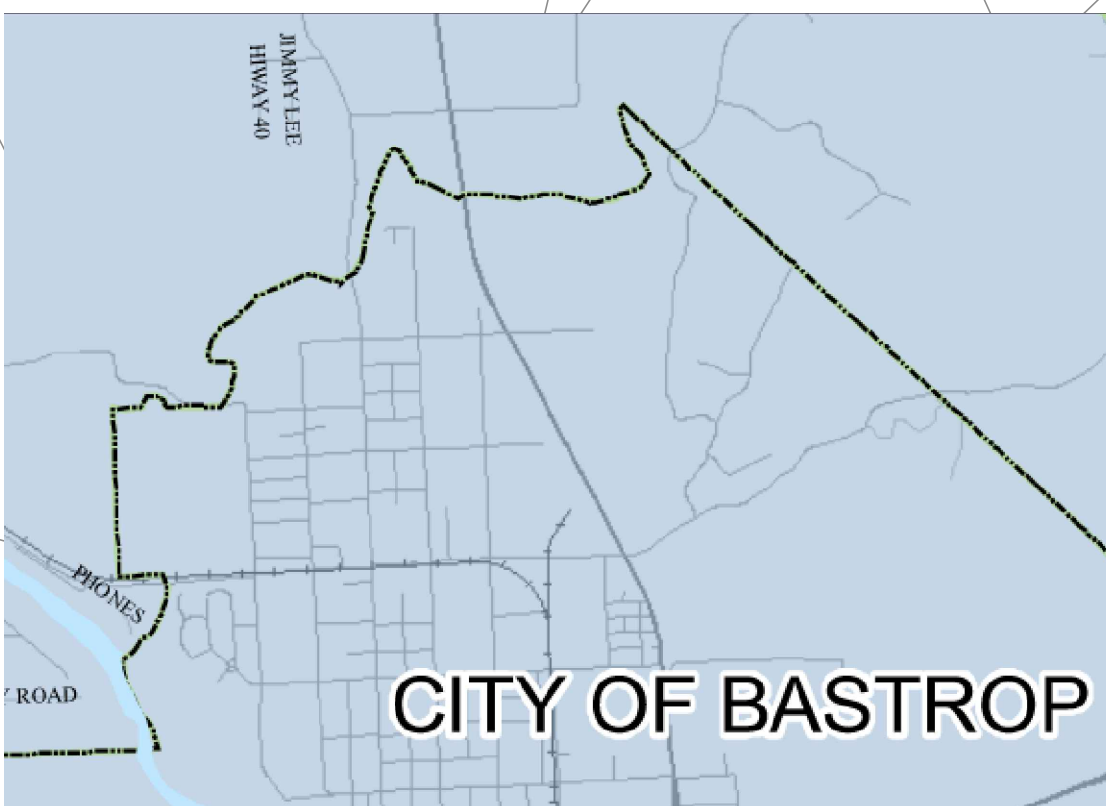
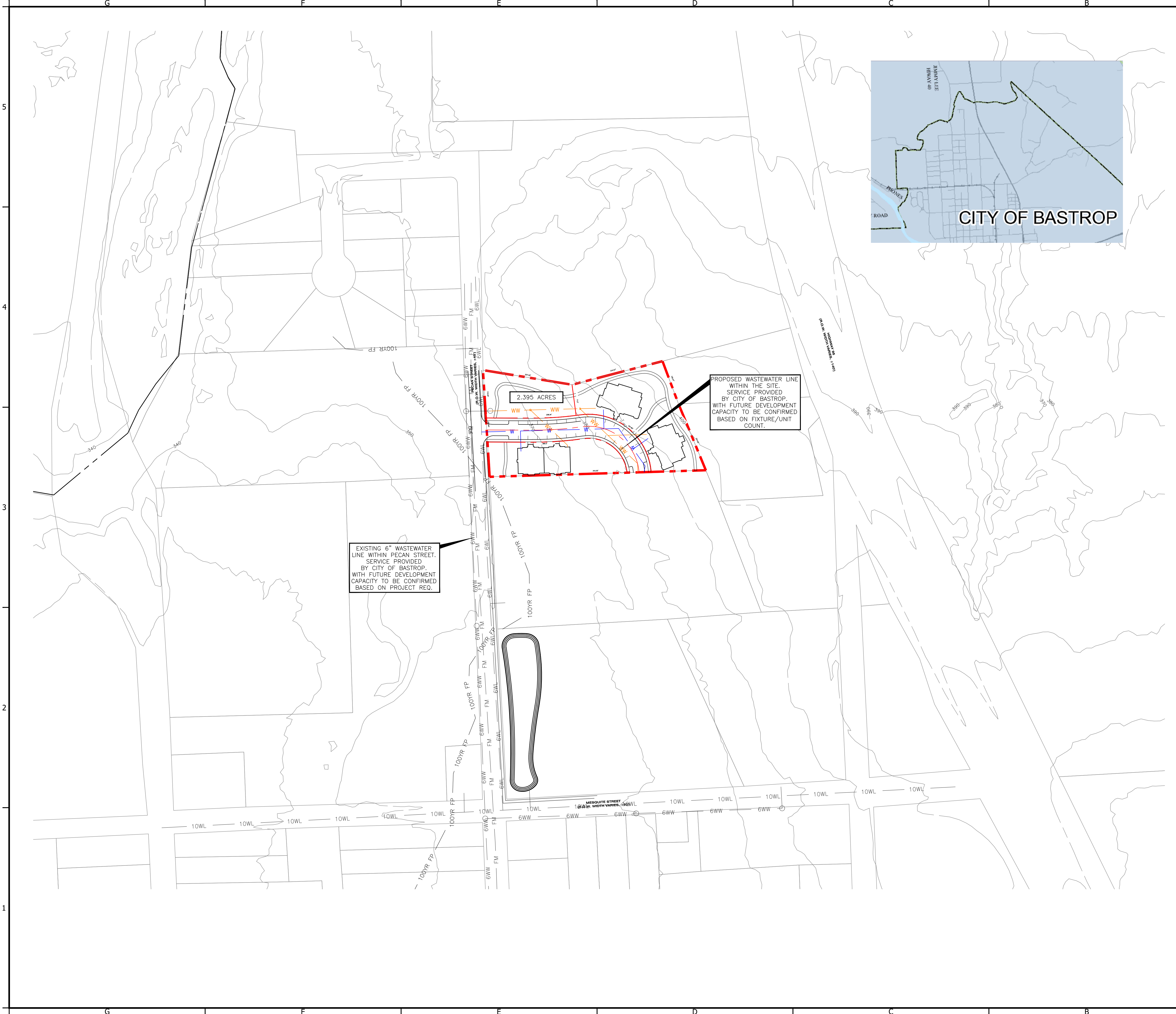
WARNING!
THE ENGINEER ASSUMES NO RESPONSIBILITY FOR THE ACCURACY OF THE LOCATION OF UNDERGROUND UTILITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR AVOIDING ALL EXISTING UTILITIES BY CALLING TEXAS ONE CALL SYSTEM @ 811 FOR LOCATION OF ALL UTILITIES, AT LEAST 72 HOURS PRIOR TO BEGINNING CONSTRUCTION.

NOT AUTHORIZED FOR CONSTRUCTION PRIOR TO FORMAL CITY APPROVAL

WGI
WGInc.com
ADDRESS
PHONE NO.

PRELIMINARY
NOT FOR CONSTRUCTION, BIDDING, OR PERMIT PURPOSES.
PREPARED UNDER THE SUPERVISION OF WGI, INC.

RE-ZONING FROM P2 TO P4
2603 PECAN STREET
BASTROP, BASTROP COUNTY, TEXAS 78660
WATER UTILITY EXHIBIT



- Legend**
- City of Bastrop
 - Aqua WSC
 - WCID #2
 - Chasco
 - LCRA
 - Bastrop ETJ**
 - Statutory
 - Area A
 - Area B

EXISTING 6" WASTEWATER LINE WITHIN PECAN STREET. SERVICE PROVIDED BY CITY OF BASTROP. WITH FUTURE DEVELOPMENT CAPACITY TO BE CONFIRMED BASED ON PROJECT REQ.

2.395 ACRES

PROPOSED WASTEWATER LINE WITHIN THE SITE. SERVICE PROVIDED BY CITY OF BASTROP. WITH FUTURE DEVELOPMENT CAPACITY TO BE CONFIRMED BASED ON FIXTURE/UNIT COUNT.

WARNING!
THE ENGINEER ASSUMES NO RESPONSIBILITY FOR THE ACCURACY OF THE LOCATION OF UNDERGROUND UTILITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR AVOIDING ALL EXISTING UTILITIES BY CALLING TEXAS ONE CALL SYSTEM @ 811 FOR LOCATION OF ALL UTILITIES, AT LEAST 72 HOURS PRIOR TO BEGINNING CONSTRUCTION.

NOT AUTHORIZED FOR
CONSTRUCTION PRIOR TO
FORMAL CITY APPROVAL



PRELIMINARY
NOT FOR CONSTRUCTION,
BIDDING, OR PERMIT
PURPOSES.
PREPARED UNDER THE
SUPERVISION OF
WGI, INC.

RE-ZONING FROM P2 TO P4
2603 PECAN STREET
BASTROP, BASTROP COUNTY, TEXAS 78660
WASTEWATER UTILITY EXHIBIT