

# City of Bastrop



## Agenda Information Sheet:

**Planning and Zoning Commission Meeting Date:**  
**PP16:05**

**August 25, 2016**  
**Agenda #9**

**Project Description:**

Pecan Park Preliminary Plat and Section 6A being +/-10.961 acres within the Mozea Rousseau Survey A-56, located east 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:** East 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 6A (+/-12.181 acres) is zoned Planned Development (PD) and the Planning and Zoning Commission recommended approval on July 30, 2015 and 2<sup>nd</sup> reading by City Council on August 25, 2015.

- **PD-SFS – Single Family Select** – Traditional lots, minimum lot size 50' x 120', home size 1,200 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. 45% maximum acreage

**Status:**

The Section 6A preliminary plat includes 44 (forty-four) residential lots and 3 (three) open space lots. The property has a zoning classification of "PD-SFS", and the following lot standards apply:

District	Min. Lot Area	Min. Dwelling Unit Size	Min. Lot Width	Min. Lot Depth	Min. Front Yard	Min. Interi or Side Yard	Min. Side when two-story & adj. SF Zone	Min. Ext. Yard (See Sec.43.3)	Min. Rear Yard	Min. Rear when two-story & Adj. SF Zone	Max. Height of Build	Max. Lot Coverage
PD-SFS	6,000 sq. ft.	1,200 sq. ft.	50'	120'	20' - 25'	5.0'		15.0'	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)
<u>Section 6A</u>	<u>44 Lots (Proposed)</u>
Total	273 Lots

## **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, adjacent to proposed Pecan Park Section 3A. Rimrock Court 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 6A Preliminary Plat. The preliminary plat appears to comply with the approved MOU and all appropriate subdivision requirements.

## **Comments:**

Eight (8) adjacent property owner notifications were mailed August 16, 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 6A being +/- 10.961 acres within the Mozea Rousseau Survey A-56, located east of Childers Drive (Childers Drive to be extended) and south of the 100' wide LCRA easement within the city limits of Bastrop, Texas.

## **Attachments:**

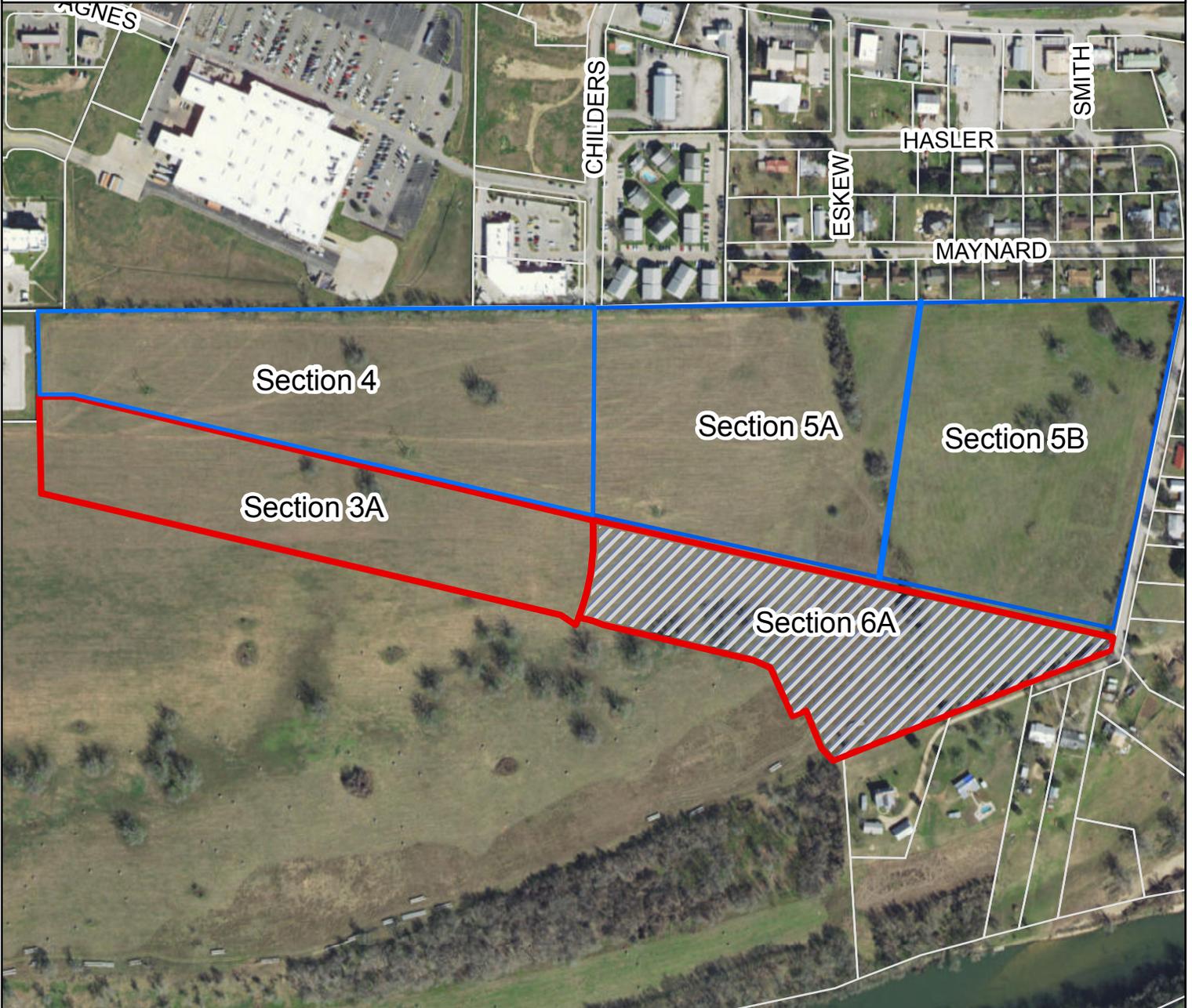
Location map and plat layout

## **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 6A

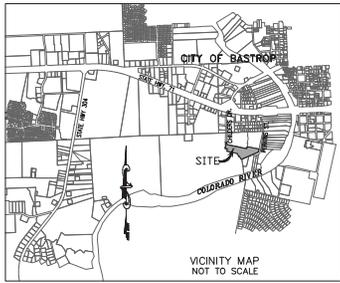


## Legend

 Section 6A

# PECAN PARK RESIDENTIAL SECTION 6A

## PRELIMINARY PLAT ONLY - NOT FOR RECORDATION



LINE #	BEARING	DISTANCE
L1	S 49°23'25" E	48.17'
L2	N 03°21'01" E	50.54'
L3	N 78°17'00" W	10.60'
L4	S 64°11'20" W	50.00'

CURVE #	RADIUS	ARC DISTANCE	CHORD BEARING	CHORD DISTANCE
C1	15.00'	21.17'	S 37°50'41" E	19.44'
C2	580.00'	48.60'	N 00°11'33" E	48.28'
C3	58.00'	193.08'	S 78°16'58" E	115.49'
C4	225.00'	206.06'	S 52°02'30" E	198.83'
C5	15.00'	23.56'	S 79°48'42" E	21.21'
C6	25.00'	34.11'	N 22°02'54" E	31.53'
C7	58.00'	261.35'	S 64°54'04" E	90.03'
C8	15.00'	23.56'	N 19°11'20" E	21.21'
C9	175.00'	160.23'	N 52°02'30" W	154.72'
C10	225.00'	54.49'	N 71°02'42" W	54.36'
C11	225.00'	44.16'	N 58°07'54" W	44.20'
C12	225.00'	44.33'	N 47°31'04" W	44.29'
C13	225.00'	44.56'	N 36°12'02" W	44.49'
C14	225.00'	18.52'	S 28°10'08" E	18.51'
C15	58.00'	20.59'	S 07°49'17" E	20.48'
C16	58.00'	15.15'	N 24°59'59" E	15.11'
C17	58.00'	32.20'	N 48°15'47" E	31.63'
C18	175.00'	49.90'	N 33°58'45" W	49.73'
C19	175.00'	110.37'	N 60°12'35" W	108.55'
C20	580.00'	99.55'	N 19°15'10" E	99.43'
C21	15.00'	23.92'	S 56°01'35" W	21.47'

LOT	MINIMUM FINISH FLOOR ELEVATIONS
12	353.57
13	353.73
14	353.59
15	353.20
16	353.30
17	352.73
18	352.75
19	352.83
20	354.19
21	353.82
22	353.56
23	353.32
24	353.06
25	352.88
26	353.10
27	353.37
28	353.30
29	353.22
30	353.02
31	352.78
32	352.51
33	353.40
34	353.60
35	353.13
36	353.20
37	353.64
38	354.26
39	354.85
40	355.41
41	356.09
42	356.64
43	356.85
44	356.82

- LEGEND**
- 1/2" IRON ROD FOUND UNLESS OTHERWISE NOTED
  - 5/8" IRON ROD FOUND
  - STAPUT 1/2" IRON ROD W/ PLASTIC CAP STAMPED "STAPUT SURVEYING" FOUND
  - STAPUT 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 GAR. 5, PG. 1788, P.R.B.C.T.X.
  - { } RECORD INFORMATION PER DEED RECORDS OF BASTROP COUNTY, TEXAS
  - [ ] DEED RECORDS OF BASTROP COUNTY, TEXAS
  - [ ] PLAY RECORDS OF BASTROP COUNTY, TEXAS
  - [ ] OFFICIAL RECORDS OF BASTROP COUNTY, TEXAS
  - [ ] OFFICIAL PUBLIC RECORDS OF BASTROP COUNTY, TEXAS
  - [ ] B.S.L. BUILDING SETBACK LINE
  - [ ] S.S.E. STORM SEWER EASEMENT
  - [ ] DRAINAGE EASEMENT TO BE VACATED PER TO SECTION 6A RECORDATION

**BENCHMARK LIST:**  
 THE VERTICAL DATUM FOR THIS PROJECT IS GEOID12A, NAVD83, BASED ON NGPS SOLUTION GENERATED FROM GPS FIELD MEASUREMENTS MADE MARCH 1 & 2, 2016 AND VERIFIED BY SHANNETT REFERENCE STATION 8704A-HEP 2209 (ELGIM)  
 TBM\_70124\_89:  
 COTTON ON SPINBLE SET,  
 ELEVATION = 307.33 FEET

LOT SUMMARY	COUNT
RESIDENTIAL LOTS	44
OPEN SPACE LOTS	3
TOTAL LOTS	47

PROPOSED STREET LENGTH	780 FEET
TRAILSTONE DRIVE	660 FEET
RIMROCK COURT	
TOTAL STREET LENGTH	1440 FEET

AREA SUMMARY	9,145 ACRES
RIGHT-OF-WAY	1,815 ACRES
OVERALL AREA	10,961 ACRES

**ZONING**  
 PD SFS - SINGLE FAMILY SELECT PER PECAN PARK ZONING ORDINANCE, PUD ORD-0015-15  
 PD SFS ALLOWED 45% OF PUD ACREAGE WITH THIS SUBDIVISION THERE WILL BE 5.33%

**FLOOD NOTE:**  
 A PORTION OF THE SUBJECT TRACT IS SHOWN TO BE IN FLOOD ZONE AE, BASED ON FLOOD ELEVATIONS DETERMINED. SPECIAL FLOOD HAZARD AREAS (SFHA) SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD AND ALSO A PORTION OF THE SUBJECT TRACT IS SHOWN TO BE IN FLOOD ZONE X, OTHER FLOOD AREAS, AREAS OF CLEAR 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 ONLY, NO. 48021-C, DATED JANUARY 19, 2004.  
 THE ABOVE STATEMENT IS MEANT FOR FLOOD INSURANCE DETERMINATION ONLY AND THIS SURVEYOR ASSUMES NO LIABILITY FOR THE CORRECTNESS OF THE CITED MAP(S).

STATE OF TEXAS )  
 COUNTY OF TRAVIS )  
 ENGINEERS 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 SUBMITTED HEREBY, THAT ALL INFORMATION SHOWN HEREIN IS ACCURATE AND CORRECT TO THE BEST OF MY KNOWLEDGE AS RELATED TO THE ENGINEERING PORTIONS HEREOF, AND THAT I WILL MAINTAIN THE RECORDS AND DRAWINGS 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.  
 AUGUST 8, 2016  
 CHARLES R. WIRTANEN, P.E.  
 REGISTERED PROFESSIONAL ENGINEER  
 NO. 50422 - STATE OF TEXAS  
 BOWMAN CONSULTING GROUP  
 1120 SOUTH CAPITAL OF TEXAS HIGHWAY  
 BUILDING 3, SUITE 220  
 AUSTIN, TEXAS 78746  
 PHONE: (512)327-1180

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 COUNTY OF TRAVIS )  
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 AUGUST 8, 2016  
 JOHN D. BARNARD  
 REGISTERED PROFESSIONAL LAND SURVEYOR  
 NO. 5749 - STATE OF TEXAS  
 BOWMAN CONSULTING GROUP  
 1120 SOUTH CAPITAL OF TEXAS HIGHWAY  
 BUILDING 3, SUITE 220  
 AUSTIN, TEXAS 78746  
 PHONE: (512)327-1180

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 BUILDING 3, SUITE 220  
 AUSTIN, TEXAS 78746  
 PHONE: (512)327-1180

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

**LEGAL DESCRIPTION:**  
 TO 0.81 ACRES OF LAND OUT OF THE MOZEA ROUSSBAU SURVEY, ABSTRACT NO. 56, IN BASTROP COUNTY, TEXAS, BEING A PORTION OF THAT CALLED 189,952 ACRES TRACT OF LAND DESIGNATED AS TRACT A-1 AND BEING A PORTION OF THAT CERTAIN CALLED 220,918 ACRES TRACT OF LAND DESIGNATED AS TRACT B-1, BOTH TRACTS 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.

**OWNER:** DM PECAN PARK ASSOCIATES, LTD.  
 1310 RR 820 SOUTH, SUITE B-200  
 AUSTIN, TEXAS 78714  
 DUKE MCDOWELL  
 (512) 243-2214

**ENGINEER:** CHARLES R. WIRTANEN, P.E.  
 TEXAS REGISTRATION NO. 50422  
 BOWMAN CONSULTING GROUP  
 1120 SOUTH CAPITAL OF TEXAS HIGHWAY  
 BUILDING 3, SUITE 220  
 AUSTIN, TEXAS 78746  
 (512) 327-1180

**SURVEYOR:** JOHN BARNARD, R.P.L.S.  
 BOWMAN CONSULTING GROUP  
 1120 SOUTH CAPITAL OF TEXAS HIGHWAY  
 BUILDING 3, SUITE 220  
 AUSTIN, TEXAS 78746  
 (512) 327-1180

APPROVED THIS DAY OF \_\_\_\_\_ A.D., 2016,  
 BY THE CITY CLERK OF THE CITY OF BASTROP, TEXAS.

**PROJECT ADDRESS:** 400 CHILDERS DRIVE  
 BASTROP, TEXAS 78602

**SUBMITTAL DATE:** \_\_\_\_\_  
 MAJOR: \_\_\_\_\_  
 ATTEST BY: \_\_\_\_\_ CITY SECRETARY

**UTILITIES:**  
 WATER: CITY OF BASTROP  
 WASTEWATER: CITY OF BASTROP  
 GAS: CENTENNIAL ENERGY  
 ELECTRIC: BLUEBONNET ELECTRIC  
 TELEPHONE: SOUTHWESTERN BELL TELEPHONE  
 CABLE: TIME WARNER CABLE

FILE: 00124 - PRAJas	DRAWN BY: RW	CHECK: CF, OW, JS
DATE: 8/9/2016	CHECKED BY: JB	PS: 365
SCALE: 1"=100'	DRAWING #:	PLAN #: 3552
JOB #: 70124-01-001(TASK 600)	DRAWING #:	

NO.	REVISION	BY	DATE



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

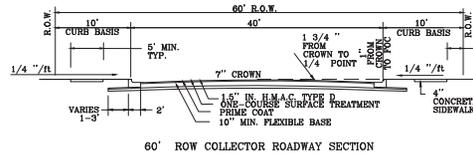
**PRELIMINARY PLAT**  
**PECAN PARK RESIDENTIAL SECTION 6A**  
**BASTROP COUNTY, TEXAS**

# PECAN PARK RESIDENTIAL SECTION 6A

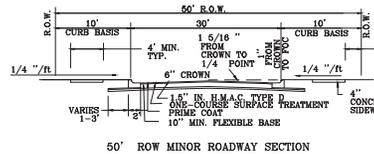
## PRELIMINARY PLAT ONLY - NOT FOR RECORDATION

**PRELIMINARY PLAT NOTES:**

1. VERTICAL DATUM = NAVD 88 (GEOID12A) PER RESULT OF THE NATIONAL GEODETIC SURVEY ON-LINE POSITIONING USER SERVICE (OPUS) BASED ON FLEETWORK GPS STATE SESSIONS RUN ON MARCH 1 AND 2, 2016 AND VERIFIED WITH DATA COLLECTION USING SMARTNET NORTH AMERICA REFERENCE STATION RTCM 32309 (ELGAN).
2. ALL EASEMENTS OF RECORD AS INDICATED ON THE MOST RECENT TITLE RUN DATED 4-7-2014, CONDUCTED BY NATIONAL INVESTORS TITLE INSURANCE COMPANY, TITLE COMMITMENT # NO. 1310073-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, 2016) 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 DA PECAN PARK ASSOCIATES, LTD. WAS APPROVED BY THE CITY COUNCIL (NOV. 12, 2013) THAT STATES THE CITY SHALL NOT REQUIRE OWNER TO CONSTRUCT ON-SITE 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/SITE REGISTRATION WITH THE TEXAS DEPARTMENT OF LICENSING AND REGULATIONS (DOLR) AND PROVIDE DOCUMENTATION OF REVIEW AND COMPLIANCE OF THE SUBDIVISION CONSTRUCTION PLANS WITH TEXAS ARCHITECTURAL BARRIERS 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 FOR DEVELOPMENT OF LAND 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 THIS SUBDIVISION AND HIS OR HER SUCCESSORS AND ASSIGNS, ASSUMES SOLE RESPONSIBILITY FOR PLANS FOR CONSTRUCTION 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 CONSTRUCT ANY REQUIRED INFRASTRUCTURE TO CITY STANDARDS MAY BE 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 INSUFFICIENT 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 USES PERMITTED WITHIN SUCH AREAS WILL BE FREE FROM FLOODING. FLOOD DAMAGES, INCLUDING ACCEPTANCE OF THIS PLAT, SHALL 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 THEREOF, INCLUDING MAN-MADE HURDLES.
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 GOVERNMENT 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 TRR150000.
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 LCRA EASEMENT, THE DEVELOPER SHALL PROVIDE CORRESPONDENCE FROM THE LCRA ACKNOWLEDGING THE LOCATION OF PUBLIC IMPROVEMENTS.
30. GRADING AND DRAINAGE PROPOSED FOR THIS SUBDIVISION COMPLIES WITH APPROVED CLDRM CASE NO. 06-6-8020R DATED JULY 31, 2006. A LOMR 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 CLDRM 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 PARLORLAND 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), WHOEVER IS GREATER. A LIBERAL ESTIMATED 850 TOTAL RESIDENTIAL DWELLING UNITS WOULD EQUATE TO 8.5 ACRES. SOME OF THE EXPECTED PLATTED AREA OF APPROXIMATELY 157.6 ACRES WOULD EQUATE TO 7.88 ACRES. (ESTIMATES PER OUR PROFESSIONAL LAND PLANNER, AS CURRENTLY PROPOSED, SECTION 1 - 17.76 ACRES, SECTION 2 - 30.46 ACRES, SECTION 3 - 36.03 ACRES, SECTION 4 - 11.02 ACRES, SECTION 5 - 29.85 ACRES, SECTION 6 - 17.50 ACRES, SECTION 7 - 19.44 ACRES).
34. IT IS THE RESPONSIBILITY OF EACH RESIDENTIAL BUILDER TO DESIGN AND CONSTRUCT A SUITABLE GRADING AND DRAINAGE SYSTEM WHICH WILL CONVEY SURFACE WATER FROM 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.
38. EASEMENT WIDTHS SHOWN MAY REQUIRE ADJUSTMENTS AFTER UTILITY DEPTHS ARE PROVIDED.



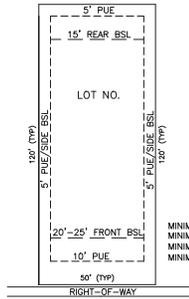
- NOTES:**
1. ALL UNPAVED AREAS WITHIN THE LIMITS OF CONSTRUCTION SHALL BE SODED OR SEEDED AS INDICATED.
  2. BASE COURSE TO EXTEND BEYOND CURB 1' FOR SOILS WITH PI OF 20 OR LESS.
  3. 4" MINIMUM THICKNESS OF BASE UNDER CURB.
  4. CROWN IS PARABOLIC.
  5. PAVEMENT THICKNESS IS A MINIMUM. ACTUAL THICKNESS 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.



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CROOKED TRAIL ~ MINOR ROADWAY  
RIMROCK COURT ~ MINOR ROADWAY

RESIDENTIAL PLANNED DEVELOPMENT (PD)			
LOT AREA			
LOT	ACREAGE	SQ. FT.	ZONING
1	0.138	6000	PD
2	0.138	6000	PD
3	0.138	6000	PD
4	0.138	6000	PD
5	0.138	6000	PD
6	0.138	6000	PD
7	0.138	6000	PD
8	0.138	6000	PD
9	0.138	6000	PD
10	0.235	10234	PD
11	0.192	8372	PD
12	0.250	11316	PD
13	0.166	7220	PD
14	0.143	6213	PD
15	0.184	7152	PD
16	0.221	9625	PD
17	0.227	9877	PD
18	0.188	8209	PD
19	0.144	6289	PD
20	0.141	6144	PD
21	0.138	6000	PD
22	0.138	6000	PD
23	0.138	6000	PD
24	0.138	6000	PD
25	0.138	6000	PD
26	0.138	6000	PD
27	0.138	6000	PD
28	0.138	6000	PD
29	0.138	6000	PD
30	0.138	6000	PD
31	0.138	6000	PD
32	0.138	6000	PD
33	0.144	6285	PD
34	0.190	8279	PD
35	0.224	9745	PD
36	0.160	6976	PD
37	0.138	6000	PD
38	0.138	6000	PD
39	0.138	6000	PD
40	0.138	6000	PD
41	0.138	6000	PD
42	0.138	6000	PD
43	0.138	6000	PD
44	0.138	6000	PD



MINIMUM LOT AREA: 6,000 SF  
MINIMUM DWELLING SIZE: 1,200 SF  
MINIMUM LOT WIDTH: 50'  
MINIMUM LOT DEPTH: 120'

RESIDENTIAL PLANNED DEVELOPMENT (PD)			
COMMON AREA			
LOT	ACREAGE	SQ. FT.	ZONING
1	0.669	29157	PD
2	1.598	69600	PD
3	0.084	3676	PD

STREET AREA			
STREET	ACREAGE	SQ. FT.	
TRAILSIDE LANE	0.873	38021	
RIMROCK COURT	0.942	41026	

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SCALE: 1/8"=1'-0"	DRAWING #:	PLAN #:	
JOB #:	PROJECT #:	DATE:	



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

PRELIMINARY PLAT  
PECAN PARK RESIDENTIAL SECTION 6A  
BASTROP COUNTY, TEXAS