

City of Bastrop



Agenda Information Sheet:

Planning and Zoning Commission Meeting Date:
PP16:04

August 25, 2016
Agenda #8

Project Description:

Pecan Park Preliminary Plat and Section 3A being +/-12.181 acres within the Mozea Rousseau Survey A-56, located west of Childers Drive (Childers Drive to be extended) and south of the 100' wide LCRA easement within the city limits of Bastrop, Texas.

Item Summary:

Owner: DM Pecan Park Associates, LTD, Duke McDowell
Applicant: Charles Wirtanen, P.E., Bowman Consulting Group, Ltd.
Location: West of Childers Drive and south of the LCRA easement
Utilities: City water, sewer, and Bluebonnet electric
Zoning: Planned Development, PD,

Background:

Pecan Park Development, comprising of 311 acres of both residential and commercial development, has a Memorandum of Understanding (MOU) that was approved by City Council on November 12, 2013. It was signed off by both parties (Pecan Park and City of Bastrop) on December 12, 2013. Staff has provided the first 12 pages of the MOU.

Section 3A (+/-12.181 acres) is zoned Planned Development (PD) and the Planning and Zoning Commission recommended approval on July 30, 2015 and 2nd reading by City Council on August 25, 2015.

- **PD-PH – Patio Home** - minimum lot size 40' x 115', home size 1,000 square feet; staggered 20'-25' front building setbacks, Homes in these areas shall be at least ten feet (10') apart, five feet (5') from the property line. 30% maximum acreage (Not allowed in Section 6)

Status:

The Section 3A preliminary plat includes 68 (sixty-eight) residential lots and 5 (five) open space lots. The property has a zoning classification of "PD-PH", and the following lot standards apply:

<u>District</u>	<u>Min. Lot Area</u>	<u>Min. Dwelling Unit Size</u>	<u>Min. Lot Width</u>	<u>Min. Lot Depth</u>	<u>Min. Front Yard</u>	<u>Min. Interi or Side Yard</u>	<u>Min. Side when two-story & adj. SF Zone</u>	<u>Min. Ext. Yard (See Sec.43.3)</u>	<u>Min. Rear Yard</u>	<u>Min. Rear when two-story & Adj. SF Zone</u>	<u>Max. Height of Build</u>	<u>Max. Lot Cover age</u>
PD PH	4,600 sq. ft.	1000 sq. ft.	40'	115'	20' - 25'	5.0'		10.0'	15'		35'	75%

Traffic Impact Analysis (TIA):

A Traffic Impact Analysis (TIA) has been submitted by the developer that lists the recommended improvements based on the level of build-out within the project. According to the TIA, improvements will be needed when 398 lots are platted. Currently, 273 lots are platted or proposed, which leaves approximately 125 lots available for development before improvements are needed.

The table below summarizes the current projects within Pecan Park:

Section 4	70 Lots (Platted)
Section 5A	48 Lots (Platted)
Section 5B	43 Lots (Under construction)
Section 3A	68 Lots (Proposed)
Section 6A	44 Lots (Proposed)
<u>Total</u>	<u>273 Lots</u>

Drainage/Flood Plain:

According to information provided by the design engineer, stormwater runoff generally flows southward toward the Colorado River, which defines the southern boundary of the overall Pecan Park development. In order to maintain this general flow path, the developer has proposed to install a storm sewer system designed to collect and route stormwater generated within the development to the Colorado River. The design engineer has provided a preliminary layout of the proposed system. In accordance with the approved MOU and a Technical Memorandum prepared by Espey Consultants, stormwater detention will not be required or necessary for the Pecan Park development.

Streets:

Roadway access will be provided from Childers Drive, as well as a roadway connection to the newly-constructed Section 4, located just north of the project. Proposed Trailside Lane will terminate at a temporary turn-around in order to allow for its extension to future sections.

Basis of Support:

Staff supports the Pecan Park, Sections 3A Preliminary Plat. The preliminary plat appears to comply with the approved MOU and all appropriate subdivision requirements.

Comments:

Four (4) adjacent property owner notifications were mailed August 15, 2016. At the time of this report preparation, no responses have been received.

Staff Recommendation:

Staff recommends approval of the requested Preliminary Plat for Pecan Park Section 3A being +/- 12.181 acres within the Mozea Rousseau Survey A-56, located west of Childers Drive (Childers Drive to be extended) and south of the 100' wide LCRA easement within the city limits of Bastrop, Texas.

Attachments:

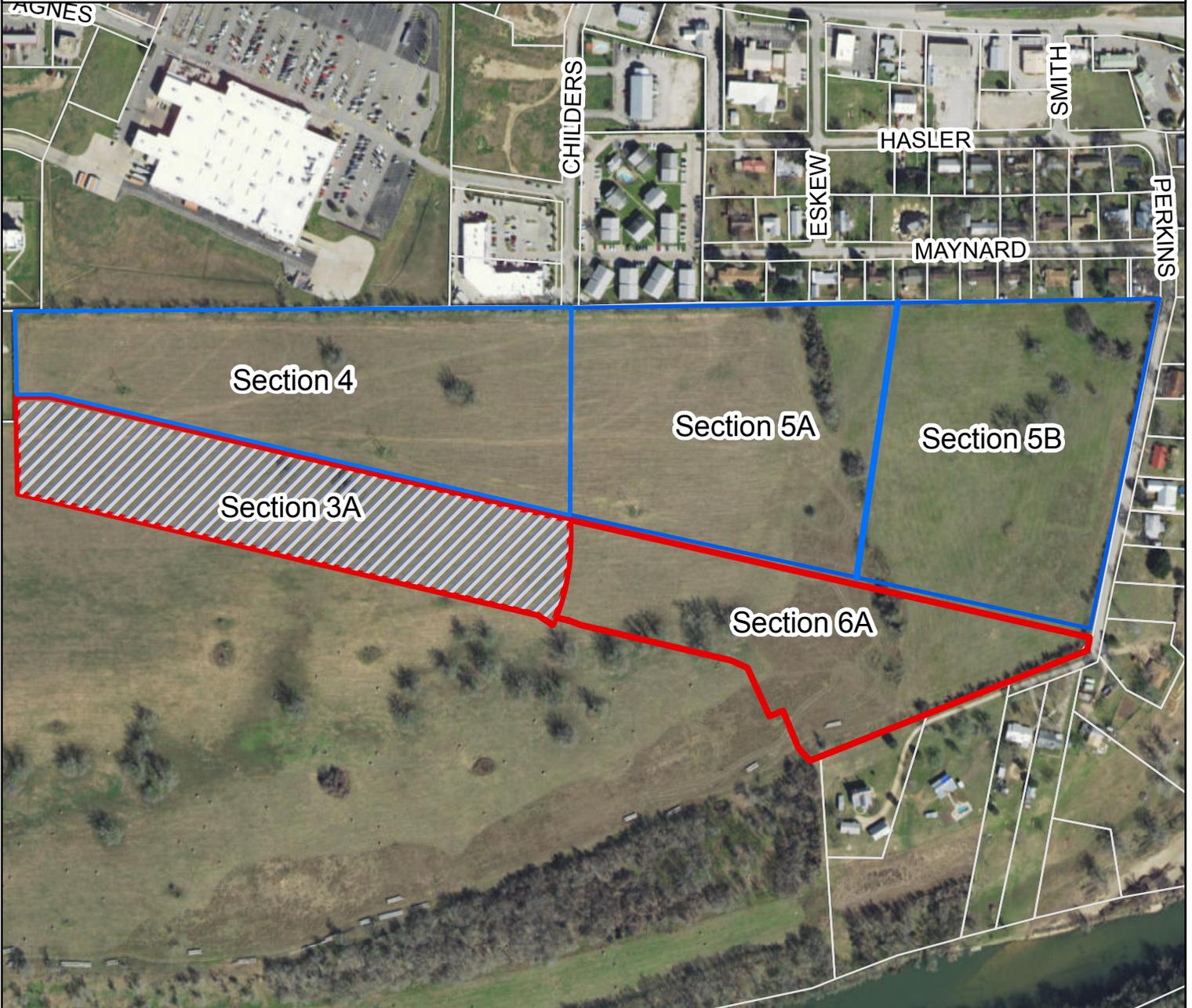
Location map and plat layout

City Contact:

Melissa M. McCollum, AICP, LEED AP, Director and
Wesley Brandon, PE, City Engineer
Planning and Development Department



Property Location Map for Pecan Park Sections 3A



Legend

 Section 3A

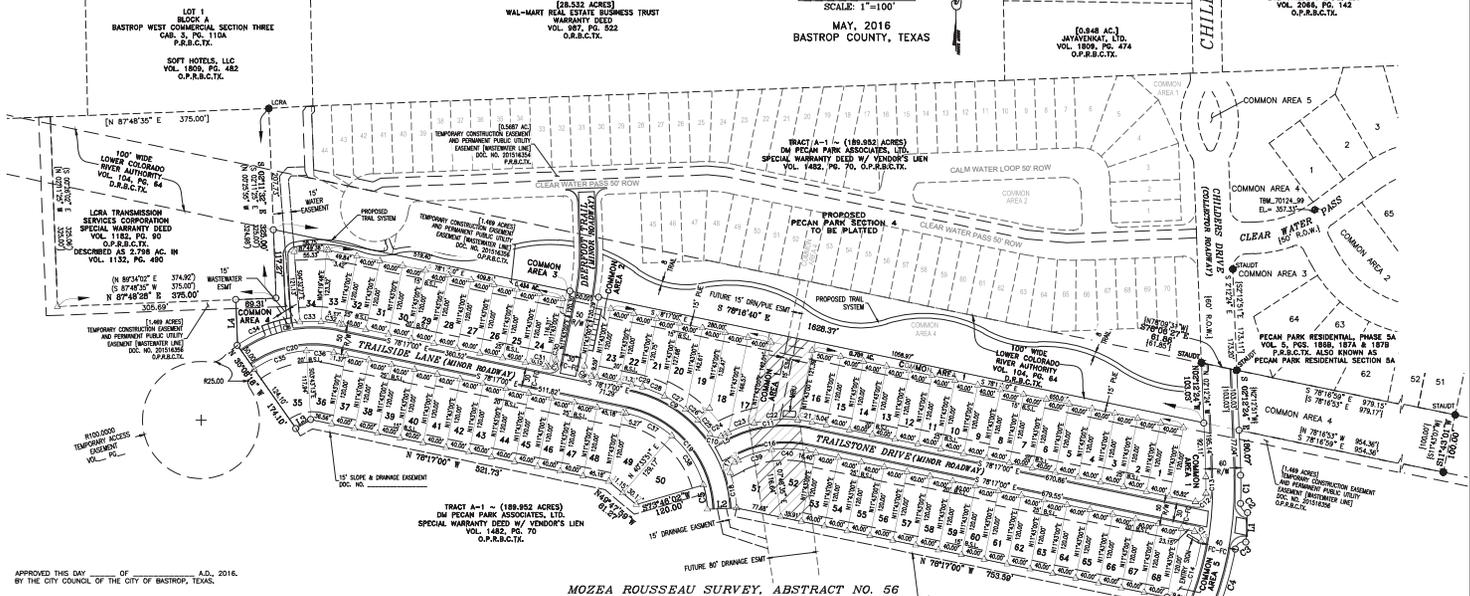
PECAN PARK RESIDENTIAL SECTION 3A

PRELIMINARY PLAT ONLY - NOT FOR RECORDATION

LINE TABLE		
LINE #	BEARING	DISTANCE
L1	S 03°21'01" W	50.54'
L2	S 87°34'04" W	50.00'
L3	S 59°05'53" W	29.62'
L4	N 02°11'05" W	78.28'
L5	N 62°11'25" E	7.19'
L6	N 44°44'14" E	28.56'
L7	S 62°21'25" W	7.19'

100 0 100
SCALE: 1"=100'
MAY, 2016
BASTROP COUNTY, TEXAS

CURVE TABLE				
CURVE #	RADIUS	ARC DISTANCE	CHORD BEARING	CHORD DISTANCE
C1	580.00'	48.60'	S 07°11'37" W	48.55'
C2	15.00'	21.17'	S 37°50'41" E	19.48'
C3	15.00'	23.92'	S 56°01'35" W	21.47'
C4	580.00'	121.89'	S 16°21'24" W	121.67'
C5	175.00'	42.15'	N 09°19'57" W	42.05'
C6	225.00'	164.00'	N 78°17'21" E	178.92'
C7	15.00'	23.56'	N 56°43'00" E	21.21'
C8	15.00'	23.56'	S 33°17'00" E	21.21'
C9	225.00'	161.19'	S 57°45'37" E	157.76'
C10	15.00'	21.05'	S 77°28'25" E	19.36'
C11	225.00'	154.57'	N 82°02'12" E	151.54'
C12	15.00'	26.38'	N 51°20'21" E	23.11'
C13	520.00'	28.65'	N 00°37'42" W	28.65'
C14	520.00'	111.52'	N 16°14'00" E	111.20'
C15	15.00'	23.14'	N 24°02'48" W	20.97'
C16	175.00'	129.25'	S 80°20'12" W	117.87'
C17	15.00'	21.05'	S 32°02'14" W	19.36'
C18	225.00'	61.33'	S 10°14'26" E	61.14'
C19	175.00'	231.87'	N 40°21'28" W	215.12'
C20	175.00'	143.11'	S 78°17'21" W	139.16'
C21	225.00'	25.01'	N 81°28'03" W	25.00'
C22	225.00'	75.35'	S 85°45'17" W	75.00'
C23	225.00'	47.02'	S 70°10'27" W	46.93'
C24	225.00'	7.19'	S 63°16'20" W	7.19'
C25	225.00'	31.39'	N 41°14'00" W	31.36'
C26	225.00'	28.07'	N 48°48'13" W	28.05'
C27	225.00'	42.76'	N 57°49'18" W	42.69'
C28	225.00'	40.65'	N 68°26'31" W	40.60'
C29	225.00'	18.32'	N 75°57'02" W	18.32'
C30	15.00'	18.62'	S 47°16'35" W	17.45'
C31	15.00'	4.96'	N 87°43'59" E	4.97'
C32	225.00'	32.14'	N 82°23'44" W	32.12'
C33	225.00'	36.50'	S 88°53'03" W	36.46'
C34	225.00'	115.36'	S 69°32'57" W	114.10'
C35	175.00'	95.98'	N 70°34'15" E	94.70'
C36	175.00'	47.15'	S 86°00'06" E	47.01'
C37	175.00'	88.11'	S 67°51'34" E	87.18'
C38	175.00'	101.41'	S 32°50'04" E	100.00'
C39	175.00'	60.58'	N 72°16'28" E	60.28'
C40	175.00'	59.64'	S 88°02'47" E	59.35'

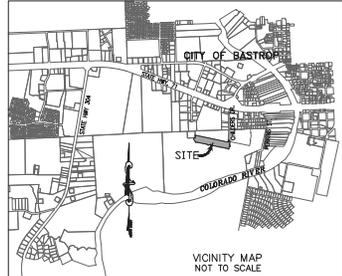


APPROVED THIS DAY OF _____ A.D. 2016,
BY THE CITY COUNCIL OF THE CITY OF BASTROP, TEXAS.

MAYOR _____ CITY SECRETARY _____

LEGAL DESCRIPTION:
12.181 ACRES OF LAND OUT OF THE MOZEA ROUSSEAU SURVEY, ABSTRACT NO. 56,
BASTROP COUNTY, TEXAS, BEING A PORTION OF THAT CALLED 189,952 ACRE
TRACT OF LAND DESIGNATED AS TRACT A-1 AND DESCRIBED IN A SPECIAL
WARRANTY DEED WITH VENDOR'S Lien DEED TO DM PECAN PARK ASSOCIATES, LTD.
OF RECORD IN VOLUME 1482, PAGE 70, OFFICIAL PUBLIC RECORDS OF BASTROP
COUNTY, TEXAS.

FLOOD NOTE:
THE SUBJECT TRACT IS SHOWN TO BE IN FLOOD ZONE X. OTHER FLOOD AREAS, AREAS
OF 0.2% ANNUAL CHANCE FLOOD AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE
DEPTH OF LESS THAN 1 SQUARE MILE AND AREAS PROTECTED BY LEVEES FROM 1%
ANNUAL CHANCE FLOOD AS IDENTIFIED BY THE FLOOD INSURANCE RATE MAP PANEL NO.
48021 C 03858, DATED JANUARY 19, 2006.
THE ABOVE STATEMENT IS MADE FOR FLOOD INSURANCE DETERMINATION ONLY AND THIS
SURVEYOR ASSUMES NO LIABILITY FOR THE CORRECTNESS OF THE CITED MAP(S).



LOT SUMMARY

RESIDENTIAL LOTS	68
OPEN SPACE LOTS	5
TOTAL LOTS	73

PROPOSED STREET LENGTH

CHILDERS DRIVE	425 FEET
TRAILSTONE LANE	940 FEET
DEERFOOT TRAIL	160 FEET
TRAILSTONE DRIVE	947 FEET
TOTAL STREET LENGTH	2472 FEET

AREA SUMMARY

LOTS	9.365 ACRES
RIGHT-OF-WAY	2.816 ACRES
OVERALL AREA	12.181 ACRES

ZONING
R5 PD - RATIO HOME PER PECAN PARK ZONING ORDINANCE, PUD ORD-2015-15
PD PH ALLOWED SOLE OF PUD CREATURE.
WITH THIS SUBDIVISION THERE WILL BE 5.935

UTILITIES:
WATER: CITY OF BASTROP
WASTEWATER: CITY OF BASTROP
GAS: CENTRO ENERGY
ELECTRIC: BULLDOG ELECTRIC
TELEPHONE: SOUTHWESTERN BELL TELEPHONE
CABLE: TIME WARNER CABLE

STATE OF TEXAS)
COUNTY OF TRAVIS)
KNOW ALL MEN BY THESE PRESENTS

ENGINEER'S STATEMENT:
THIS IS TO CERTIFY THAT I AM AUTHORIZED TO PRACTICE THE PROFESSION OF
ENGINEERING IN THE STATE OF TEXAS. THAT I HAVE REVIEWED THE PRELIMINARY PLAT
SURVEYED HEREIN THAT ALL INFORMATION SHOWN HEREON IS ACCURATE AND CORRECT
TO THE BEST OF MY KNOWLEDGE AS RELATED TO THE ENGINEERING PORTIONS THEREOF.
ALL ENGINEERING WORK FOR THE ROADS AND DRAINAGE WITHIN THIS SUBDIVISION WILL
BE COMPLETED IN COMPLIANCE WITH THE CITY OF BASTROP REGULATIONS AND GENERALLY
ACCEPTED ENGINEERING STANDARDS AT THE TIME OF CONSTRUCTION PLAN PREPARATION AND
SUBMITTAL.

CHARLES R. WIRTANEN, P.E.
REGISTERED PROFESSIONAL ENGINEER
NO. 58422 - STATE OF TEXAS
BOWMAN CONSULTING GROUP
1120 SOUTH CAPITAL OF TEXAS HIGHWAY
BUILDING 3, SUITE 220
AUSTIN, TEXAS 78746
PHONE: (512)327-1180

STATE OF TEXAS)
COUNTY OF TRAVIS)
KNOW ALL MEN BY THESE PRESENTS

I, JOHN D. BARNARD, A REGISTERED PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT I
PREPARED THIS PLAT FROM AN ACTUAL ON-THE-GROUND SURVEY OF THE LAND, AND THAT ALL
CORNER MONUMENTS SHOWN THEREON WERE PROPERLY PLACED UNDER MY PERSONAL
SUPERVISION, IN ACCORDANCE WITH THE SUBDIVISION CODE OF THE CITY OF BASTROP, TEXAS.

JOHN D. BARNARD
REGISTERED PROFESSIONAL LAND SURVEYOR
NO. 12449 - STATE OF TEXAS
BOWMAN CONSULTING GROUP
1120 SOUTH CAPITAL OF TEXAS HIGHWAY
BUILDING 3, SUITE 220
AUSTIN, TEXAS 78746

LEGEND

- 1/2" IRON ROD FOUND UNLESS OTHERWISE NOTED
- 5/8" 1/2" IRON ROD FOUND
- STAKED 1/2" IRON ROD W/ PLASTIC CAP STAMPED "STADIUM SURVEYING" FOUND
- MPLS 1753 1/2" IRON ROD W/ PLASTIC CAP STAMPED "MPLS 1753" FOUND
- ▲ CALCULATED POINT
- BENCHMARK
- () RECORD INFORMATION PER VOL. 1482, PG. 70, O.P.R.B.C.T.X.
- { } RECORD INFORMATION PER CAR. 5, PG. 178B, P.R.B.C.T.X.
- [] RECORD INFORMATION
- D.R.B.C.T.X. DEED RECORDS OF BASTROP COUNTY, TEXAS
- P.R.B.C.T.X. PLAT RECORDS OF BASTROP COUNTY, TEXAS
- O.R.B.C.T.X. OFFICIAL RECORDS OF BASTROP COUNTY, TEXAS
- O.P.R.B.C.T.X. OFFICIAL PUBLIC RECORDS OF BASTROP COUNTY, TEXAS
- B.S.L. BUILDING SETBACK LINE
- S.S.E. STORM SEWER EASEMENT
- ▨ DRAINAGE EASEMENT TO BE VACATED PRIOR TO SECTION 3A RECORDATION

FILED 07/14/2016	DRAWN BY: JSM	CHECKED BY: JSM
DATE: 7/14/2016		
SCALE: 1"=100'		
JOB # 70124-01-001(TASK 600)	DRAWING #:	PRELIM PLAT
		PLAN # 3523
REF: FN1892	REVISION	DATE
NO.		



Bowman Consulting Group, Ltd.
1120 South Capital of Texas Hwy, Bldg 3, Suite 220, Austin, Texas 78746
Phone: (512) 327-1180 Fax: (512) 327-4062
www.bowmanconsulting.com Bowman Consulting Group, Ltd.
TBPE Firm No. F-14309 | TBPLS Firm No. 101206-00

PRELIMINARY PLAT
PECAN PARK RESIDENTIAL SECTION 3A
BASTROP COUNTY, TEXAS

PECAN PARK RESIDENTIAL SECTION 3A

PRELIMINARY PLAT ONLY - NOT FOR RECORDATION

PRELIMINARY PLAT NOTES

1. VERTICAL DATUM = NAVD 88 (GEOID12A) PER RESULT OF THE NATIONAL GEODETIC SURVEY ON-LINE POSITIONING USER SERVICE (OPUS) BASED ON FIELDWORK GPS STATIC SESSIONS RUN ON MARCH 1 AND 2, 2016 AND VERIFIED WITH DATA COLLECTION USING SWAMINTX NORTH AMERICA REFERENCE STATION RTCM 0 2309 (IGLS0).
2. ALL EASEMENTS OF RECORD ARE SHOWN ON THE MOST RECENT TITLE PLAN DATED 4-7-2014, CONDUCTED BY NATIONAL INVESTORS TITLE INSURANCE COMPANY, TITLE COMMITMENT NO. 13170073-LA (ISSUED BY INDEPENDENCE TITLE COMPANY), FOR PROPERTY INCLUDING PROPERTY ARE SHOWN ON THIS PRELIMINARY PLAT.
3. ALL SUBDIVISION IMPROVEMENT PERMITS SHALL CONFORM TO THE CITY OF BASTROP CODE OF ORDINANCES, CONSTRUCTION STANDARDS, AND GENERALLY ACCEPTED ENGINEERING PRACTICES.
4. CONSTRUCTION PLANS AND SPECIFICATIONS FOR ALL SUBDIVISION IMPROVEMENTS SHALL BE REVIEWED AND ACCEPTED BY THE CITY OF BASTROP PRIOR TO ANY CONSTRUCTION WITHIN THE SUBDIVISION.
5. EROSION AND SEDIMENTATION CONTROLS CONSTRUCTED IN ACCORDANCE WITH THE SUBDIVISION ORDINANCE OF THE CITY OF BASTROP ARE REQUIRED FOR ALL CONSTRUCTION ON EACH LOT.
6. BUILDING SETBACKS SHOWN SHALL BE IN ACCORDANCE WITH PECAN PARK ZONING ORDINANCE NO. ORD-2015-15.
7. PRIOR TO CONSTRUCTION OF ANY IMPROVEMENTS ON LOTS IN THIS SUBDIVISION, BUILDING PERMITS WILL BE OBTAINED FROM THE CITY OF BASTROP.
8. SIDEWALKS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE SUBDIVISION ORDINANCE OF THE CITY OF BASTROP. HOMEOWNERS WILL BE RESPONSIBLE FOR CONSTRUCTION OF SIDEWALKS LOCATED ON THE STREET FRONTAGE OF SINGLE FAMILY LOTS. THE DEVELOPER WILL CONSTRUCT SIDEWALKS AND CURB RAMPS AS REQUIRED IN ALL OTHER AREAS OF THE SUBDIVISION AT THE TIME OF SUBDIVISION CONSTRUCTION.
9. ALL UTILITIES WILL BE UNDERGROUND.
10. DEVELOPER/OWNER SHALL BE SOLELY RESPONSIBLE FOR ALL RELOCATION AND MODIFICATIONS TO EXISTING UTILITIES.
11. PURSUANT TO A TECHNICAL MEMORANDUM PREPARED BY ESPEY CONSULTANTS, INC. (DATED FEB. 22, 2010) DEMONSTRATING THAT DEVELOPMENT OF THE PECAN PARK PROPERTY WOULD NOT ADVERSELY AFFECT THE REGULATORY FLOOD PLAN OF THE COLORADO RIVER, A MEMORANDUM OF UNDERSTANDING BETWEEN THE CITY AND PECAN PARK ASSOCIATES, LTD. WAS APPROVED BY THE CITY COUNCIL (NOV. 12, 2013) THAT STATES "THE CITY SHALL NOT REQUIRE OWNER TO CONSTRUCT CRIPPE DETENTION ON ANY PORTION OF THE LAND WITHIN THE NATURAL DRAINAGE AREA OF THE PROPERTY."
12. NO LOT OR STRUCTURE SHALL BE OCCUPIED PRIOR TO THE APPLICANT SUBMITTING TO THE CITY OF BASTROP DOCUMENTATION OF SUBDIVISION REGISTRATION WITH THE TEXAS DEPARTMENT OF LICENSING AND REGULATORY AFFAIRS (TDLR) AND PROVIDE DOCUMENTATION OF REVIEW AND COMPLIANCE OF THE SUBDIVISION CONSTRUCTION PLANS WITH TEXAS ARCHITECTURAL BOARD (TAB) ACT (TABA).
13. NO LOT IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTED TO THE APPROVED WATER DISTRIBUTION AND WASTEWATER COLLECTION FACILITIES.
14. WASTEWATER AND WATER SYSTEMS SHALL CONFORM TO TCEQ (TEXAS COMMISSION ON ENVIRONMENTAL QUALITY).
15. IMPACT FEES FOR THIS SUBDIVISION SHALL BE BASED ON ORDINANCE NO. 2011-21 AND PER THE MEMORANDUM OF UNDERSTANDING DATED DECEMBER, 2014 APPROVED BY BASTROP CITY COUNCIL, NOVEMBER 12, 2013.
16. SITE DEVELOPMENT CONSTRUCTION PLANS SHALL BE REVIEWED AND ACCEPTED BY THE CITY OF BASTROP.
17. FISCAL SURETY FOR SUBDIVISION CONSTRUCTION IN A FORM ACCEPTABLE TO THE CITY OF BASTROP, SHALL BE PROVIDED PRIOR TO FINAL PLAT APPROVAL BY THE CITY.
18. THE OWNER OF THE SUBDIVISION, AND HIS OR HER SUCCESSORS AND ASSIGNS, ASSUMES SOLE RESPONSIBILITY FOR PLANS FOR REDISTRIBUTION OF SUBDIVISION IMPROVEMENTS WHICH COMPLY WITH APPLICABLE CODES AND REQUIREMENTS OF THE CITY OF BASTROP.
19. BY APPROVING THIS PRELIMINARY PLAT, THE CITY OF BASTROP ASSUMES NO OBLIGATION TO CONSTRUCT ANY INFRASTRUCTURE IN CONNECTION WITH THIS SUBDIVISION. ANY SUBDIVISION INFRASTRUCTURE REQUIRED FOR THE DEVELOPMENT OF THE LOTS IN THIS SUBDIVISION IS THE SOLE RESPONSIBILITY OF THE DEVELOPER AND/OR THE OWNERS OF THE LOTS. FAILURE TO PROVIDE ANY REQUIRED INFRASTRUCTURE TO CITY STANDARDS MAY BE JUST CAUSE FOR THE CITY TO DENY APPLICATIONS FOR CERTAIN DEVELOPMENT PERMITS INCLUDING BUILDING PERMITS, SITE PLAN APPROVALS AND/OR CERTIFICATES OF OCCUPANCY.
20. NO BUILDINGS, FENCES, LANDSCAPING OR OTHER STRUCTURES ARE PERMITTED WITHIN DRAINAGE EASEMENTS SHOWN, EXCEPT AS APPROVED BY THE CITY OF BASTROP.
21. ALL DRAINAGE EASEMENTS, STORM WATER FACILITIES / FEATURES SHALL BE MAINTAINED BY THE PROPERTY OWNER OR HIS OR HER ASSIGNS.
22. FLOOD WARNING: THE DEGREE OF FLOOD PROTECTION REQUIRED BY THE CITY OF BASTROP FLOOD DAMAGE PREVENTION ORDINANCE IS CONSIDERED REASONABLE FOR REGULATORY PURPOSES AND IS BASED ON SCIENTIFIC AND ENGINEERING CONSIDERATIONS. ON RARE OCCASIONS, GREATER FLOODS CAN AND WILL OCCUR AND FLOOD HEIGHTS MAY BE INCREASED BY MAN-MADE OR NATURAL CAUSES. ACCEPTANCE OF THIS PLAT BY THE CITY COUNCIL DOES NOT IMPLY THAT LAND OUTSIDE THE AREAS OF SPECIAL FLOOD HAZARDS OR LUSES PERMITTED WITHIN SUCH AREAS WILL BE FREE FROM FLOODING OR FLOOD DAMAGES, NOR SHALL ACCEPTANCE OF THIS PLAT CREATE LIABILITY ON THE PART OF THE CITY OF BASTROP OR ANY OFFICIAL OR EMPLOYEE THEREOF FOR ANY FLOOD DAMAGES THAT RESULT FROM RELIANCE ON THE INFORMATION CONTAINED WITHIN THIS PLAT OR ANY ADMINISTRATION DECISION LAWFULLY MADE HEREUNDER.
23. TEMPORARY AND PERMANENT EASEMENTS TO BE PROVIDED, AS REQUIRED AT THE CITY'S SOLE DISCRETION FOR OFF-SITE WATER, WASTEWATER AND DRAINAGE IMPROVEMENTS.
24. PROPERTY OWNER SHALL PROVIDE FOR ACCESS TO ALL EASEMENTS AS MAY BE NECESSARY AND SHALL NOT PROHIBIT ACCESS BY GOVERNMENTAL AUTHORITIES.
25. AS SHOWN HEREON, A TEN (10) FOOT WIDE PUBLIC UTILITY EASEMENT (P.U.E.) IS HEREBY DEDICATED ADJACENT TO STREET ROW ON ALL LOTS. A FIVE (5) FOOT WIDE P.U.E. IS HEREBY DEDICATED ALONG EACH SIDE LOT LINE UNLESS OTHERWISE NOTED.
26. ALL CONSTRUCTION WORK MUST COMPLY WITH TCEQ GENERAL CONSTRUCTION STORM WATER PERMIT TXR150000.
27. ALL TRAFFIC-RELATED WORK MUST COMPLY WITH THE RECOMMENDATIONS CONTAINED IN THE TRAFFIC IMPACT ANALYSIS DATED DECEMBER, 2014 AS PREPARED BY ALLIANCE TRANSPORTATION GROUP, INC. RELATED TO THIS PROJECT AS APPROVED BY THE CITY OF BASTROP.
28. DESIGN ELEMENTS SHOWN ON THE PRELIMINARY PLAT ARE SUBJECT TO REVISION DURING SUBSEQUENT APPROVAL PROCESS (E.G. CONSTRUCTION PLANS, FINAL PLAT, ETC.).
29. THE DEVELOPER SHALL BE RESPONSIBLE FOR OBTAINING ANY AND ALL PERMITS AND/OR APPROVALS AS REQUIRED BY OTHER REGULATORY AGENCIES FOR DEVELOPMENT OF THE PROJECT. PRIOR TO CITY ACCEPTANCE OF PUBLIC IMPROVEMENTS IN THE LORA EASEMENTS, THE DEVELOPER SHALL PROVIDE CORRESPONDENCE FROM THE LORA ACKNOWLEDGING THE LOCATION OF PUBLIC IMPROVEMENTS.
30. GRADING AND DRAINAGE PROPOSED FOR THIS SUBDIVISION COMPLIES WITH APPROVED CLEAR CORSE NO. 06-6-RECORD DATED JULY 31, 2006. A LORA WILL BE SUBMITTED AND PROCESSED SUBSEQUENT TO COMPLETION OF CONSTRUCTION.
31. THE MINIMUM FINISH FLOOR ELEVATIONS SHOWN FOR LOTS ARE IN CONFORMANCE WITH THE APPROVED CLEAR CORSE FOR THE PROPERTY.
32. RIVERS BEND AT PECAN PARK COMMUNITY ASSOCIATION, INC. OR APPLICABLE HOA SHALL BE RESPONSIBLE FOR COMMON AREA MAINTENANCE.
33. PARK DEDICATION WILL BE SATISFIED FOR ALL RESIDENTIAL BY A FUTURE DEDICATION OF 10 ACRES. THE SIZE OF THAT PUBLIC PARK WILL EXCEED THE PARALLEL DEDICATION AS SET OUT IN THE CITY'S ORDINANCE ONE (1) ACRE FOR EACH ONE HUNDRED (100) PROPOSED DWELLING UNITS OR FIVE (5) PERCENT OF THE TOTAL RESIDENTIAL PLATTED AREA (EXCLUDING STREETS). HOWEVER IS GREATER. A LIBERAL ESTIMATED 850 TOTAL RESIDENTIAL DWELLING UNITS WOULD EQUATE TO 8.5 ACRES; 5.0% OF THE EXPECTED PLATTED AREA OF APPROXIMATELY 157.62 ACRES WOULD EQUATE TO 7.88 ACRES. (ESTIMATED PER OUR PROFESSIONAL LAND PLANNERS AS CURRENTLY PROPOSED, SECTION 1 - 17.76 ACRES, SECTION 2 - 30.02 ACRES, SECTION 3 - 36.05 ACRES, SECTION 4 - 11.02 ACRES, SECTION 5 - 25.85 ACRES, SECTION 6 - 17.50 ACRES, SECTION 7 - 18.44 ACRES).
34. IT IS THE RESPONSIBILITY OF EACH RESIDENTIAL BUILDER TO DESIGN AND CONSTRUCT A SATISFABLE GRADING AND DRAINAGE SCHEME WHICH WILL CONVEY SURFACE WATER, WITHOUT PONDING IN THE LOT OR UNDER THE HOUSE, FROM HIS STRUCTURE TO THE DRAINAGE SYSTEM CONSTRUCTED BY THE SUBDIVISION DEVELOPER.
35. PUBLIC UTILITY AND DRAINAGE EASEMENTS WHERE SHOWN AND/OR DESCRIBED HEREON ARE INTENDED TO INDICATE AN EASEMENT FOR CONSTRUCTION, OPERATION, AND MAINTENANCE OF PUBLIC UTILITIES AND DRAINAGEWAYS INCLUDING, BUT NOT LIMITED TO, SANITARY SEWERS, FORCE MAINS, WATER LINES, TELEPHONE SIGNAL CONDUITS, ELECTRIC CONDUITS, DRAINAGE PIPES, AND NATURAL GAS LINES.
36. INSTALLATION AND MAINTENANCE OF A TEMPORARY EMERGENCY ACCESS MAY BE REQUIRED.
37. THE DEVELOPER SHALL PROVIDE APPROPRIATE TEST REPORTS AND CERTIFICATIONS CONFIRMING THE PROPER SELECTION, PLACEMENT, AND COMPACTION OF FILL MATERIAL WITHIN THE DEVELOPMENT.

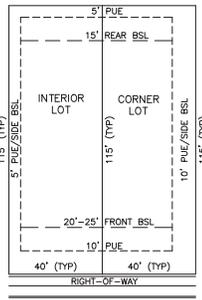
RESIDENTIAL PLANNED DEVELOPMENT (PD)

RESIDENTIAL LOT AREA			
LOT	ACREAGE	SQ. FT.	ZONING
1	0.110	4800	PD
2	0.110	4800	PD
3	0.110	4800	PD
4	0.110	4800	PD
5	0.110	4800	PD
6	0.110	4800	PD
7	0.110	4800	PD
8	0.110	4800	PD
9	0.110	4800	PD
10	0.110	4800	PD
11	0.110	4800	PD
12	0.110	4800	PD
13	0.110	4800	PD
14	0.110	4800	PD
15	0.110	4800	PD
16	0.138	6012	PD
17	0.141	6133	PD
18	0.166	7247	PD
19	0.135	5893	PD
20	0.123	5377	PD
21	0.114	4944	PD
22	0.110	4800	PD
23	0.110	4800	PD
24	0.110	4799	PD
25	0.110	4800	PD
26	0.110	4800	PD
27	0.110	4800	PD
28	0.110	4800	PD
29	0.110	4800	PD
30	0.110	4800	PD
31	0.110	4800	PD
32	0.110	4800	PD
33	0.126	5482	PD
34	0.128	5553	PD
35	0.175	7640	PD
36	0.144	6272	PD
37	0.110	4800	PD
38	0.110	4800	PD
39	0.110	4800	PD
40	0.110	4800	PD
41	0.110	4800	PD
42	0.110	4800	PD
43	0.110	4800	PD
44	0.110	4800	PD
45	0.110	4800	PD
46	0.110	4800	PD
47	0.110	4800	PD
48	0.120	5421	PD
49	0.178	7773	PD
50	0.188	8183	PD
51	0.168	7221	PD
52	0.153	6650	PD
53	0.110	4800	PD
54	0.110	4800	PD
55	0.110	4800	PD
56	0.110	4800	PD
57	0.110	4800	PD
58	0.110	4800	PD
59	0.110	4800	PD
60	0.110	4800	PD
61	0.110	4800	PD
62	0.110	4800	PD
63	0.110	4800	PD
64	0.110	4800	PD
65	0.110	4800	PD
66	0.110	4800	PD
67	0.110	4800	PD
68	0.110	4800	PD

RESIDENTIAL PLANNED DEVELOPMENT (PD)

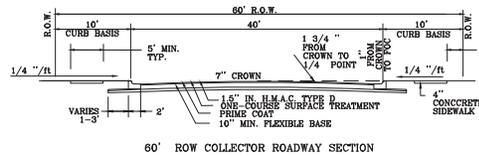
COMMON AREA			
LOT	ACREAGE	SQ. FT.	ZONING
1	0.723	31510	PD
2	0.067	2903	PD
3	0.027	1171	PD
4	0.407	17741	PD
5	0.101	4394	PD

STREET AREA		
STREET	ACREAGE	SQ. FT.
CHILDERS DRIVE	0.623	27136
TRAILSIDE LANE	1.114	48527
DEERFOOT TRAIL	0.138	6015
TRAILSTONE DRIVE	0.941	40989

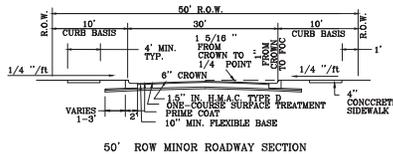


**SECTION 3A
TYPICAL LOT DETAIL
(NOT TO SCALE)**

MINIMUM LOT AREA: 4,600 SF
MINIMUM DWELLING SIZE: 1,000 SF
MINIMUM LOT WIDTH: 40'
MINIMUM LOT DEPTH: 115'



- 60' ROW COLLECTOR ROADWAY SECTION**
- NOTES:
1. ALL UNPAVED AREAS WITHIN THE LIMITS OF CONSTRUCTION SHALL BE SODDED OR SEEDED AS INDICATED.
 2. BASE COURSE TO EXTEND BEYOND CURB 1' FOR SOILS WITH PI OF 20 OR LESS, 3' FOR ALL OTHER SOILS.
 3. 4" MINIMUM THICKNESS OF BASE UNDER CURB.
 4. CROWN IS PARABOLIC.
 5. PAVEMENT THICKNESS IS A MINIMUM, ACTUAL THICKNESS TO BE DETERMINED BASED ON GEOTECHNICAL ENGINEERING REPORT RECOMMENDATIONS.
 6. SIDEWALKS TO BE INSTALLED PER CITY OF BASTROP ZONING REQUIREMENTS. DEVELOPER IS REQUIRED TO INSTALL SIDEWALKS ALONG ALL AREAS NOT ADJACENT TO BUILDING LOTS. INDIVIDUAL BUILDERS ARE REQUIRED TO INSTALL SIDEWALKS ADJACENT TO BUILDING LOTS.



- 50' ROW MINOR ROADWAY SECTION**
- NOTES:
1. ALL UNPAVED AREAS WITHIN THE LIMITS OF CONSTRUCTION SHALL BE SODDED OR SEEDED AS INDICATED.
 2. BASE COURSE TO EXTEND BEYOND CURB 1' FOR SOILS WITH PI OF 20 OR LESS, 3' FOR ALL OTHER SOILS.
 3. 4" MINIMUM THICKNESS OF BASE UNDER CURB.
 4. CROWN IS PARABOLIC.
 5. PAVEMENT THICKNESS IS A MINIMUM, ACTUAL THICKNESS TO BE DETERMINED BASED ON GEOTECHNICAL ENGINEERING REPORT RECOMMENDATIONS.
 6. SIDEWALKS TO BE INSTALLED PER CITY OF BASTROP ZONING REQUIREMENTS. DEVELOPER IS REQUIRED TO INSTALL SIDEWALKS ALONG ALL AREAS NOT ADJACENT TO BUILDING LOTS. INDIVIDUAL BUILDERS ARE REQUIRED TO INSTALL SIDEWALKS ADJACENT TO BUILDING LOTS.

CHILDERS DRIVE ~ COLLECTOR ROADWAY
TRAILSIDE LANE ~ MINOR ROADWAY
DEERFOOT TRAIL ~ MINOR ROADWAY
TRAILSTONE DRIVE ~ MINOR ROADWAY

FILE: 07024 - RPA	DRAWN BY: RM	CHECKED BY: JB	DATE: 7/13/2016
SCALE: 1"=100'	DRAWING #: PRELIM PLAT	PLAN #: 353	
JOB #: 70124-01-001(TASK 600)			
REV	BY	DATE	

**Bowman
CONSULTING**

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TBPE Firm No. F-14309 | TBPLS Firm No. 101206-00

PRELIMINARY PLAT
PECAN PARK RESIDENTIAL SECTION 3A
BASTROP COUNTY, TEXAS