



PROJECT NAME:	Bartlett Farms
SITE ADDRESS:	476 Arnold Drive, Bartlett, TX 76511
APPRAISAL DISTRICT:	R008123 – Bartlett Farm LLC (165.84 ac) R008421 – Bartlett Farm LLC (22.18 ac) <u>TOTAL: 188.02 ac</u>
JURISDICTION:	Bartlett ETJ, Williamson County

UTILITIES

WATER:	<p>CCN: Not within a CCN. Nearest CCN is 11232 (City of Bartlett) to the north and 10003 (Communication with Pendleton WSC) to the south. Opportunity to provide water service through either purveyor will need to be discussed further based on desired development.</p> <p>Purveyor Contact Info for Pendleton: (254) 773-5876</p> <p>Nearest infrastructure: Existing 2" water main on Bowie St which connects to tract's north boundary. Upon visual inspection ¾" water main runs just north of tract's north boundary</p>
WASTEWATER:	<p>CCN: Not within a CCN. Nearest CCN is 20490 (City of Bartlett), just north of the tract</p> <p>Nearest infrastructure: Existing 6" sanitary sewer main running on Bowie St which connects to tract's northern boundary</p>
STORM/DRAINAGE:	<p>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</p> <p>Water Quality will not be required</p>
GAS:	<p>There are no gas lines that impact the site according to the Texas Railroad Commission GIS Map.</p>
ELECTRIC:	<p>Electric service is provided by Bartlett Electric Cooperative. Overhead powerlines run along tracts north boundary in addition to tracts west boundary. There are no electric transmission lines that cut across the site according to LandID.</p>



ENVIRONMENTAL

AQUIFER:	Tract not within any of the Edwards Aquifer zones
NWI STREAMS/PONDS:	There are approximately 1,500' of potentially jurisdictional streams onsite as well as 2.3ac freshwater forested/shrub wetland according to the National Wetlands Inventory (NWI) online viewer
STREAM BUFFERS:	<p>Per the Williamson County Code of Ordinances (07/01/2025), there are stream setback requirements for the following (setbacks are from stream centerline):</p> <ul style="list-style-type: none">• Minor Waterways (64 to 320ac) 75'• Intermediate Waterways (320 to 1,280ac) 100'• Major Waterways (greater than 1,280ac) 200' <p>Due to the extensive floodplain onsite, the stream buffer along Donahoe Creek is completely within the floodplain. The Donahoe Creek Tributary 9 along the Tract's eastern boundary has a drainage area of +/-100ac so there will be additional buffering required here.</p>
TREE MITIGATION:	No tree mitigation requirements in Williamson County.
PARKLAND:	No parkland dedication requirements in Williamson County.

SITE CHARACTERISTICS

SLOPES:	The Site has 1% slopes towards the Donahoe Creek Tributary 6 which flows west to east through the middle of the site.
FLOODPLAIN:	Approximately 71 ac of the tract is Zone AE (studied) FEMA Floodplain according to FEMA FIRM Panel 48491C0175F. With the Williamson County ATLAS 14 floodplain study, an additional 54.5ac of the tract is shown to be incumbered with 100-year floodplain. This leaves a developable +/-62.5ac on the north side of the tract which has one point of access on Arnold Drive. Any development that requires secondary access will require additional property acquisitions and/or a floodplain crossing.
SOILS:	There are primarily clay soils with poor infiltration present onsite (hydrologic soil group D)

TRANSPORTATION

EXISTING ACCESS:	CR 387 (County): Frontage: +/-950' of frontage along the southern portion of the property ROW: 55' Driveways: One dirt driveway
	Arnold Drive (City): Frontage: +/-290' of frontage along the northern portion of the property ROW: 50' Driveways: One dirt driveway at the corner intersection of Arnold Drive and S Bowie St
SECONDARY ACCESS:	<p>The IFC requires secondary access for single family developments with more than 30 units. The same requirement stands for multi-family developments with more than 100 units. The two access roads shall be placed a distance apart equal to, but not less than one-half of the length of the maximum overall diagonal dimension of the property to be served</p> <p>If the Arnold Drive/Bowie Street intersection is a valid connection point, then secondary access can be achieved by additional property acquisitions and/or a floodplain crossing.</p>
FUTURE THOROUGHFARES:	Williamson County has a proposed Arterial running through the tract. The Arterial is to fit within a 120' right-of-way.

ZONING

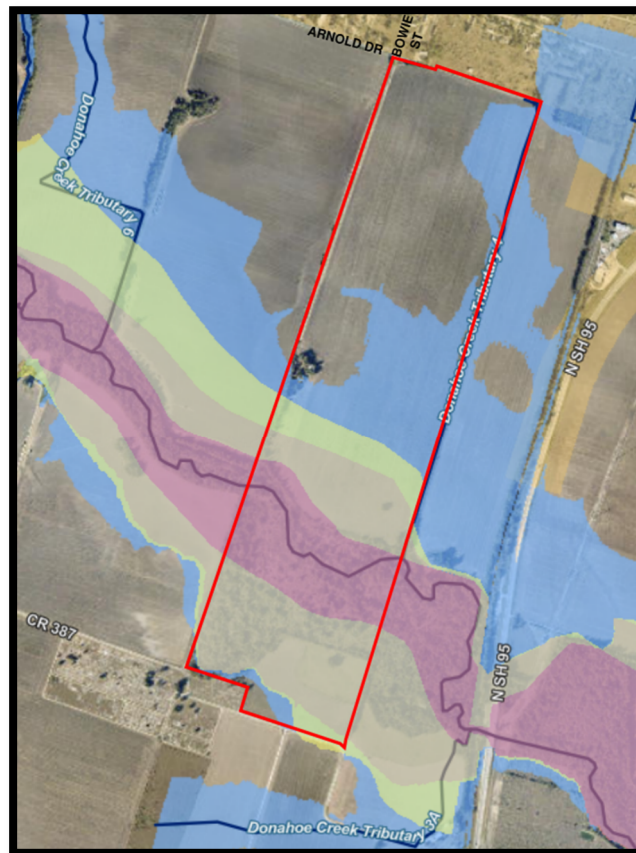
EXISTING ZONING:	Not applicable within the ETJ
FUTURE LAND USE:	Not future land use described for this Tract
MISCELLANEOUS:	<p>Emergency Service District: No ESD listed; confirm with local volunteer fire department that emergency services are provided at this location</p> <p>ISD: Bartlett ISD</p>



OVERVIEW

NET DEVELOPABLE:

The tract is largely encumbered with floodplain so only the northern +/-62.5ac of land is immediately viable with one driveway access connection to Arnold Drive/Bowie Street. Otherwise, additional property acquisitions and/or a floodplain crossing will be required for secondary access. Additionally, coordination with Williamson County will be needed to solidify the location of the proposed east/west arterial. The arterial right-of-way would likely further reduce the net developability onsite. On the south side of the Tract, there is approximately 1.3ac that is outside of the floodplain and immediately viable with frontage along CR 387.



MORE INFORMATION

GRAY CIVIL:



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