



PROJECT NAME:	17ac Creedmoor
SITE ADDRESS:	8809 Evelyn Rd W, Creedmoor, TX 78610
APPRAISAL DISTRICT:	301001 – Nancy Louise Harrison (13.165 ac)
	<u>TOTAL: 13.165 ac</u>
JURISDICTION:	City Limits of Creedmoor, Texas, Travis County

UTILITIES

WATER:	CCN: 11029 Creedmoor Maha Water Supply Corporation (CMWSC) Nearest infrastructure: Nearest existing waterlines run along the north portion of the tract (Evelyn Road West) and also along the east portion of tract on FM 1625. Additionally, waterlines run along the south portion of the tract on FM 1327 (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 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 (Pedernales Electric Cooperative) According to the LandID map, there are no electric transmission lines cutting across the site. There are overhead electric lines along the frontages for Evelyn Rd W and FM 1327. Associated easements are to be identified as part of a Title Survey.



ENVIRONMENTAL

AQUIFER:	Tract not within any of the Edwards Aquifer zones
NWI STREAMS/PONDS:	There are no potentially jurisdictional streams onsite according to the National Wetlands Inventory (NWI) online viewer.
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 a north/south ridge with the east side draining east and the west side draining west with 1% slopes
FLOODPLAIN:	No floodplain present on site according to FEMA Panel 48453C0705K
SOILS:	Primarily clay soils with poor infiltration (hydrologic soil group D)

TRANSPORTATION

EXISTING ACCESS:	FM 1625 (TxDOT): <ul style="list-style-type: none">Frontage: +/- 590' of FM 1625 frontage along the western portion of the propertyROW: +/- 52'Driveways: None FM 1327 (TxDOT): <ul style="list-style-type: none">Frontage: +/- 220' of FM 1327 frontage along the southern portion of the propertyDriveways: One dirt drivewayROW: +/- 77'
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Evelyn Road (City):

- Frontage: +/-950' of Evelyn Rd W frontage along the Northern portion of the property.
- Driveways: None
- ROW: +/-60'
- Culverts: There is a culvert approximately 350' from the Evelyn and FM 1625 intersection

SECONDARY ACCESS: No concern regarding secondary access.

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 western frontage of the Project is expected.

ZONING

EXISTING ZONING: Existing Zoning → Agriculture and Single Family (A/SF)
Recommended Zoning → Single Family (SF)

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:

Net Developable: Aside from some right of way dedication along FM 1625, this tract is 100% developable based on the information provided herein.



MORE INFORMATION

GRAY CIVIL:

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