



PROJECT NAME:	41 ac Creedmoor
SITE ADDRESS:	4805 Farm to Market Road 1327, Buda, TX 78610
APPRAISAL DISTRICT:	783886 – Martha Click (1.09 ac) 725165 – Nancy C Hays Living Trust (1.00 ac) 301014 – The Martha Click Property (9.91 ac) 301016 – Nancy C Hays Living Trust (10 ac) 301011 – Martha Crane Click (0.55 ac) 301020 – Martha Click (16.18 ac) <u>TOTAL: 38.73 ac</u>
JURISDICTION:	City Limits of Creedmoor, Texas, Travis County

UTILITIES

WATER:	CCN: 11029 Creedmoor Maha WSC (Water Supply Corporation) Nearest infrastructure: The nearest existing waterlines run along the south portion of the tract (Hwy 45), along the north portion of tract on FM 1327, and along the east portion of the tract on FM 1625 (diameter varies). Water is provided by BSEA (Barton Springs/Edwards Aquifer Conservation District)
WASTEWATER:	CCN: Not within a CCN. Nearest CCN is City of Austin to the north Nearest infrastructure: None within the immediate vicinity; septic system solution or coordination with others for public utility extension will be needed
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 PEC

600’ of overhead powerlines on FM 1625 adjacent to tract in addition to powerlines heading into the north side of tract.

ENVIRONMENTAL

AQUIFER: Tract not within any of the Edwards Aquifer zones

NWI STREAMS/PONDS: There are approximately 1,600’ of potentially jurisdictional streams onsite and no ponds according to the National Wetlands Inventory (NWI) online viewer. A Jurisdictional Determination will be needed to confirm.

STREAM BUFFERS: No Stream Buffer requirements in City of Creedmoor

TREE MITIGATION: No Tree Mitigation requirements in City of Creedmoor

PARKLAND: If subdividing, a space equal to at least three (3) percent of the total property to be subdivided shall be dedicated in fee simple to the City for recreational or conservational use

SITE CHARACTERISTICS

SLOPES: The Site has 1% slopes that drain north and south towards the Maha Creek Tributary that cuts west to east through the Site.

FLOODPLAIN: There is approximately 20 acres of FEMA Zone A floodplain onsite according to FEMA Panel 48453C0705K.

SOILS: Primarily clay soils with poor infiltration (hydrologic soil group D)

TRANSPORTATION

EXISTING ACCESS: FM 1327 (TxDOT):

- Frontage: +/-700’ of FM 1327 frontage along the northern portion of the property.
- ROW: +/-110’
- Driveways: There are 5 existing driveways leading into the property and a number of driveways on the north side of FM 1327 which will all need to be considered when placing a proposed driveway location upon development.





FM 1625 (TxDOT):

- Frontage: +/-1460' of FM 1625 frontage along the western portion of the property.
- ROW: +/-70'
- Driveways: there are 2 existing driveways off of the FM 1625 Spur that connects to FM 1327
- Culverts/hindrances: There is one culvert right at the spur to FM 1327 headed north. There is also a culvert to accommodate the flow from the Maha Creek Tributary. Currently all of the FM 1625 frontage is shown to be within the FEMA 100-yr floodplain.

SECONDARY ACCESS:

Secondary access will be a concern if the area south of the floodplain is planned to be developed. There is +/-12ac north of the floodplain that can be developed with no secondary access concern.

FUTURE THOROUGHFARES:

The Travis County Blueprint shows FM 1625 as a proposed MAD-4 (4-lane divided roadway) as part of TC Map ID 198. Right-of-way dedication along the eastern frontage of the Project is expected.

ZONING

EXISTING ZONING:

Existing Zoning → Agriculture and Single Family (A/SF)
Recommended Zoning → Neighborhood Commercial

FUTURE LAND USE:

No Future Land Use map for City of Creedmoor

MISCELLANEOUS:

Emergency Service District: Travis County ESD No 11 & 15
ISD: Del Valle

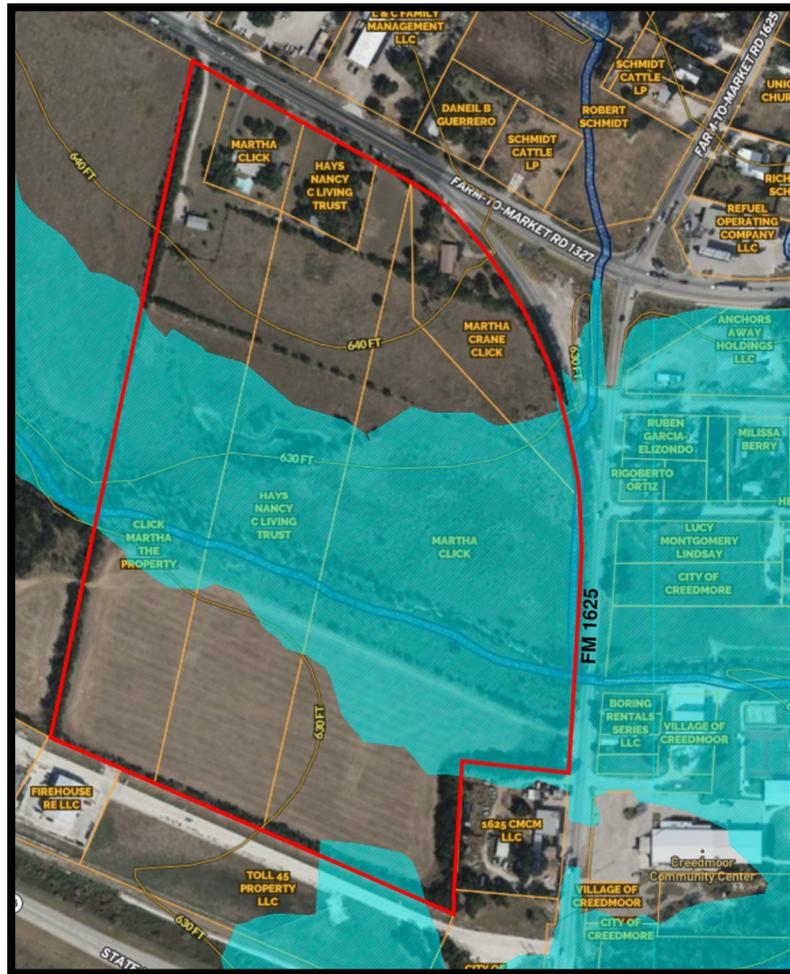
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OVERVIEW

NET DEVELOPABLE:

Approximately 20ac of the 39ac site is encumbered by unstudied, Zone A FEMA Floodplain. Approximately 8ac of the Site is south of the floodplain and not accessible without a floodplain crossing or additional acquisition of land with public frontage. Without a floodplain study and map revision with FEMA or a floodplain crossing, roughly 12ac of the 39ac should be considered immediately developable.



MORE INFORMATION

GRAY CIVIL:



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