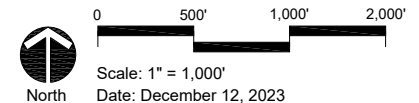


NOTE: ROADWAY ALIGNMENTS ARE CONCEPTUAL IN NATURE AND MAY BE ADJUSTED WITH FUTURE PLATTING AND CONSTRUCTION DOCUMENTS

**VIRIDIAN
 CONCEPTUAL LAND USE PLAN**

D.R. HORTON
 BASTROP, TEXAS

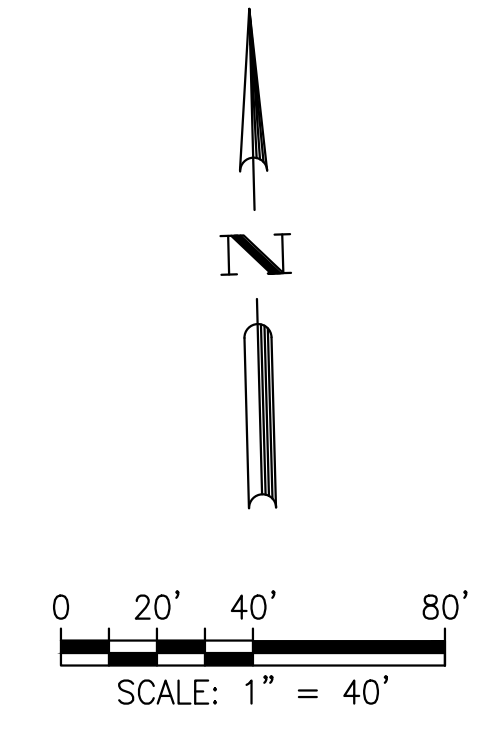


LAND USE SUMMARY

	ACRES	PERCENT OF SITE
PARKS & OPEN SPACE (BASE D1**)	87.8 ac.	21.9 %
SINGLE FAMILY (BASE D3**)	259.4 ac.	66.2 %
CORE (BASE D5**)	17.7 ac.	3.1 %
MAJOR ROW	35.0 ac.	8.7 %
TOTAL	399.9 ac.	

* Open space includes detention/water quality, parks, greenbelts, slopes, easements and buffers

** Once property is annexed into city limits, land use regulations will be zoned to an appropriate district in compliance with the Future Land Use Plan.



LEGEND

---	PROPERTY BOUNDARY
- - -	BUILDING SETBACK
- - - -	EXISTING MAJOR CONTOUR
- - - - -	EXISTING MINOR CONTOUR
- - - - -	SIDEWALK - SEE LANDSCAPE PLAN FOR DETAILS
.....	ACCESSIBLE ROUTE
- - - - -	FIRE LANE STRIPING
[Pattern]	MEDIUM DUTY PAVEMENT
[Pattern]	HEAVY DUTY PAVEMENT
[Pattern]	OPEN SPACE

- NOTES:**
1. ALL PAVEMENT DIMENSIONS TO FACE OF CURB UNLESS OTHERWISE NOTED.
 2. APPROVAL OF THIS SITE PLAN DOES NOT INCLUDE BUILDING AND FIRE CODE APPROVAL NOR BUILDING PERMIT APPROVAL.
 3. ALL FIRE ACCESS DRIVES/ROADS SHALL HAVE A MINIMUM 14'-0" VERTICAL CLEARANCE.
 4. WATER AND WASTEWATER SERVICE SHALL BE PROVIDED BY THE CITY OF BASTROP.
 5. ALL CURB RADII ARE MEASURED AT 3' UNLESS OTHERWISE NOTED.
 6. FIRE LANE STRIPING SHALL BE CONTINUOUS 6" WIDE RED TRAFFIC PAINT STRIPE. THE WORDS "NO PARKING FIRE LANE" SHALL APPEAR IN 4" WHITE LETTERS NO GREATER THAN 30" APART. THESE WORDS SHALL BE MADE WITHIN THE RED STRIPE.
 7. ALL IMPROVEMENTS SHALL BE MADE IN ACCORDANCE WITH THE RELEASED SITE PLAN. ANY ADDITIONAL IMPROVEMENTS WILL REQUIRE SITE PLAN AMENDMENT AND APPROVAL OF THE DEVELOPMENT SERVICES DEPARTMENT.
 8. ADDITIONAL ELECTRIC EASEMENTS MAY BE REQUIRED AT A LATER DATE.
 9. SIGNS REQUIRE SEPARATE PERMITS - APPROVAL OF THE SITE DEVELOPMENT PLAN DOES NOT CONSTITUTE APPROVAL OF ANY INCLUDED SIGN PLANS OR ELEMENTS.

SITE DATA TABLE	
SITE AREA	6.22 AC
270,863 SF	
LOC (Limits of Construction)	6.08 AC
264,844 SF	
OPEN SPACE	0.79 AC
12.8%	
BUILDING COVERAGE*	83,091 SF
1.91 AC	
BUILDING COVERAGE (%)	30.7%
TOTAL GROSS FLOOR AREA	64,165 SF
1.47 AC	
FAR	0.24 : 1
EXISTING IMPERVIOUS COVER	0 SF
0.00 AC	
PROPOSED IMPERVIOUS COVER (ON-SITE)	168,227 SF
3.86 AC	
IMPERVIOUS COVER (%) - (ON-SITE)	62.1%
MAXIMUM IMPERVIOUS COVER (%) PER SECTION 2.5.003.A OF THE VALVERDE DEVELOPMENT AGREEMENT	70.0%
ZONING**	BASE D3
PROPOSED USE	MULTIFAMILY
*REFER TO BUILDING DATA TABLE FOR ADDITIONAL BUILDING HEIGHT AND BUILDING STORY INFORMATION	
**REFER TO VALVERDE DEVELOPMENT AGREEMENT FOR ADDITIONAL ZONING INFORMATION	

PROVIDED PARKING SUMMARY	
ON-SITE PARKING	
STANDARD PARKING SPACES	5
PARALLEL PARKING	84
COMPACT PARKING SPACES	11
ACCESSIBLE PARKING SPACES (NON-VAN)	2
VAN ACCESSIBLE PARKING SPACES	1
CARPORT PARKING	
CARPORT STANDARD PARKING	29
CARPORT ACCESSIBLE PARKING SPACES	2
TOTAL PROVIDED ACCESSIBLE PARKING	5
TOTAL PROVIDED ON-SITE PARKING	134

BUILDING DATA TABLE								
BUILDING #	Building Type	No. Buildings	No. Units	Sprinkler Type	# OF STORIES	HEIGHT	SQ FOOTAGE	USE
UNIT 1B	Type V-B	19	38	N/A	1	17'-1"	1,610	MULTIFAMILY
UNIT 2B	Type V-B	19	38	N/A	1	27'-9"	2,305	MULTIFAMILY
UNIT 3B	Type V-B	3	6	N/A	1	25'-9"	2,902	MULTIFAMILY
TOTAL GFA							83,091	



THE LOCATION OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK. HE AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY HIS FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.

VALVERDE MULTIFAMILY - NORTH
BASTROP, TEXAS

OVERALL SITE PLAN

DESIGNED BY: LS, MR

REVIEWED BY: IL

DRAWN BY: LS, MR

BROWN & GAY ENGINEERS, INC.
1701 DIRECTORS BLVD., SUITE 1000
AUSTIN, TX 78721
TYPE Registration No. F-1046
TEL: 512-979-9400 www.browngay.com

DATE

REV

DESCRIPTION

SHEET
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