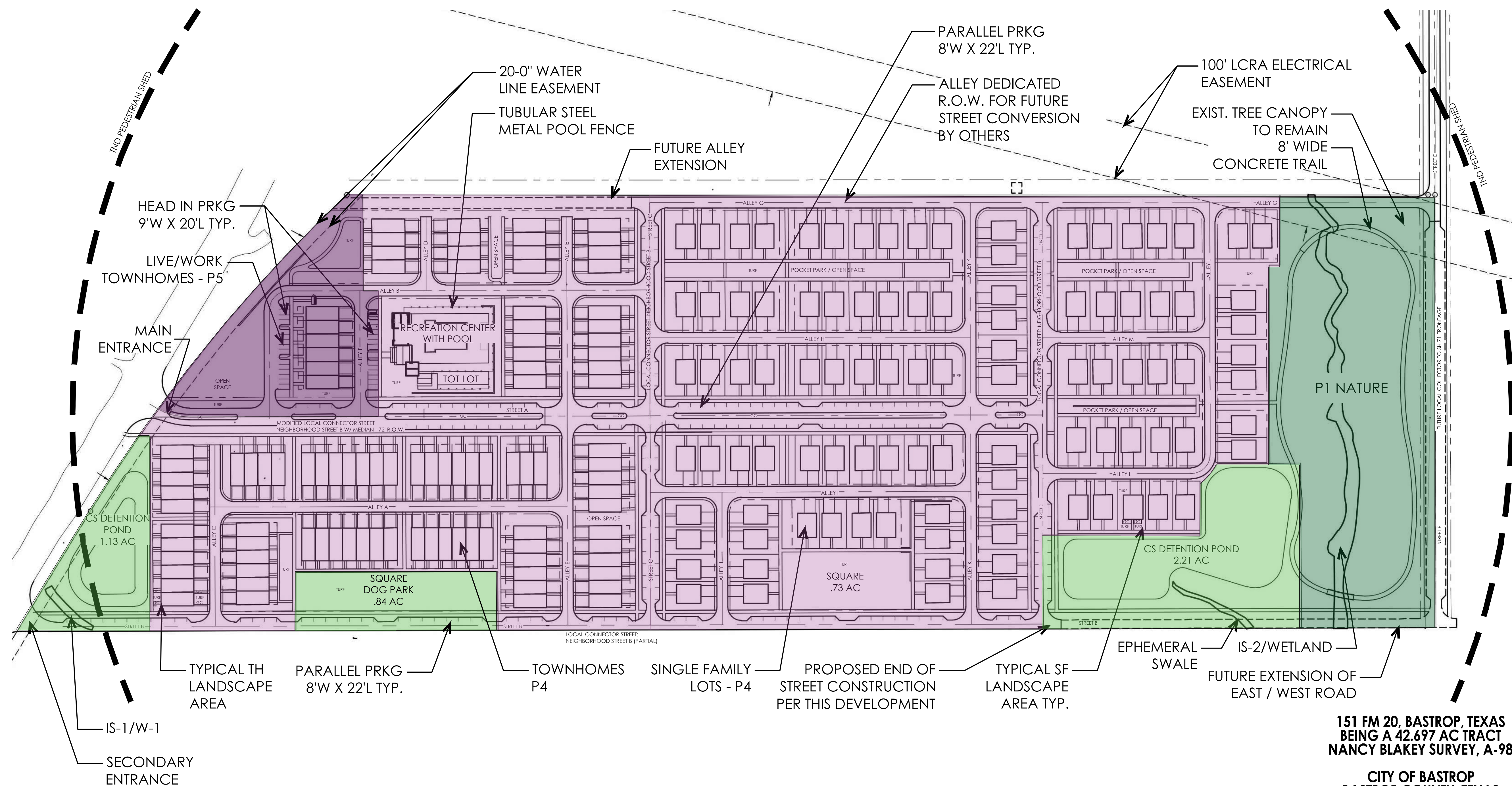


SITE DATA

DESCRIPTION	
Project Name:	Bastrop
Existing Place Type (Zoning):	Rural P2
Proposed Place Type (Zoning):	P1,CS,P4/P5
Existing Character District	Vista
Proposed Development Pattern	TND
Total Acreage:	42.69 AC
Square Footage:	1,859,576 SF
Total Developable Acreage:	TBD
Square Footage:	TBD
Proposed Number of Units Per Acreage:	± 5 Units per AC
Density:	
Total Number of Lots	205 Lots
2 Story Single Family	103 Lots
2 Story Townhome Live Work	91 Lots
11 Lots	
Typical Lot Size - SF	4,500 S.F. .10 AC
2 Story SF Home:	2,500 S.F. .05 AC
2 Story Townhome:	2,500 S.F. .05 AC
3 Story Live Work	
Typical Lot Size - WxL	50' x 90'
2 Story SF Home:	25' x 100'
2 Story Townhome:	25' x 100'
3 Story Live Work	
Typical Pad Area:	1,800sf SF 1,500sf TH/LW
Number of Phases:	Single Phase
Number of Lots per Phase:	205
Parking Spaces Required:	820
Parking Spaces Provided:	820 2 Garage + 2 Driveway + Parallel Street Parking
Number of Ponds:	Two (2) Detention Estimated
Proposed Amenities	1 Story Recreation Center with Pool and Outdoor Health and Wellness Area, Tot Lot, Nature Trail, Outdoor Spaces, Picnic Areas and Dog Park
Modified Local Connector Street R.O.W. Road Width	72'-0" R.O.W. 32'-0" Wide Roadway
Center Median	10' Median - Planted
Local Connector Street - Neighborhood Street B Two-way Street with parking two sides	16'-0" Wide Roadway 8'-0" Parallel Prkg both Sides 32'-0" Wide Roadway with parking two sides
Alleyway R.O.W. Alleyway Road Width	28'-0" 20'-0" Wide Pavement
Connector Streets ROW	412,000 SF 9.45 AC
Alleyways ROW	121,450 SF 2.78 AC
Access ROW to SH 71	12,600 SF 0.29 AC



151 FM 20, BASTROP, TEXAS
BEING A 42.697 AC TRACT
NANCY BLAKEY SURVEY, A-98

CITY OF BASTROP
BASTROP COUNTY, TEXAS
JULY 8, 2022

B3 CODE ANALYSIS

DEVELOPMENT PATTERN - TND				
DESCRIPTION	PROPOSED	Acres	Square Feet	% of Development
Place Type:	Place Type:			
P1 - Nature	P1 - Natural Park with Trails	5.14 AC	223,898 SF	12 %
CS - Civic Space	CS - Tot Lot and Amenities	4.42 AC	192,535 SF	10.4 %
Subtotal:		9.56 AC	416,433 SF	22.4 %
P4 - Mix / P5 - Core	P4 - Single Family & Townhome Lots Only	30.94 AC	1,347,746 SF	72.5 %
	P5 - Mixed Use Live/Work Lots - Only	2.19 AC	95,396 SF	5.1 %
Subtotal:		33.13 AC	1,443,142 SF	77.6 %
Grand Totals:		42.69 AC	1,859,576 SF	100 %

PLANTING LEGEND

SYMBOL	PLANT NAME	QTY	SIZE	CONT	HEIGHT	SPREAD	REMARKS
LARGE TREES:							
	QUERCUS VIRGINIANA SOUTHERN LIVE OAK		4" Caliper	B&B	12-14	4'-5"	Stand. Trunk
	ULMUS CRASSIFOLIA CEDAR ELM		3" Caliper	B&B	10-12'	4'-5"	Stand. Trunk
MEDIUM TREES:							
	ILEX ATTENUATA EAST PALATKA HOLLY		2" Caliper	165 Gd	12'-14'	5'-7"	Match Stand. Trunk
SMALL TREES:							
	CERCIS CANADENSIS 'MERLOT' TEXAS REDBUD		2" Caliper	B&B	7'-8"	5'-6"	Stand. Trunk
	CHILOPSIS LINEARIS 'MONHEWS' DESERT WILLOW		2" Caliper	B&B	7'-8"	5'-6"	Stand. Trunk
	ILEX VOMITORIA YAUPON HOLLY		1 1/2" Cal Trunk Min.	B&B	8'	5'	Container, Female
	LAGERSTROEMIA INDICA 'NATCHEZ' CRAPE MYRTLE		5 Trunk Mn. 3/4" Cal. Trunk Mn.	B&B	8'-10'	5'-7"	Specimen

SYMBOL	PLANT NAME	QTY	SIZE	CONT	HEIGHT	SPREAD	REMARKS
SHRUBS:							
	ILEX X 'NELLIE R STEVENS' HOLLY, NELLIE R STEVENS			5 Gal	24"-26"	14"-16"	Pyramid Form 5' OC
	ILEX CORNUTA 'BURFODII' NANA' DWARF BURFORD HOLLY			5 Gal	18"	15"	3' OC
	MUHLENBERGIA CAPILLARIS DWARF PINK MUHLY GRASS			5 Gal	24"-26"	16"-18"	4' OC
	STIPA TENUISSIMA MEXICAN FEATHER GRASS			1 Gal	12"	12"	2'-6" OC
	LIGUSTRUM SINENSE 'SUNSHINE' SUNSHINE LIGUSTRUM			3 Gal	18"	18"	3' OC
	ILEX VOMITORIA 'NANA' DWARF YAUPON			3 Gal	18"	18"	

SYMBOL	PLANT NAME	QTY	SIZE	CONT	HEIGHT	SPREAD	REMARKS
GROUND COVER:							
	DECOMPOSED GRANITE				3" DEPTH	N.A.	N.A. W/ Steel Edging
	COBBLE STONE MULCH				4" - 6"	N.A.	N.A. Per Specs
	PENNISETUM ALAPERCUROIDES 'LITTLE BUNNY' DWF FOUNT. GRASS			1 Gal	8"-10"	8"-10"	18" OC
	SEASONAL COLOR VARIES BY SEASON				4" POSTS	N.A.	N.A. 8" OC
	MULCH - SHREDDDED DARK BROWN				3" DEPTH	N.A.	N.A. Per Specs

TREES AND SHRUBS PLANTING COUNTS NOTE:
CONTRACTOR SHALL BE RESPONSIBLE FOR COUNTING AND VERIFYING ALL PLANT QUANTITIES, AS SHOWN ON THE PLANTING PLANS.

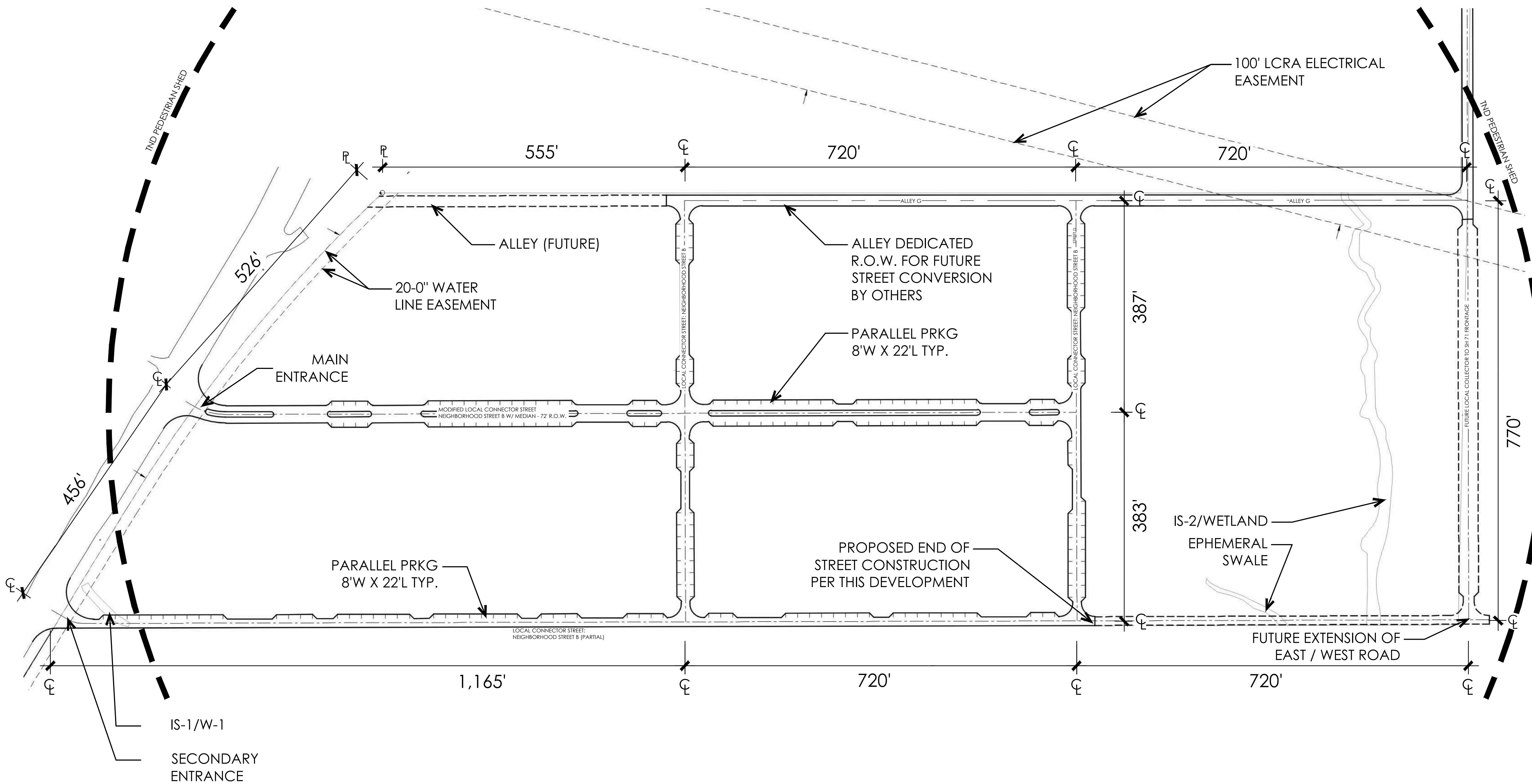
STREET TREES SHALL BE PLANTED IN ACCORDANCE WITH SEC. 7.3.014 PUBLIC FRONTAGE STANDARDS.

PRELIMINARY AND SUBJECT TO CHANGE

Job No.: LCI 22006
Date: July 22, 2022

SITE DATA

DESCRIPTION	
Project Name:	Bastrop
Existing Place Type (Zoning):	Rural P2
Proposed Place Type (Zoning):	P1,CS,P4/P5
Existing Character District	Vista
Proposed Development Pattern	TND
Total Acreage:	42.69 AC
Square Footage:	1,859,576 SF
Total Developable Acreage:	TBD
Square Footage:	TBD
Proposed Number of Units Per Acreage:	± 5 Units per AC
Density:	
Total Number of Lots	205 Lots
2 Story Single Family	103 Lots
2 Story Townhome	91 Lots
Live Work	11 Lots
Typical Lot Size - SF	
2 Story SF Home:	4,500 S.F. .10 AC
2 Story Townhome:	2,500 S.F. .05 AC
3 Story Live Work	2,500 S.F. .05 AC
Typical Lot Size - WxL	
2 Story SF Home:	50' x 90'
2 Story Townhome:	25' x 100'
3 Story Live Work	25' x 100'
Typical Pad Area:	
	1,800sf SF
	1,500sf TH/LW
Number of Phases:	Single Phase
Number of Lots per Phase:	205
Parking Spaces Required:	820
Parking Spaces Provided:	820
	2 Garage + 2 Driveway + Parallel Street Parking
Number of Ponds:	Two (2) Detention Estimated
Proposed Amenities	1 Story Recreation Center with Pool and Outdoor Health and Wellness Area, Tot Lot, Nature Trail, Outdoor Spaces, Picnic Areas and Dog Park



B3 CODE ANALYSIS

DEVELOPMENT PATTERN - TND				
DESCRIPTION	PROPOSED			
Place Type:	Place Type:	Acres	Square Feet	% of Development
P1 - Nature	P1 - Natural Park with Trails	5.14 AC	223,898 SF	12 %
CS - Civic Space	CS - Tot Lot and Amenities	4.42 AC	192,535 SF	10.4 %
Subtotal:		9.56 AC	416,433 SF	22.4 %
P4 - Mix / P5 - Core	P4 - Single Family & Townhome Lots Only	30.94 AC	1,347,746 SF	72.5 %
	P5 - Mixed Use Live/Work Lots - Only	2.19 AC	95,396 SF	5.1 %
Subtotal:		33.13 AC	1,443,142 SF	77.6 %
Grand Totals:		42.69 AC	1,859,576 SF	100 %

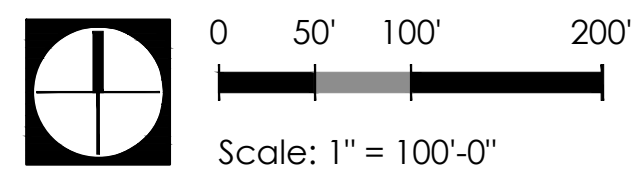
Modified Local Connector Street R.O.W.	72'-0" R.O.W.
Road Width	32'-0" Wide Roadway
Center Median	10' Median - Planted
Local Connector Street - Neighborhood Street B Two-way Street with parking two sides	16'-0" Wide Roadway 8'-0" Parallel Prkg both Sides 32'-0" Wide Roadway 72'-0" R.O.W
Alleyway R.O.W.	28'-0"
Alleyway Road Width	20'-0" Wide Pavement
Connector Streets ROW	412,000 SF 9.45 AC
Alleyways ROW	121,450 SF 2.78 AC
Access ROW to SH 71	12,600 SF 0.29 AC

151 FM 20, BASTROP, TEXAS
BEING A 42.697 AC TRACT
NANCY BLAKEY SURVEY, A-98

CITY OF BASTROP
BASTROP COUNTY, TEXAS
JULY 22, 2022

PRELIMINARY AND SUBJECT TO CHANGE

Job No.: LCI 22006
Date: July 22, 2022



DRAFT



BarnesGromatzkyKosarekArchitects

**BASTROP - 42 ZONING CONCEPT SCHEME
PROPOSED ARCHITECTURAL RENDERINGS**
CITY OF BASTROP, JUNE 2021