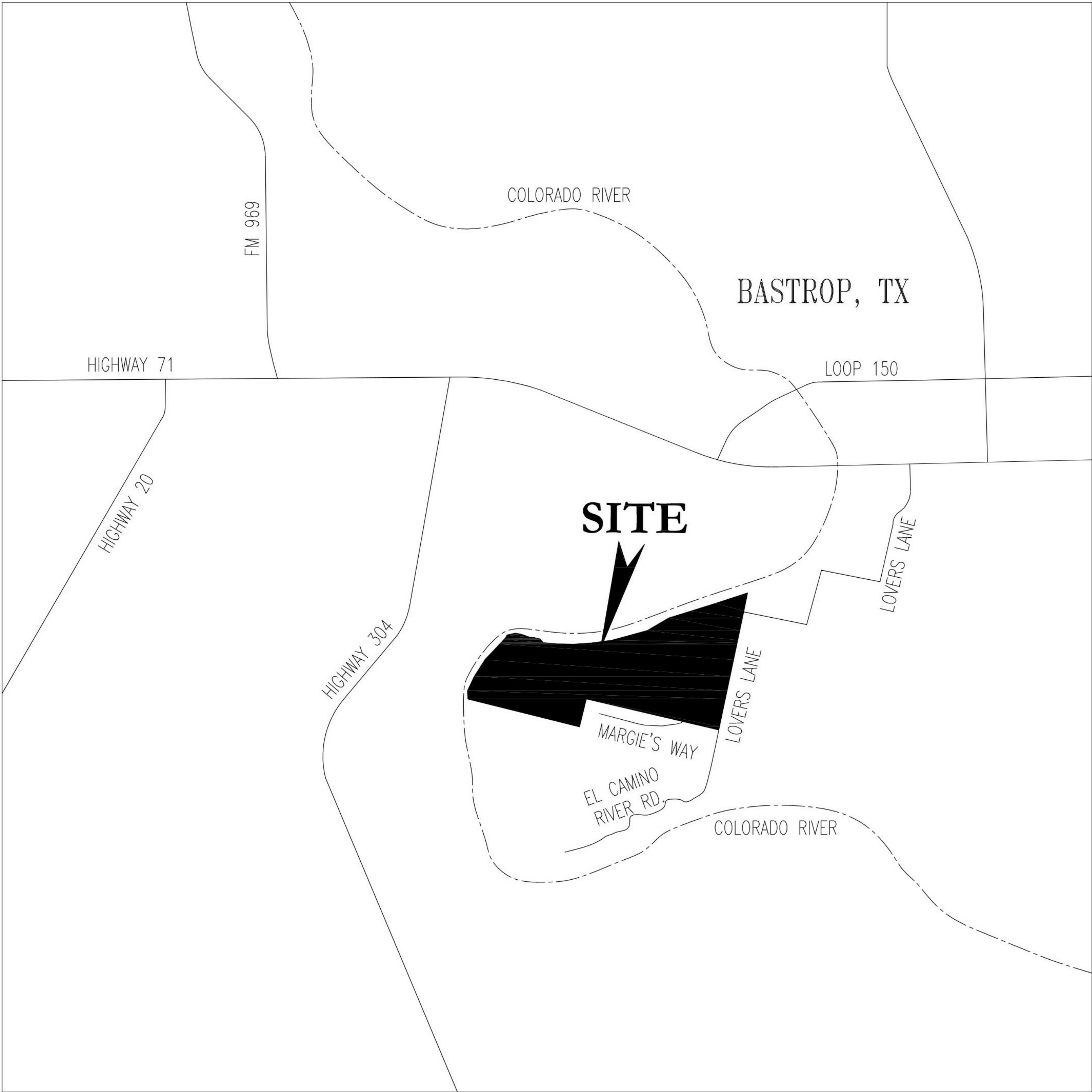


BASTROP COLORADO BEND ZONING CONCEPT SCHEME



VICINITY MAP: N.T.S.

ZONING CONCEPT SCHEME

- ZCS-000 Cover
- ZCS-001 PROPOSED BOUNDARY
- ZCS-002 PROPOSED USES
- ZCS-003 THOROUGHFARES & ENTRY POINTS
- ZCS-004 BUILDING TYPES
- ZCS-005 NEW & EXISTING EASEMENTS
- ZCS-006 CIVIC ZONES
- ZCS-007 FRONTAGE KEY PLAN
- ZCS-008 FRONTAGE PLANS

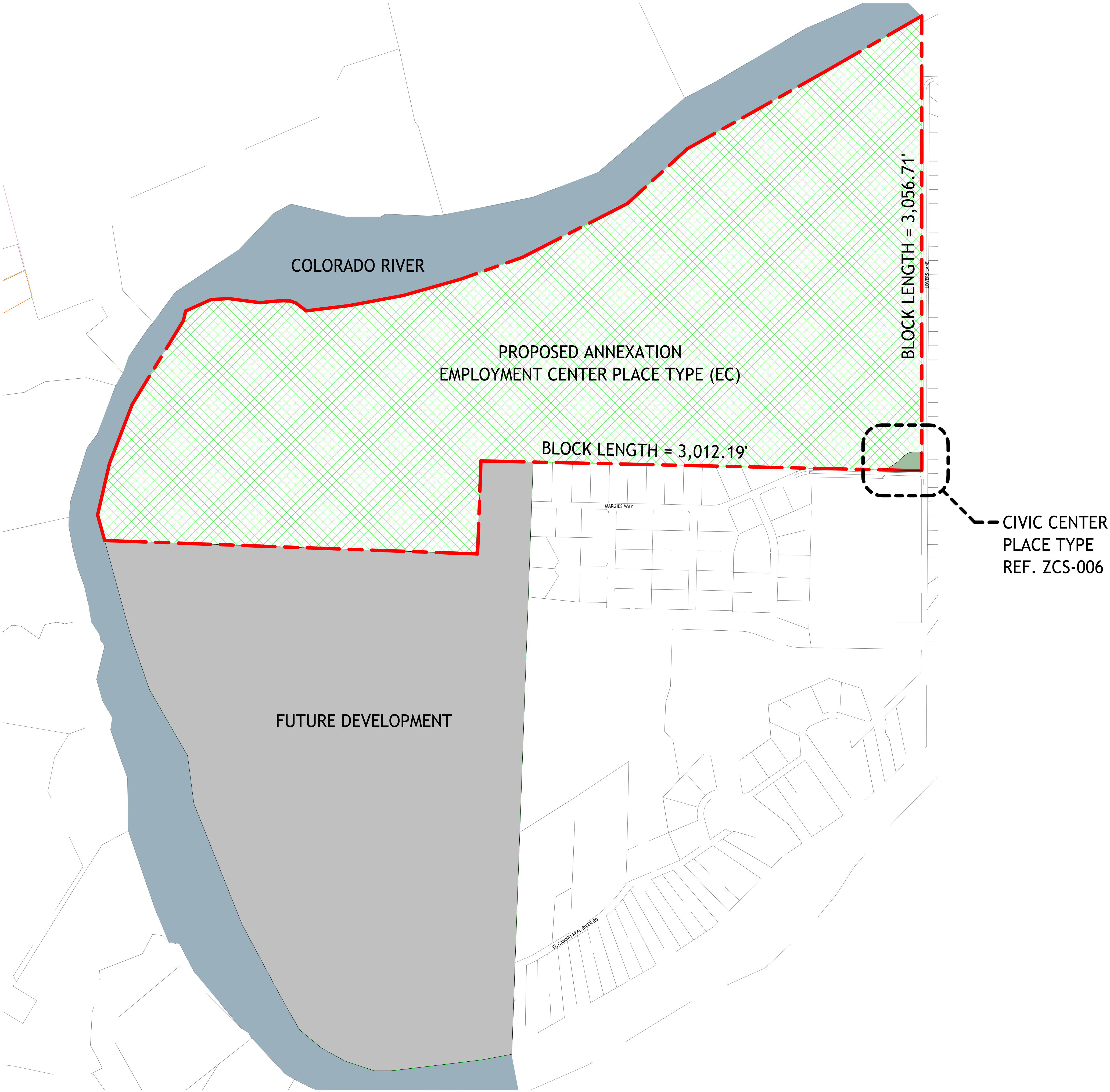


www.stgdesign.com  
© STG Design, Inc. ALL RIGHTS RESERVED



LEGEND

- ANNEXATION BOUNDARY
- FUTURE DEVELOPMENT



File Path: Autodesk Docs://16.21336.00 Line 204 Studios/204 Entitlement Central 2022.rvt



THE ZONING FOR THIS PROJECT IS “EMPLOYMENT CENTER PLACE TYPE” (EC) AND “CIVIC SPACE PLACE TYPE” (CS) CONSISTING OF THE BELOW ZONING STANDARDS AND ALLOWANCES AS PROVIDED FOR IN THE DEVELOPMENT AND ANNEXATION AGREEMENT (RESOLUTION NO. R-2021-57) BETWEEN THE CITY OF BASTROP AND BASTROP COLORADO BEND, LLC. STANDARDS AND ALLOWANCES NOT SPECIFICALLY ADDRESSED IN THIS DOCUMENT SHALL REFER TO THE DEVELOPMENT AND ANNEXATION AGREEMENT AND CITY OF BASTROP DEVELOPMENT CODES.

CIVIC SPACE	
PARK	P
GREEN	P
SQUARE	P
PLAZA	P
PLAYGROUND	P
COMMERCIAL PLACE	P
POCKET PARK	P
COURT	P
CLOSE	P
PAVILLIAN	P

ENCROACHMENT TYPES	
PORCH	P
DOORYARD	P
TERRACE	P
STOOP	P
LIGHTWELL	P
GALLERY	P
ARCADE	P

BUILDING HEIGHT IN STORIES	
BUILDING	60 ft Max
ACCESSORY DWELLING UNIT	Varies- No Max.

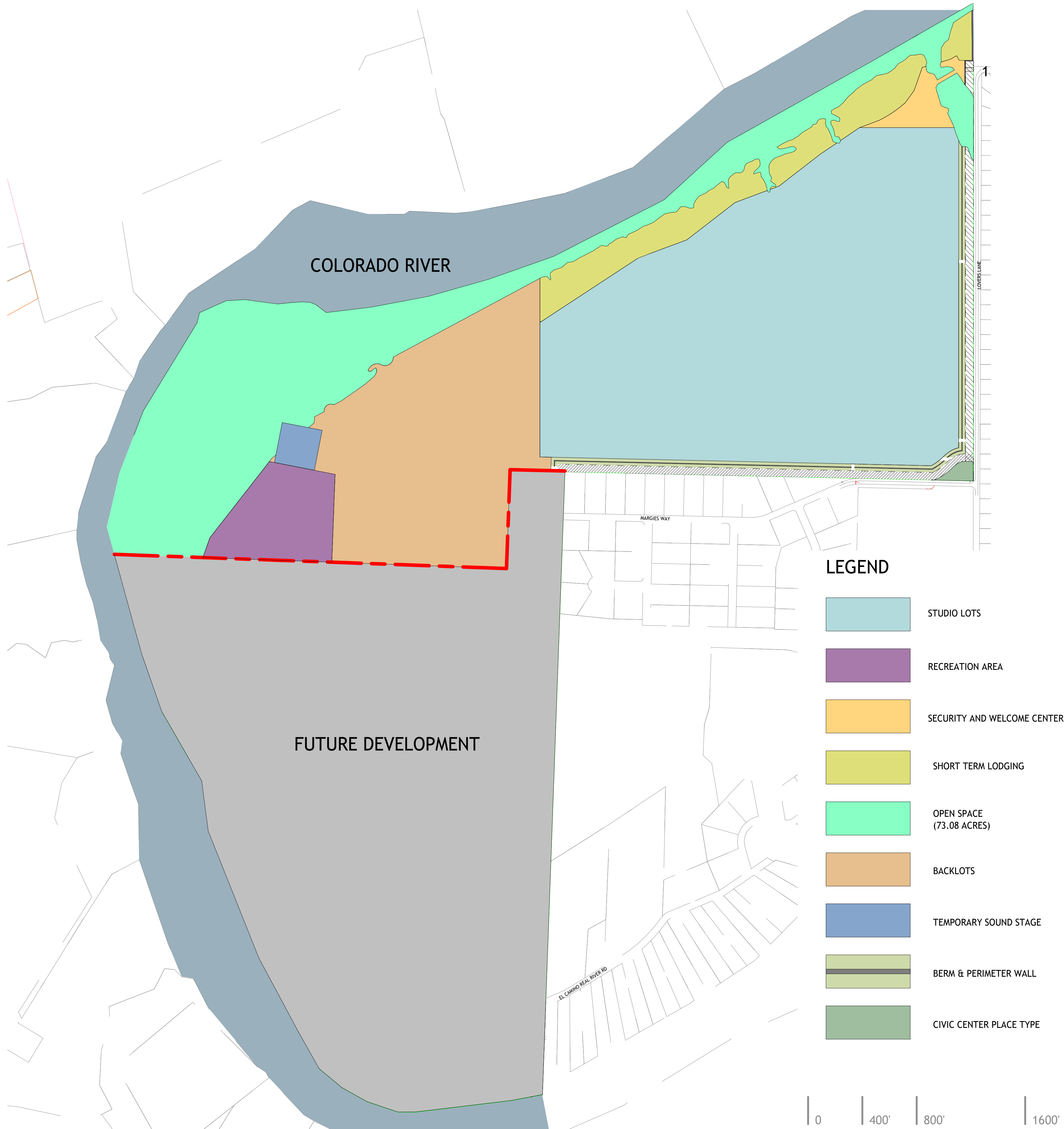
Blue and green screen used for the purpose of production shall not be considered a "building" and shall not be limited as to height.

SIGNAGE	
ADDRESS SIGN	P
AWNING & SIGNS	P
BAND SIGNS	P
BLADE SIGNS	P
MARQUEE SIGNS	P
NAME PLATE SIGNS	P
OUTDOOR DISPLAY SIGNS	P
SIDEWALK SIGNS	P
WINDOW SIGNS	P
YARD SIGNS	P
MONUMENT SIGN	P
* Applicable only to signage visible from the public ROW	

RV PARK
A fence is not required, but permitted, to buffer the RV Park from other uses within the Project. RV Park may be located as shown in the Concept Plan.

SPECIAL EVENTS
Permits are not required for any special events that are directly related to the studio or filming use on the Property provided that:
A) The noise limits in Article 8.03.006 of the Ordinances are not exceeded.
B) Owner complies with any Fire Marshall requirements related to pyrotechnics, special effects, open flames, explosions or other potentially dangerous activities.
C) The special event does not create any of the conditions described in Article 4.06.009 of the Ordinances.
If an event is open to the public (paid entry or free), unrelated to the studio, a special event permit shall be required.

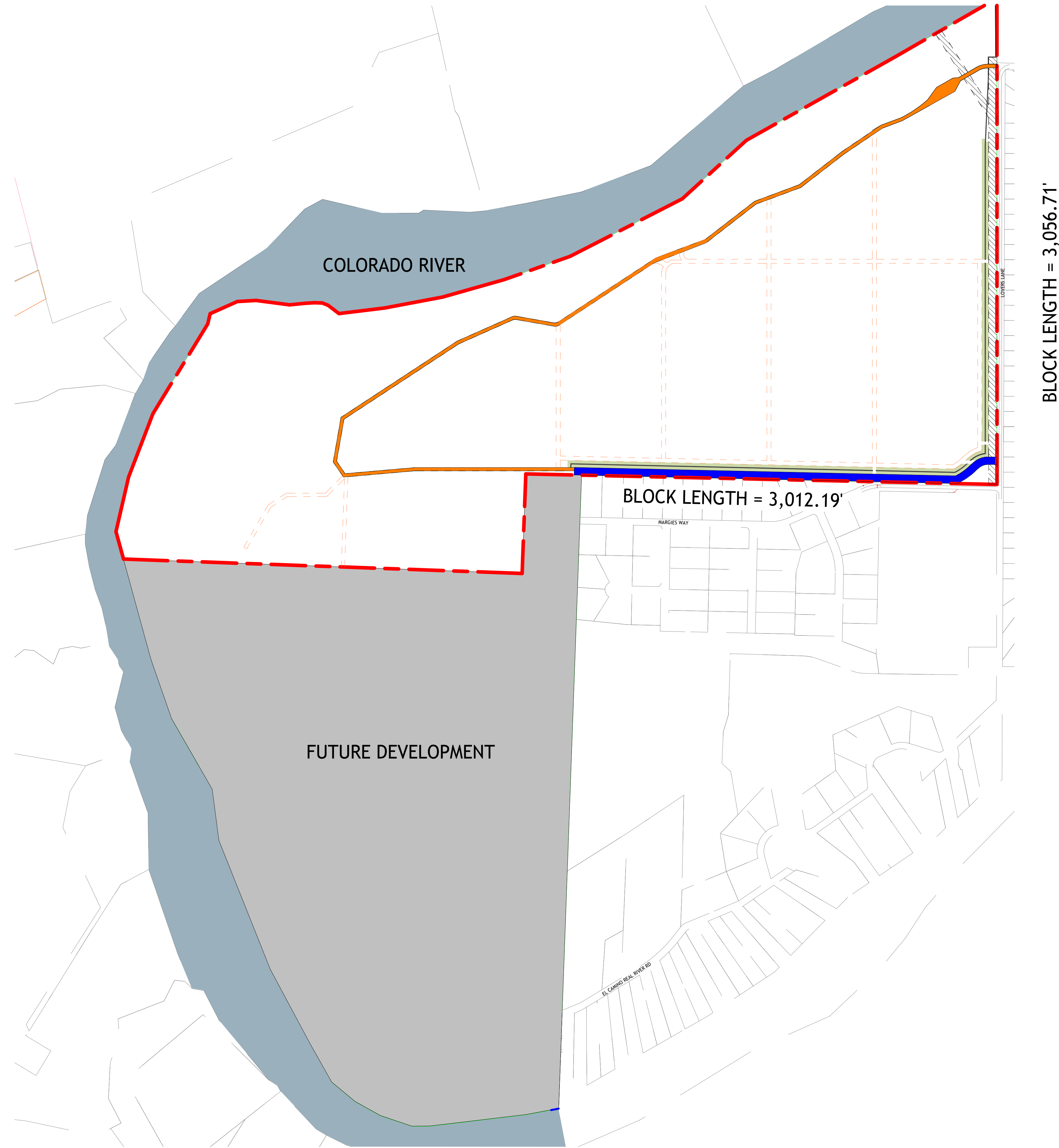
P= Permitted
NP= Not Permitted





LEGEND

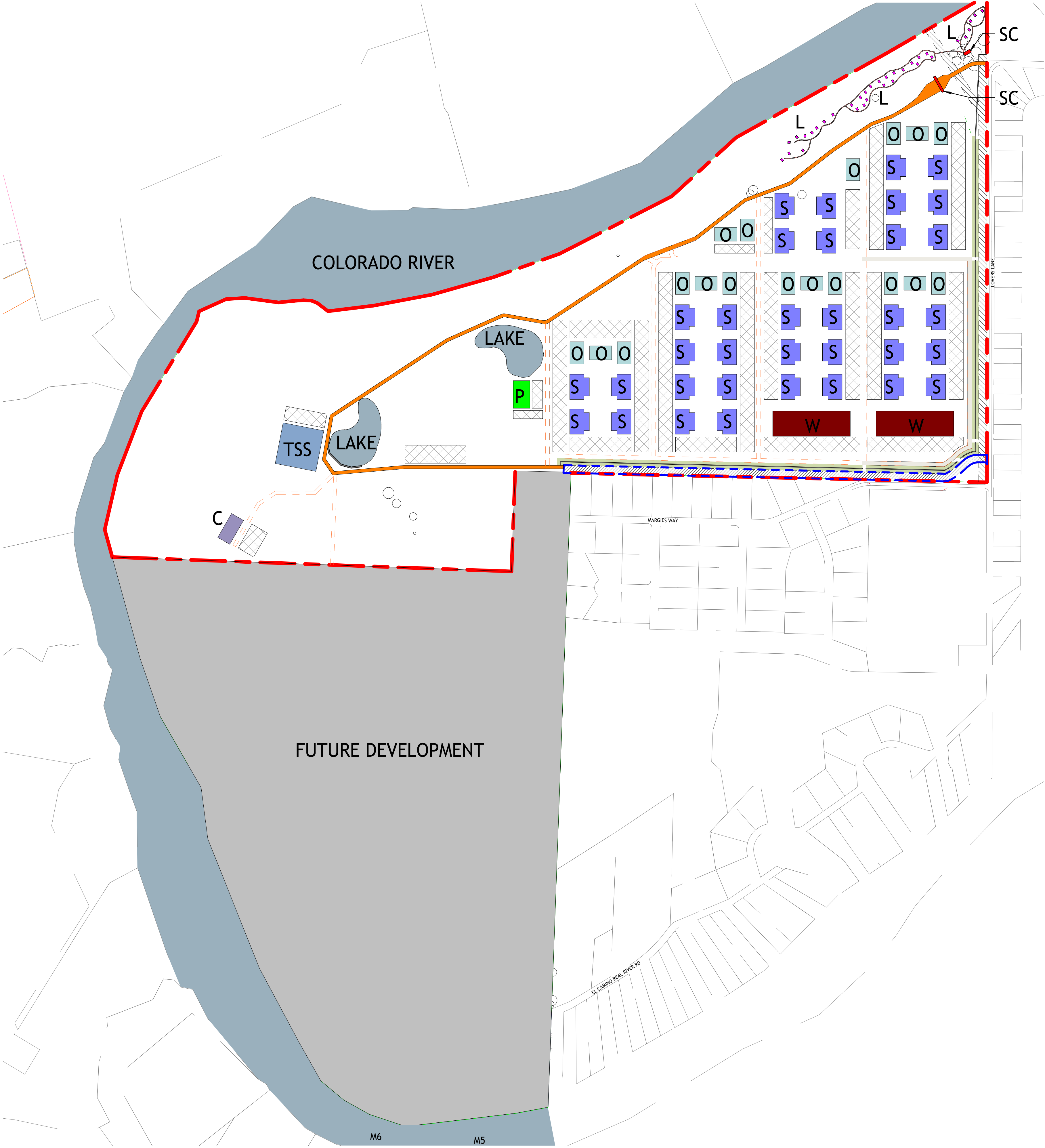
- PRIMARY INTERNAL  
PRIVATE LOOP
- SECONDARY INTERNAL  
PRIVATE DRIVE
- NEW EAST-WEST ROAD



File Path: Autodesk Docs://16.21336.00 Line 204 Studios/204 Entitlement (Central 2022).rvt

LEGEND

<div></div> <div>S- SOUND STAGE (300 SF - 150,000 SF UNITS) (ESTIMATED 5 STORIES, 60' HEIGHT)</div>	<div></div> <div>L - SHORT TERM LODGING (300 SF - 5,000 SF UNITS) (ESTIMATED 2 STORIES, 35' HEIGHT)</div>
<div></div> <div>O - OFFICE (300 SF - 150,000 SF UNITS) (ESTIMATED 5 STORIES, 60' HEIGHT)</div>	<div></div> <div>TSS - TEMPORARY SOUND STAGE (300 SF - 25,000 SF UNITS) (ESTIMATED 2 STORIES, 35' HEIGHT)</div>
<div></div> <div>W - WAREHOUSE (300 SF - 200,000 SF UNITS) (ESTIMATED 5 STORIES, 60' HEIGHT)</div>	<div></div> <div>C - CLUBHOUSE (300 SF - 25,000 SF UNITS) (ESTIMATED 2 STORIES, 35' HEIGHT)</div>
<div></div> <div>P - PAVILLION (300 SF - 10,000 SF UNITS) (ESTIMATED 2 STORIES, 35' HEIGHT)</div>	<div></div> <div>SC - SECURITY &amp; WELCOME CENTER (300 SF - 5,000 SF UNITS) (ESTIMATED 2 STORIES, 35' HEIGHT)</div>
<div></div> <div>PK - PARKING</div>	<div></div> <div>TREE GREATER THAN 26"</div>



NOTES:

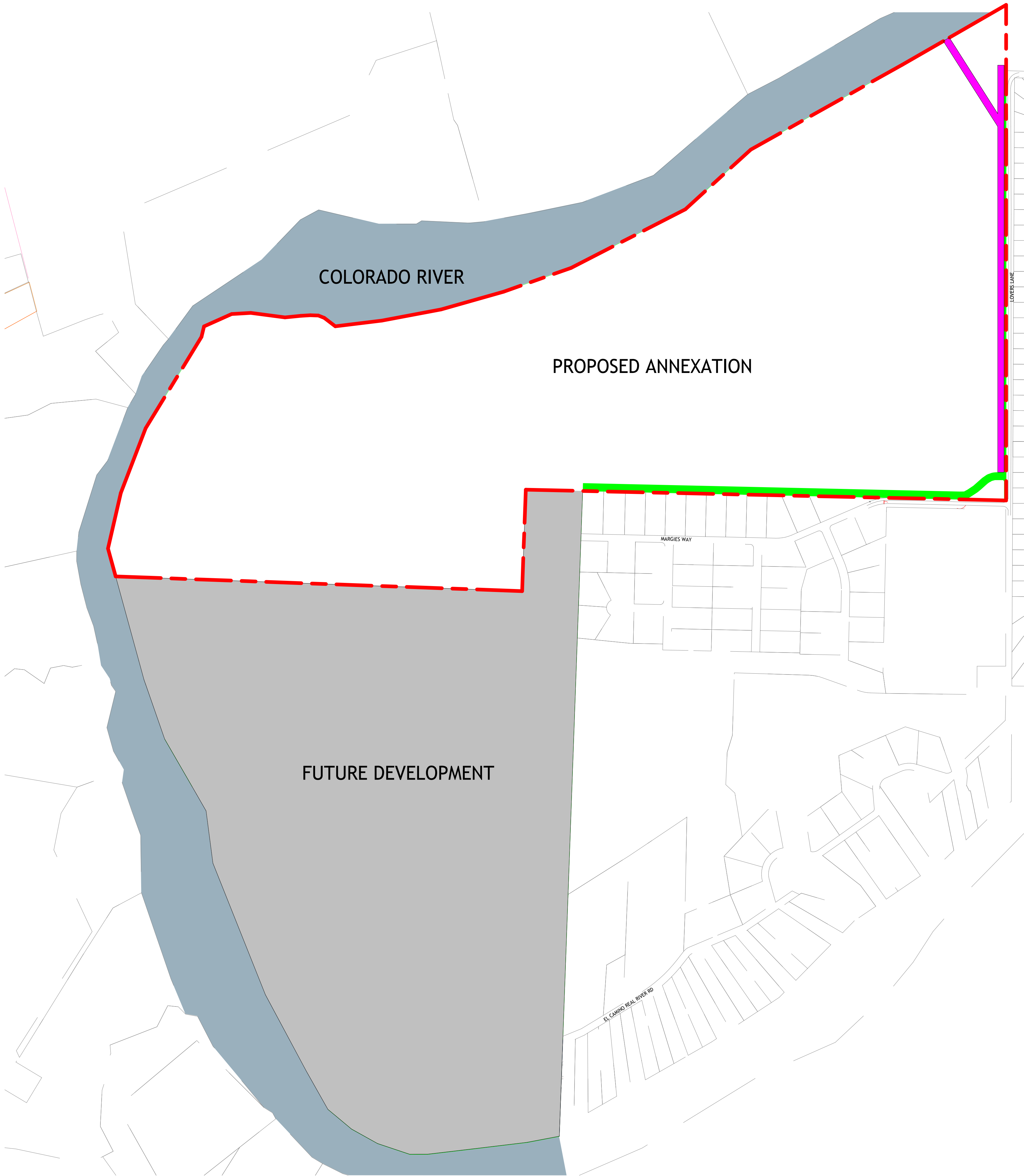
- FIRE LANES SHALL COMPLY WITH ALL APPLICABLE CITY CODES
- PARKING IS ALLOWED IN ALL LAYERS AND WILL BE PROVIDED PER APPLICABLE CODES
- THE BUILDINGS AND DRIVEWAYS SHOWN ARE CONCEPTUAL AND MUST BE RELOCATED TO REDUCE THE IMPACT ON TREES 26”AND GREATER



File Path: Autodesk Docs://16.21336.00 Line 204 Studios/204 Entitlement (Central 2022).rvt

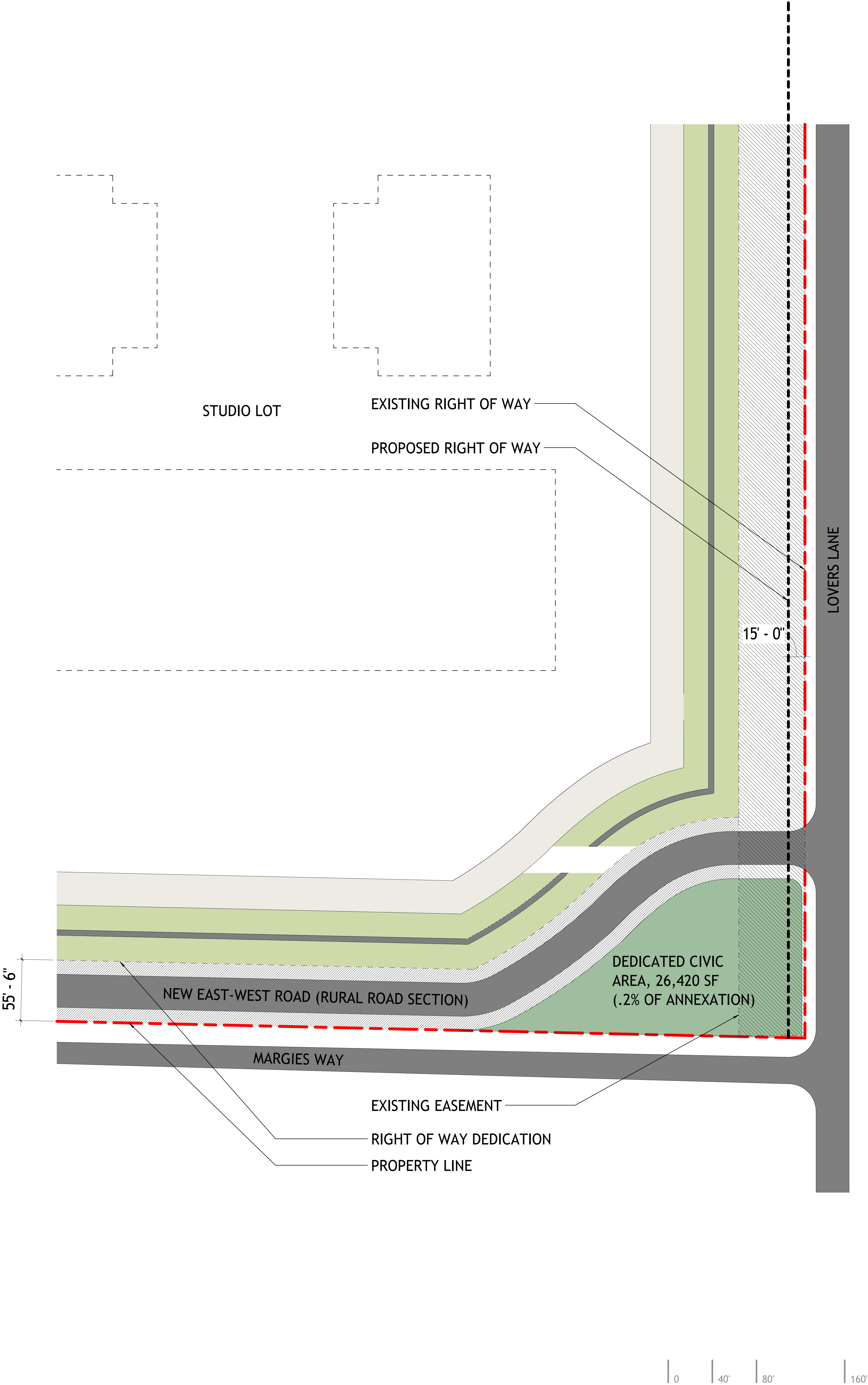
LEGEND

- EXISTING EASEMENT
- NEW RIGHT OF WAY



File Path: Autodesk Docs://16.21336.00 Line 204 Studios/204 Entitlement Central 2022.rvt





File Path: Autodesk Docs://16.21336.00 Line 204 Studios/204 Entitlement (Central 2022).rvt

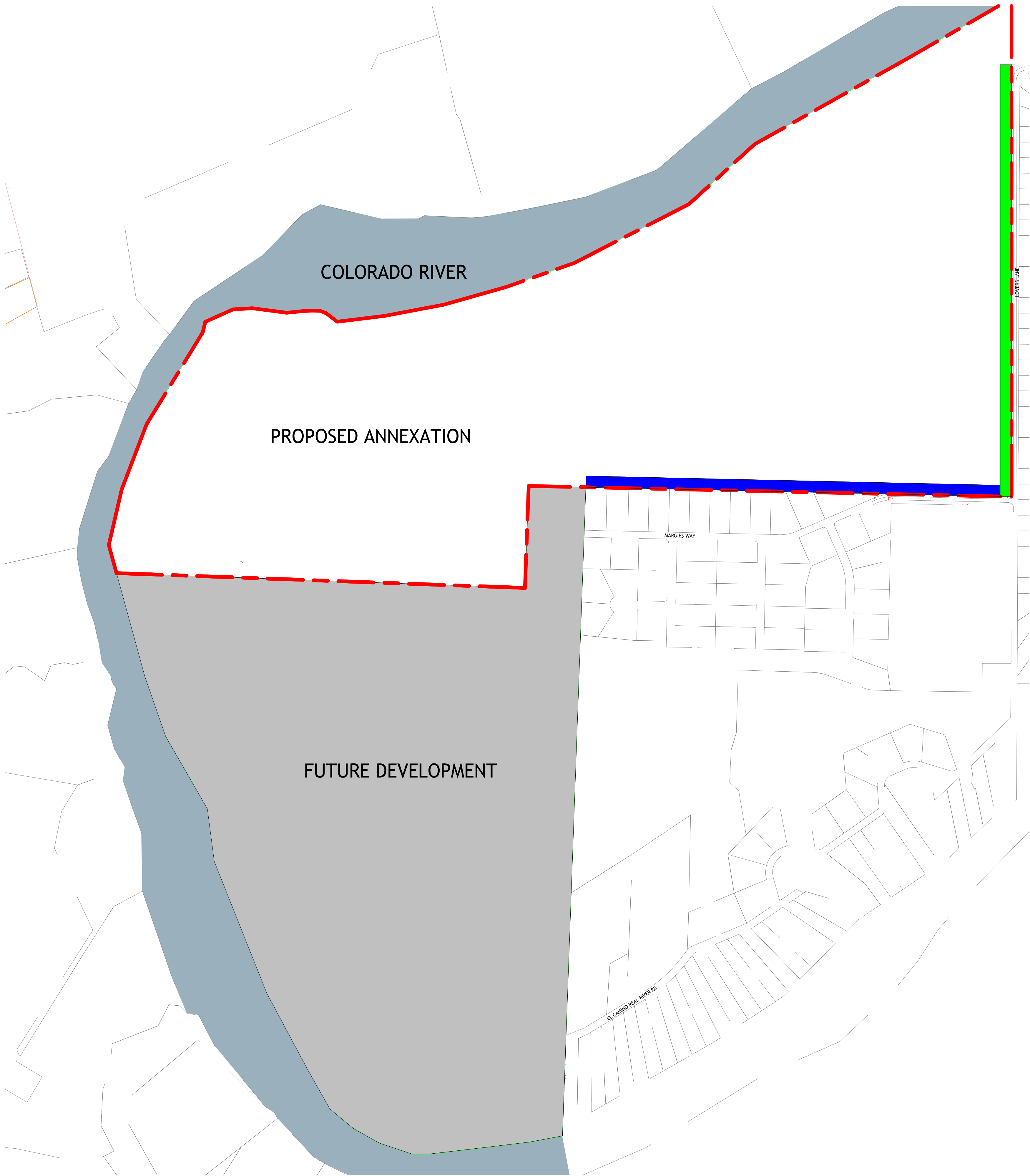


Architecture  
Interior Design  
Planning



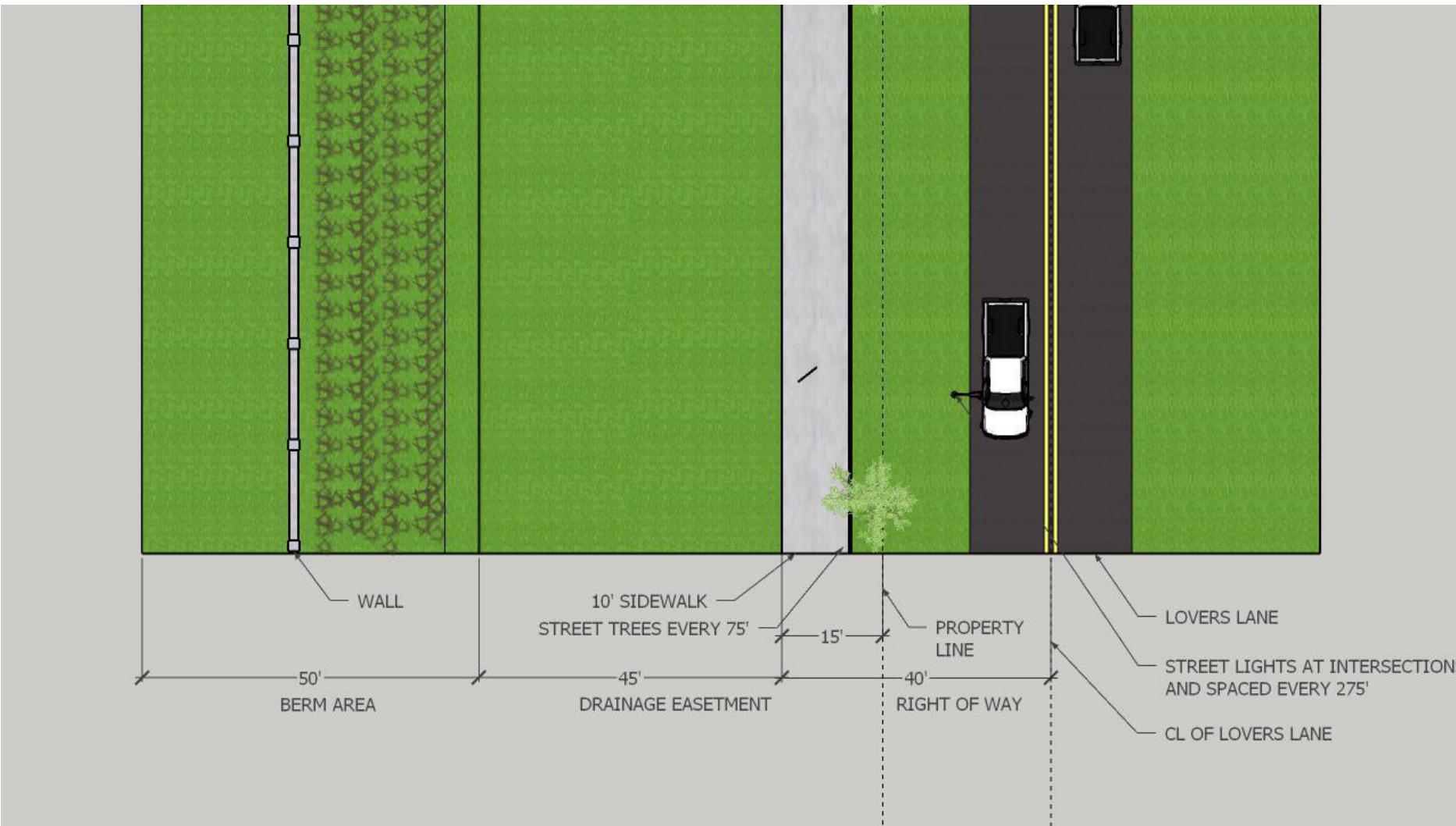
LEGEND

- LOVERS LANE
- NEW EAST-WEST ROAD

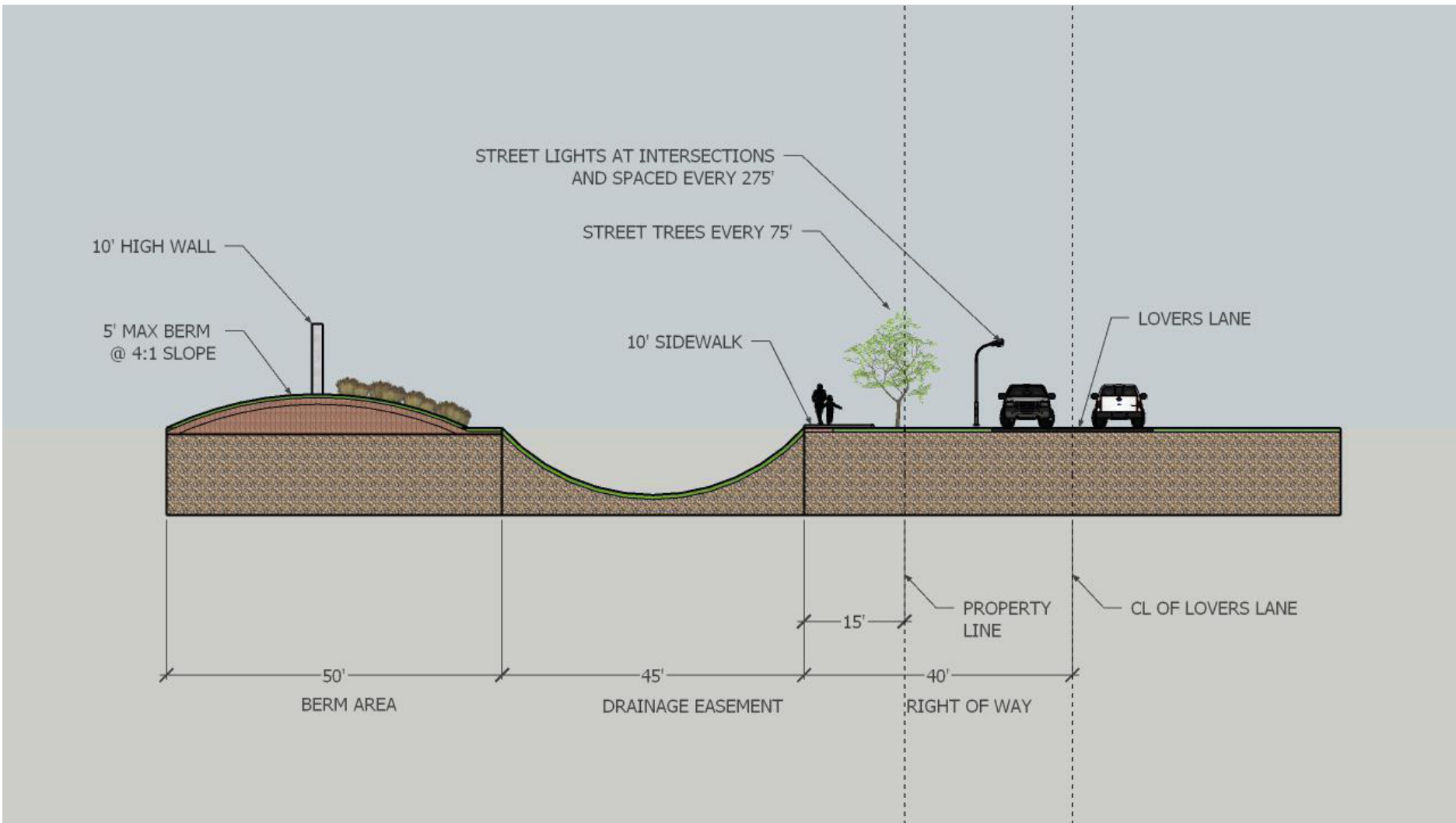


File Path: Autodesk Docs://16.21336.00 Line 204 Studios/204 Entitlement Central 2022.rvt





LOVERS LANE PLAN



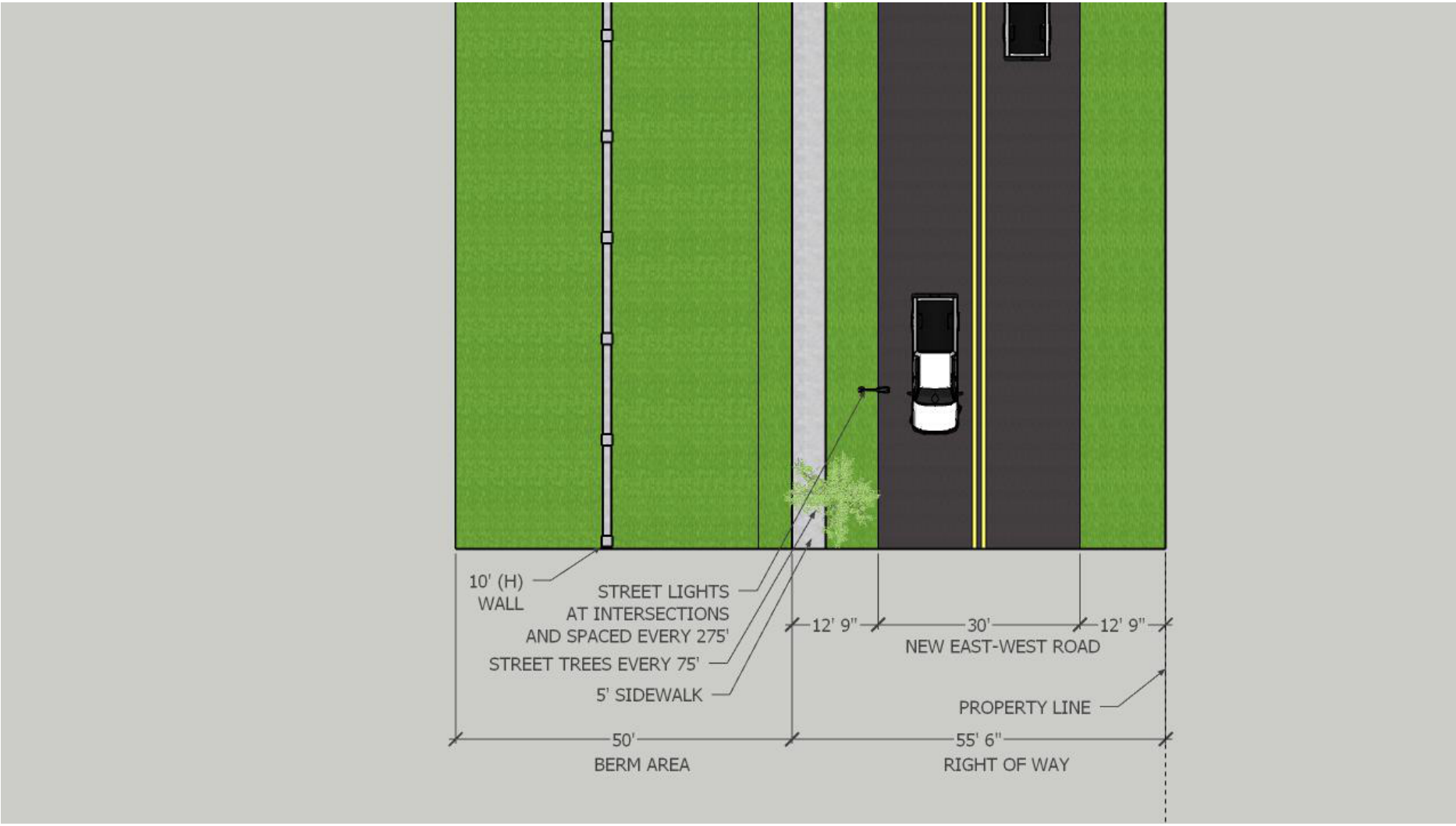
LOVERS LANE SECTION



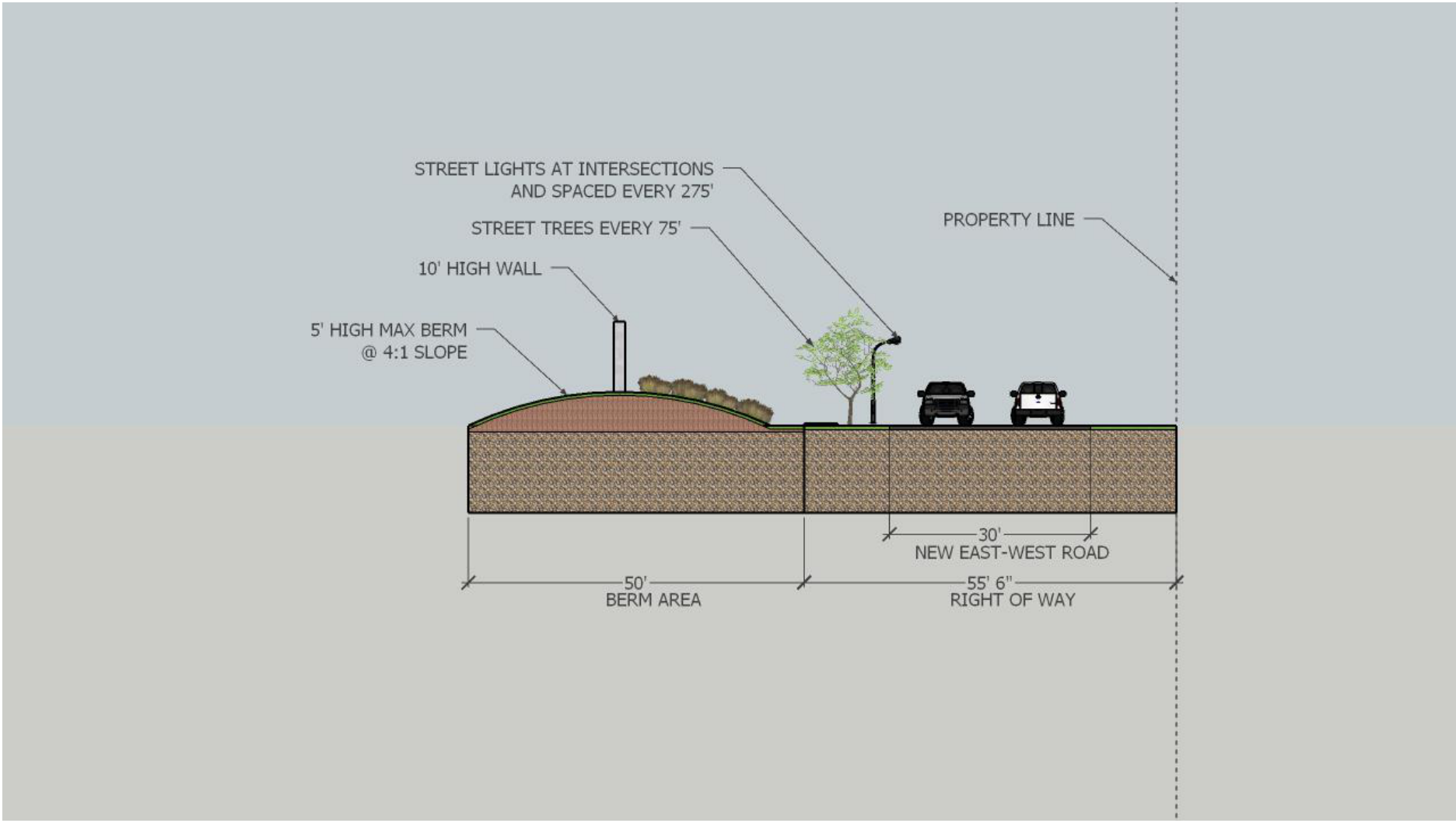
LOVERS LANE AXON



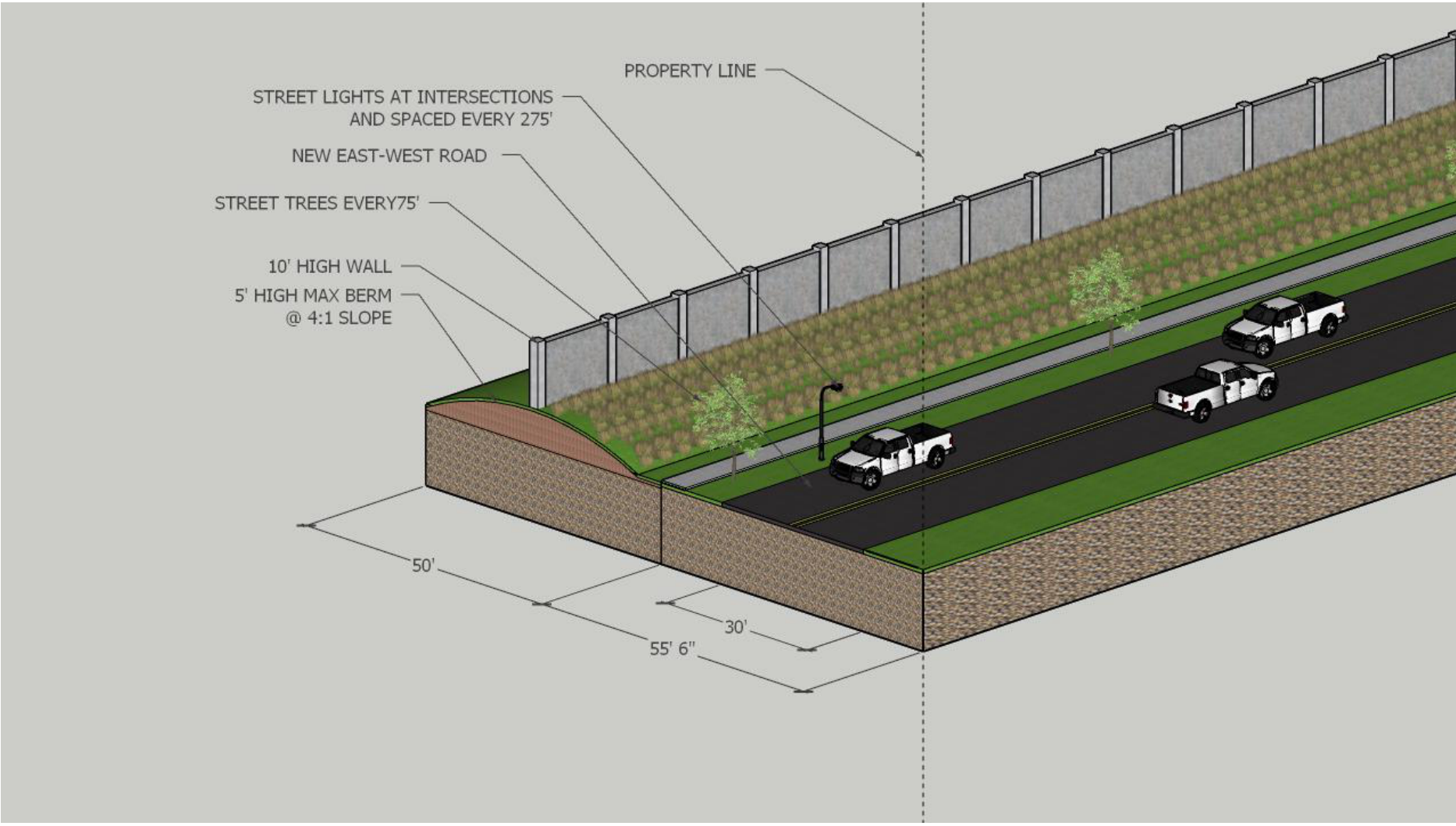
LOVERS LANE PERSPECTIVE



NEW EAST-WEST ROAD PLAN



NEW EAST-WEST ROAD SECTION



NEW EAST-WEST ROAD AXON



NEW EAST-WEST ROAD PERSPECTIVE