



PROJECT NAME:	37 AC Ballerstedt
SITE ADDRESS:	13179 Ballerstedt Rd, Elgin, TX 78621
APPRAISAL DISTRICT:	773143 – Royce L Abrahamson (37.37 ac)
	<u>TOTAL: 37.37 ac</u>
JURISDICTION:	Manor ETJ, Travis County
	Property has an annexation agreement on it, and will be annexed into the city limits when developed

UTILITIES

WATER:	CCN: 11144 (Manville Water Supply Corporation)
	Nearest infrastructure: There is an existing 3” waterline running along the north and east property boundaries
	Capital Recovery Fee \$12,071 per LUE
	Feasibility Study Fees
	• 0-10 LUEs \$1,200
	• 11-99 LUEs \$4,800
	• 100-299 LUEs \$6,300
	• 300-799 LUEs \$8,500
	• 800+ LUEs Special Study Required
	• Fire Flow +\$3,000
WASTEWATER:	CCN: Not within a CCN. Nearest CCN is City of Elgin
	Nearest infrastructure: None
STORM/DRAINAGE:	Detention: Ponds shall be designed to reduce post-development peak rates of discharge to existing pre-development peak rates of discharge for the 2, 10, 25, and 100-year storm events at each point of discharge from the project or development site
	Water Quality will not be required
GAS:	According to the Texas Railroad Commission GIS Map, there are no gas lines onsite.



ELECTRIC: Electric service is provided by Oncor Electric

There are overhead powerlines running along the northern boundary on Hwy 290

According to the LandID map, there are no electric transmission lines crossing the site.

ENVIRONMENTAL

AQUIFER: Tract not within any of the Edwards Aquifer zones

NWI STREAMS/PONDS: According to NWI (National Wetlands Inventory), there are no potentially jurisdictional streams onsite.

STREAM BUFFERS: City Requirements: None

County Requirements: Waterway Setbacks in an Eastern Watershed. The following setbacks apply in an eastern watershed:

- Waterways are classified as follows:
 - A minor waterway has a drainage area of at least 64 acres and not more than 320 acres;
 - An intermediate waterway has a drainage area of more than 320 acres and not more than 640 acres;
 - A major waterway has a drainage area of more than 640 acres.
- A protected zone is established along each classified waterway as a waterway setback. A setback for a waterway shall be included within protective, platted easements.
 - For a minor waterway, the boundary of the setback is located 100 feet from the centerline of the waterway.
 - For an intermediate waterway, the boundary of the setback is located 200 feet from the centerline of the waterway.
 - For a major waterway except for the Colorado River downstream from Lady Bird Lake, the boundary of the setback is located 300 feet from the centerline of the waterway.



TREE MITIGATION:

City Requirements:

- Class 1
Unprotected trees — Trees with DBH < 8 inches
Mitigation Ratio: N/A
- Class 2
Protected trees with DBH 8—17.99 inches and trees planted to satisfy requirements of this chapter
Mitigation Ratio: 1:1
- Class 3
Protected trees with DBH 18—24.99 inches
Mitigation Ratio: 2:1
- Class 4
Protected trees with DBH 25 inches or greater (not Heritage Species)
Mitigation Ratio: 2.5:1
- Class 5
Heritage tree—Protected trees with DBH 25 inches or greater
Mitigation Ratio: 3:1

County Requirements: Tree Survey will be needed for trees within the right-of-way that are 8 inches or larger in diameter at breast height. Trees surveyed will exclude species listed in 3.5.4-A.2.b of the City of Austin Environmental Criteria Manual.

PARKLAND:

City Requirements (subdivision only):

The amount of land to be dedicated for park purposes shall be one acre per 50 dwelling units

SITE CHARACTERISTICS

SLOPES:

The Site has 1-3% slopes west to east towards Willow Creek

FLOODPLAIN:

4 acres of FEMA Zone A floodplain present on tract according to FEMA FIRM Panel 48453C0505H

SOILS:

There are primarily clay soils with poor infiltration present onsite (hydrologic soil group D)

TRANSPORTATION

EXISTING ACCESS:	<p>HWY 290 (TxDOT):</p> <ul style="list-style-type: none">• Frontage: +/-410' of HWY 290 frontage along the northern portion of the property.• ROW: 220'• Driveways: None <p>Ballerstedt Road (County Road):</p> <ul style="list-style-type: none">• Frontage: +/-2,280' of Ballerstedt Rd along the northern and eastern portion of the property.• ROW: 40'• Driveways: None
SECONDARY ACCESS:	No concern regarding secondary access due to the frontage along HWY 29 and Ballerstedt Road.
FUTURE THOROUGHFARES:	<p>City: The City of Manor Future Land Use Map shows a realignment of Ballerstedt Rd to more of an S-curve heading south from HWY 290 instead of a 90-degree turn.</p> <p>County: According to the Travis County Blueprint, Ballerstedt Road is part of a planned 4 lane divided road. There will likely be additional ROW dedication required.</p>

ZONING

EXISTING ZONING:	Not applicable in the ETJ
FUTURE LAND USE:	The City of Manor Future Land Use Map shows the site as being Commercial Corridor. Additionally, the City of Elgin Future Land Use and Development Plan shows the tract as Agricultural use
MISCELLANEOUS:	<p>Emergency Service District: Travis County ESD No 13</p> <p>ISD: Elgin</p>



OVERVIEW

NET DEVELOPABLE:

Of the 37ac tract, approximately 4 acres is shown to be within the FEMA Zone A floodplain. Without knowing exactly how much ROW dedication will be needed for the Ballerstedt Rd frontage/realignment, we will assume an additional 1 acre. Based on the information provided herein, it is assumed that approximately 32ac of the 37ac tract is developable (86%).



MORE INFORMATION

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