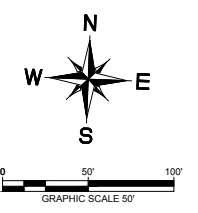
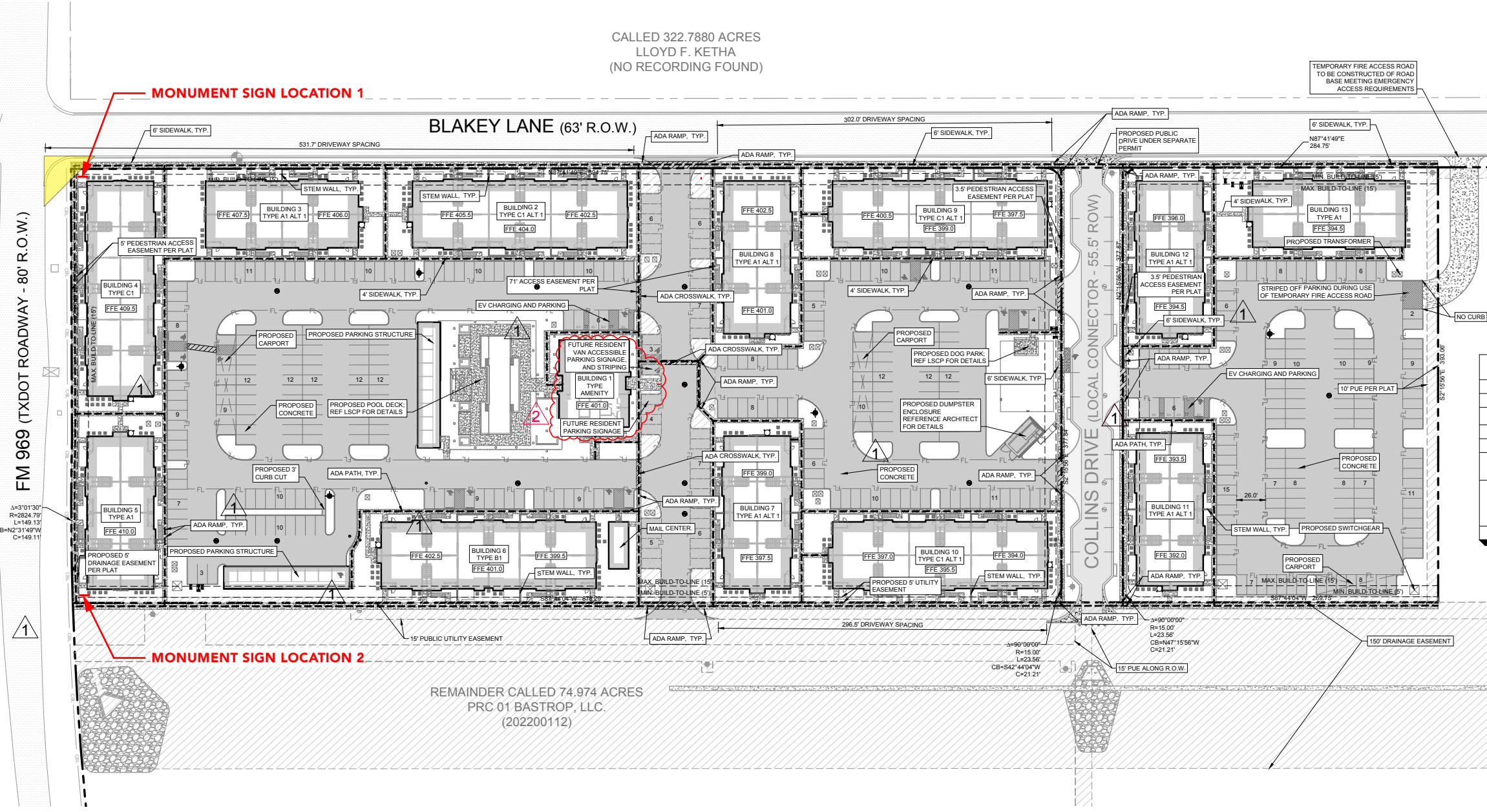


Plotted By: Cheryl, John Date: November 09, 2023 05:14:09pm File Path: K:\SAU\CU\06930300\Perf_River_Co - Bastrop 75ac\CoA\WCD_PARKING_Plan\PlanSheet1.c Overall Site Plan.dwg
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LEGEND

	PROPERTY LINE
	PROPOSED WASTEWATER MANHOLE
	PROPOSED WASTEWATER CLEANOUT
	PROPOSED FIRE HYDRANT
	EXISTING OVERHEAD POWER LINE
	EXISTING POWER POLE
	EXISTING FIRE HYDRANT
	EXISTING WASTEWATER MANHOLE
	PROPOSED WALL
	BUILDING NUMBER
	BUILDING TYPE

PARKING TABLE

REQUIRED	
REQUIRED PARKING	NO VEHICULAR OR BICYCLE PARKING REQUIREMENT
REQUIRED ADA PARKING (2% OF TOTAL)	11 SPACES
PROPOSED	
TOTAL PARKING PROVIDED (INCLUDING ADA)	512 SPACES
ADA PARKING PROVIDED	20 SPACES

NOTES:
 1. NO BICYCLE PARKING IS REQUIRED OR TO BE PROVIDED ON SITE.

SITE DATA TABLE

EXISTING PLACE TYPE ZONING	P4
PROPOSED BUILDING TYPES	MULTIFAMILY
LOT AREA	LOT 1: 8.058 ACRES LOT 2: 2.668 ACRES
PERCENTAGE OF LOT COVERAGE	7.97 ACRES (75.03%)
OPEN SPACE	2.66 ACRES (24.97%)
BUILDING AREA	TYPE A1/A1 ALT 1: 24,827 SF TYPE B1: 34,811 SF TYPE C1/C1 ALT 1: 34,811 SF
BUILDING HEIGHT	TYPE A1 ALT 1: 3 STORIES, 45' 6" TYPE A1: 3 STORIES, 42' 6" TYPE B1: 3 STORIES, 46' 5" TYPE C1: 3 STORIES, 43' 5" TYPE C1 ALT 1: 3 STORIES, 45' 6"
CIVIC SPACE PROVIDED	0 ACRES

BUILD-TO-ANALYSIS

LENGTH OF BUILD-TO ZONE	LENGTH OF BUILDING IN BUILD-TO ZONE	PERCENTAGE OF BUILD-TO ZONE OCCUPIED BY BUILDING (% REQ.)
3356 LF	2118 LF	63.11% (60%)

BENCHMARKS

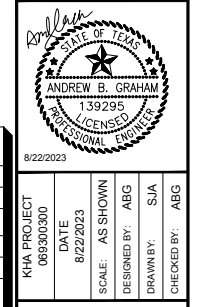
TBM:
 1. BMM1 +1195' FROM THE INTERSECTION OF BLAKEY LANE AND FM ROAD 969. ELEVATION=405.66'
 2. BMM2 +1175' FROM THE INTERSECTION OF BLAKEY LANE AND DUFF DRIVE. ELEVATION=392.33'



WARNING: CONTRACTOR IS TO VERIFY PRESENCE AND EXACT LOCATION OF ALL UTILITIES PRIOR TO CONSTRUCTION.

DATE	BY	REVISIONS
09/22/2023	KJS	
11/09/2023	JCC	
		REVISION 2

5501 SOUTHWEST PARKWAY, BUILDING 2, SUITE 100
 AUSTIN, TEXAS 78746
 PHONE: 512-646-2237
 WWW.KIMLEY-HORN.COM
 © 2023 KIMLEY-HORN AND ASSOCIATES, INC.
 1500 E. FM 969, BLDG. 200



OVERALL SITE PLAN
 ALTA BLAKEY -
 PHASE 1 MULTIFAMILY
 945 BLAKEY LANE & 155 COLLINS DRIVE
 BASTROP, TX 78602, BCAD #23-100
 BASTROP COUNTY, TEXAS
 BLOCK A, LOTS 1 AND 2, 11.129 ACRES

SHEET NUMBER
8 OF 72

#23-000064



SIDE B

SCHEDULE		
■ P1 PEPPERCORN	SW 7674	
■ P2 MORNING FOG	SW 6255	
■ P3 PMS 2330 C		
□ V1 GERBER MATTE WHITE	220-20	
■ V2 GERBER PEARL GREY	220-11	
■ V3 ORACAL DARK GRAY	751-073	
■ V4 GERBER TOMATO RED	220-25-13	

Client:
WOOD PARTNERS

ALTA TRAILS

Sign Package

Location:
Bastrop, TX



10550 S. South Sam
Houston Parkway West
Houston, Texas

Phone: 713-354-0900
Fax: 713-354-0920
www.2020exhibits.com

AE:
Laura Hunter

No. Description Date

01 Fabrication Drawings
Date: 04-18-2024

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Fabrication Drawings

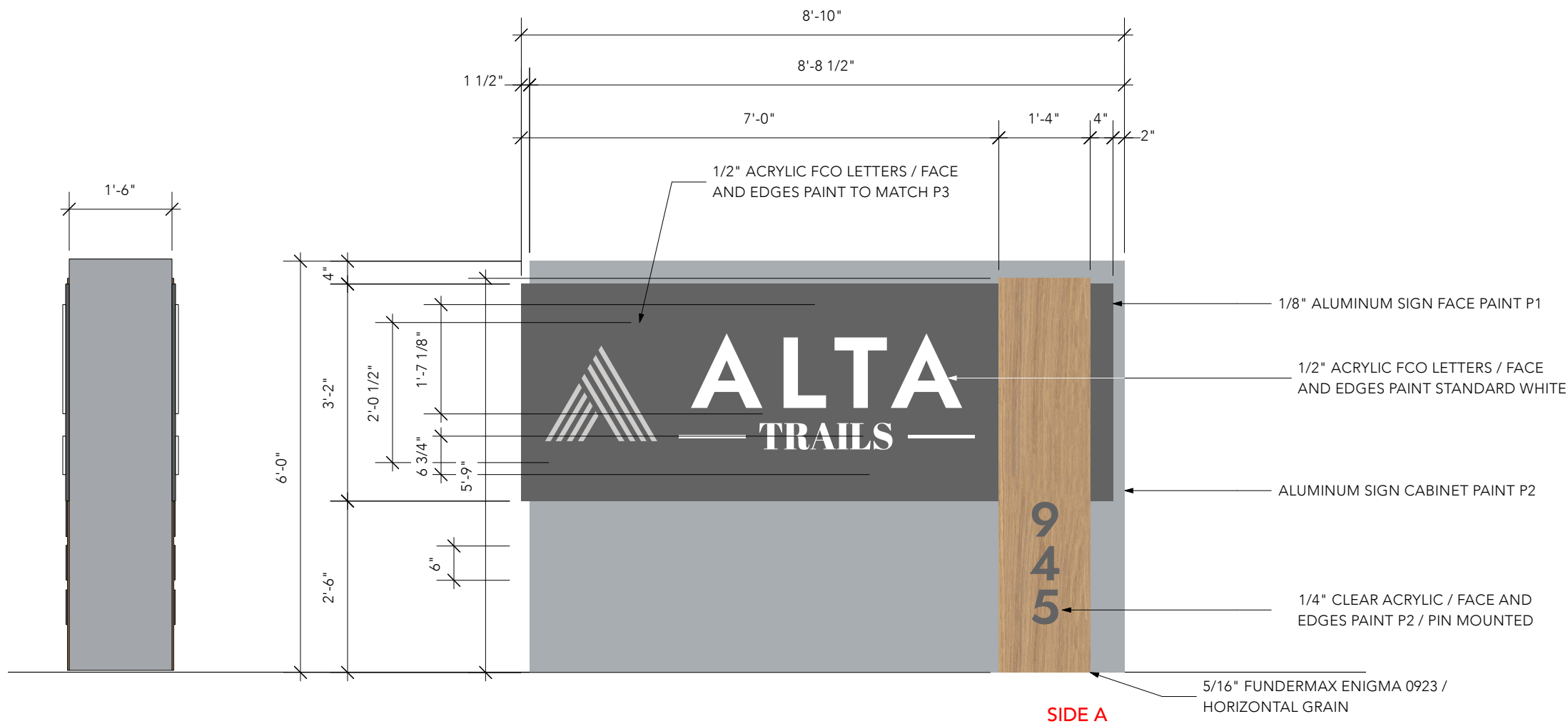
Drawn By: AG
Project No. 118173

Sheet Title:

(2) D/F UNLIT MONUMENT

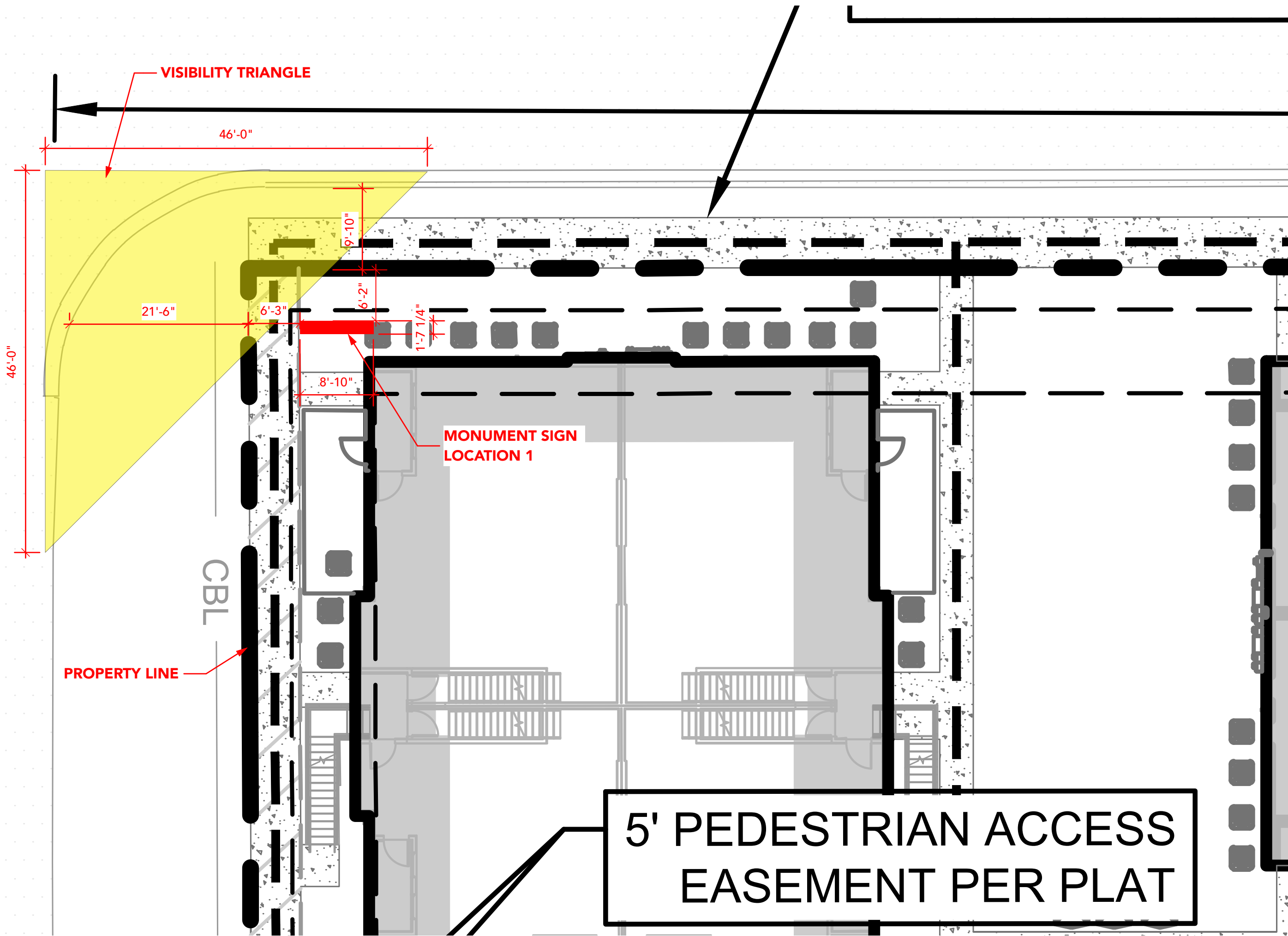
Sheet No:

WP.02



END VIEW

72 SQ. FT.



Client:
WOOD PARTNERS

ALTA TRAILS

Sign Package

Location:
Bastrop, TX



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Houston, Texas**

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Laura Hunter

No. Description Date

01 Fabrication Drawings
Date: 04-18-2024

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Fabrication Drawings

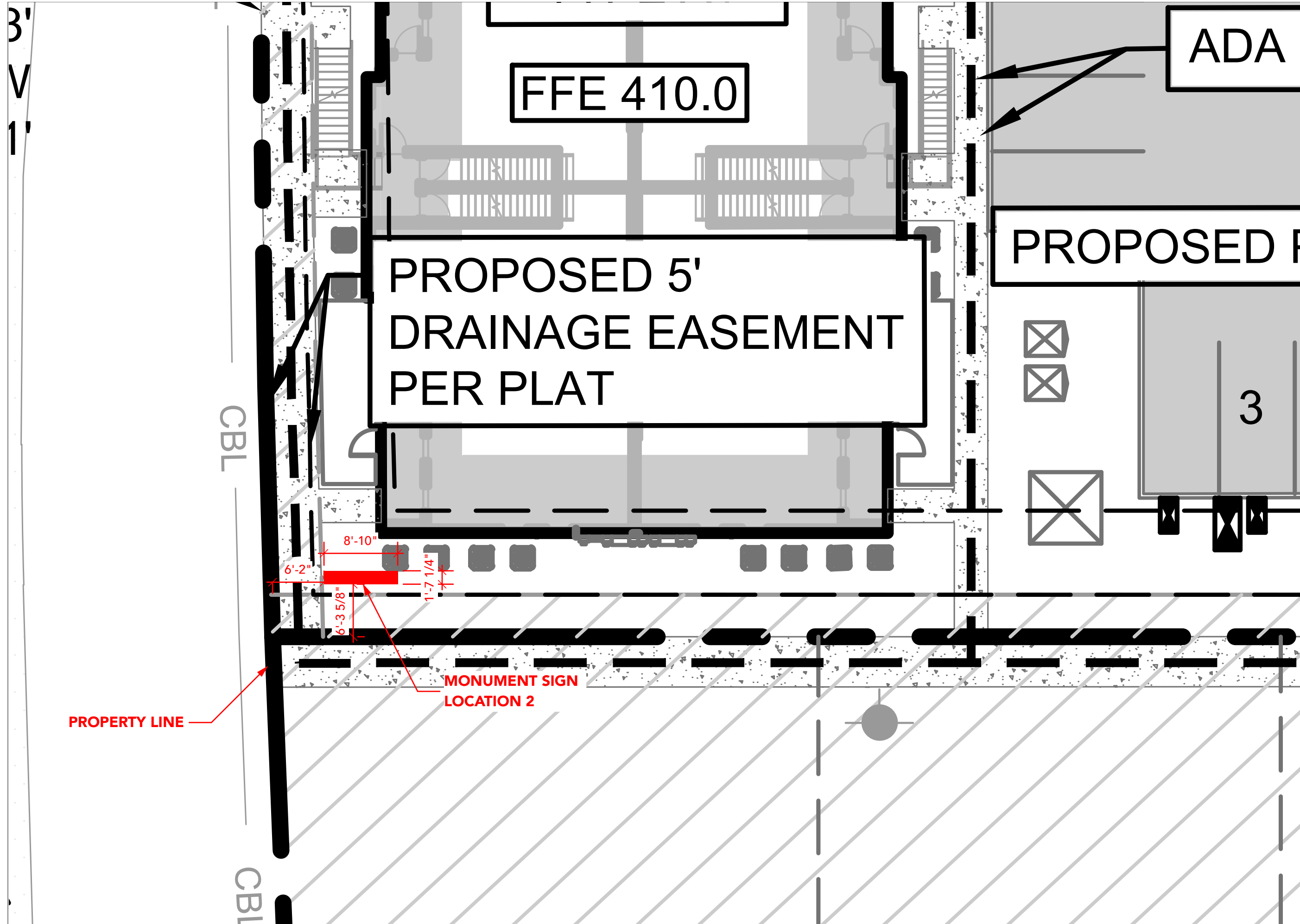
Drawn By: AG
Project No. 118173

Sheet Title:

MONUMENT 1 LOCATION

Sheet No:

WP.02.1



Client:
WOOD PARTNERS
ALTA TRAILS
Sign Package
Location:
Bastrop, TX



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Laura Hunter

No.	Description	Date
01	Fabrication Drawings	04-18-2024

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Fabrication Drawings

Drawn By: AG
Project No. 118173

Sheet Title:
MONUMENT 2 LOCATION

Sheet No:
WP.02.2