ITEMS FOR ENVIRONMENTAL COMMISSION AGENDA

COMMISSION MEETING DATE REQUESTED:	FEBRUARY 15, 2017
NAME & NUMBER OF PROJECT:	88.2 ACRE GRAGG TRACT; WK 281 WATER & WASTEWATER SERVICE EXTENSION REQUESTS #3473, 3474, 3530, 3531
NAME OF APPLICANT OR ORGANIZATION:	GRAGG TRACT, LP; WK 281 BEAR CREEK LTD.
LOCATION:	W FM 1626 RD, AUSTIN, TX; BLISS SPILLAR RD, MANCHACA, TX
WPD RECEIVED DATE:	JUNE 25, 2015
WPD/ENVIRONMENTAL STAFF:	Kelly Gagnon, 512-974-9368 kelly.gagnon@austintexas.gov
AW/ SER STAFF:	Colleen Kirk 512-972-0266 colleen.kirk@austintexas.gov
WATERSHED:	Bear & Little Bear Creek Watersheds Barton Springs Zone, Suburban Watershed Regulation Area Drinking Water Protection Zone, Desired Development Zone
ORDINANCE:	SOS Ordinance, Watershed Protection Ordinance
REQUEST:	Water and Wastewater Service Extension Request (SER) recommendations

STAFF RECOMMENDATION: Recommend against approval of all items.

REASONS FOR RECOMMENDATION:	WPD staff recommends against the SERs as the proposed extensions would facilitate increased development intensity in a sensitive environmental area outside of the City of Austin Full Purpose jurisdiction.

M E M O R A N D U M

TO: Marisa Perales, Chair, and Environmental Commission Members

FROM: Chuck Lesniak, Environmental Officer
Watershed Protection Department

DATE: January 25, 2017

SUBJECT: 88.2 Acre Gragg Tract Water SER #3473 & Wastewater SER #3474
WK 281 Water SER #3530 & Wastewater SER #3531

Service Extension Requests (SERs) located in the Drinking Water Protection Zone (DWPZ) and outside of the City of Austin's Full Purpose Jurisdiction require Council approval and recommendation by the Environmental Commission. Watershed Protection Department (WPD) staff have completed the review for the 88.2 Acre Gragg Tract & WK 281 water and wastewater SERs and recommend against approval of all items.

Site Overview
This review evaluates potential impacts of water & wastewater SERs proposed to serve two sites: 88.2 Acre Gragg Tract and WK 281. The sites are located at the intersection of Bliss Spillar Road and the proposed right-of-way of SH 45. Combined, the sites total approximately 245 acres of undeveloped land in the City of Austin 2-Mile Extra-Territorial Jurisdiction (ETJ). The applicants are proposing to construct a mixed-use development on both sites, which extend into the City of Hays ETJ. The SER applications propose to provide service to a total of 685 multi-family units, 28,000 square feet of restaurant, and 187,000 square feet of retail, all of which is proposed new development. Development on the sites is subject to current City of Austin development regulations, including the SOS ordinance.

<u>88.2 Acre Gragg Tract Site</u>
The 88.2 Acre Gragg Tract site consists of 88.2 acres of undeveloped land in the Little Bear Creek watershed. The majority of the site (86%, or 75.6 acres) is located in the DWPZ and Edwards Aquifer Recharge Zone (EARZ), in the Barton Springs Zone. The site is located in an area where Critical Environmental Features (CEFs), particularly karst recharge features, are likely to occur. The applicant provided a preliminary City of Austin Environmental Resource Inventory that did not identify CEFs on site, however, WPD staff field observations have identified two potential wetland CEFs on the eastern portion of the site. WPD staff will evaluate

and require protective buffers for all identified CEFs during the development review process. A headwaters tributary to Little Bear creek is also located on the site.

The southeast portion of the site (14%, or 12.6 acres) is located in the Desired Development Zone (DDZ), Suburban watershed regulation area, and within the City of Austin Certificate of Convenience and Necessity (CCN) for water and wastewater where the City is obligated to provide water and wastewater service. The SERs require Council approval, however, as the applicant proposes to provide service beyond the capacity needs of the proposed development located within the DDZ & CCN. This WPD staff review evaluates potential impacts of the SER to serve the additional proposed development located in the DWPZ.

The property boundary extends into the City of Hays ETJ, but that portion of the property is not included in the SERs as it would not be eligible to receive City of Austin water or wastewater service.

WK 281 Site

The WK 281 site consists of 156.5 acres of undeveloped land in the Little Bear and Bear Creek watersheds. The entire site is located in the DWPZ, the Edwards Aquifer Recharge Zone (EARZ), and in the Barton Springs Zone. The site is located in a sensitive area where Critical Environmental Features (CEFs), particularly karst recharge features, are likely to occur. Fifteen acres on the northern portion of the site are permanently protected through a conservation easement as part of the City's Water Quality Protection Lands program. The applicant completed a preliminary Environmental Resource Inventory in 2015 that identified multiple potential CEFs, including recharge features and wetlands on or within 150 feet of the site. Several of the identified recharge features are located off-site, but have contributing drainage within the conservation easement. The other features (recharge features, wetlands) are located on site and outside of the conservation easement and could be impacted by future development. WPD staff will evaluate and require protective buffers for all identified CEFs during the development review process.

Water Analysis

This analysis applies to both sites. The alternate water source for the proposed development is a Lower Trinity Aquifer well. The applicant has received a permit to drill a Lower Trinity test well from the Barton Springs Edwards Aquifer Conservation District (BSEACD). The BSEACD has indicated that the Lower Trinity water source is an under-utilized water resource that might be appropriate for development in this location. No water production data was available at the time of this review; WPD staff believe that the water quality & quantity may not be sufficient for the level of development proposed and may limit the density of the proposed development. Therefore, providing centralized water service may facilitate increased development intensity and would not solve any known or potential environmental impacts associated with alternative water sources on site.

Wastewater Analysis

This analysis applies to both sites. The applicant has provided a decentralized wastewater report concluding that land application (via a Texas Land Application Permit (TLAP)) would not be feasible on site for the level of development proposed and that a direct discharge (via Texas Pollutant Discharge Elimination System (TPDES) permit) into Little Bear creek is the preferred

alternate wastewater treatment option. Direct discharge of wastewater over the Edwards Aquifer Recharge Zone is prohibited by current TCEQ rules. WPD staff has determined that direct discharge would not be feasible for the proposed development on these sites, as there is not sufficient access to Little Bear creek outside of the recharge zone. WPD staff therefore concludes that other on-site wastewater treatments, such as an on-site septic facility or land application, are the only viable decentralized wastewater treatment options and could significantly reduce the allowable impervious cover and/or density of the proposed development to accommodate room for wastewater treatment. Extending centralized wastewater service would therefore facilitate increased development intensity on this site.

Recommendation

Staff concludes that extending centralized water and wastewater to these sites would not solve known or potential environmental problems associated with on-site alternatives, but instead facilitates increased development intensity and associated potentially negative environmental impacts in a sensitive environmental area outside the City of Austin's Full Purpose jurisdiction. We recommend against approval for Service Extension Requests #3473, 3474, 3530, and 3531.

The attached information provides further detail on the applicant's request. Please feel free to contact me at 512-974-2699, or Kelly Gagnon at 512-974-9368 or Kelly.Gagnon@austintexas.gov, with your questions or comments.

cc: Phillip Jaeger, Austin Water Utility
Kelly Gagnon, Watershed Protection Department

Water & Wastewater Service Extension Requests
Description of Process

- A service extension request (SER) is an application for city water or wastewater service from a property owner or developer.

- Service may involve construction of a new line or an associated facility.

- SERs require Council approval for property located:
  - In the Drinking Water Protection Zone (DWPZ), and
  - Outside Austin's Full Purpose Jurisdiction

- The Water and Wastewater (W&WW) Commission and Environmental Commission make recommendations to Council for SERs requiring their approval.

- Staff reviews SERs requiring Council approval and briefs the Environmental Commission about:
  - Proposed or existing development, and
  - How service might affect that development and water quality.

WATER AND WASTEWATER SERVICE EXTENSION REQUEST FOR CONSIDERATION

Name: 88.2-Acre Gragg Tract		Service Requested: **Water**
SER-3473	Hansen Service Request Number 524722	Date Received: 06/04/2014
Location: W FM 1626 RD AUSTIN TX 78748- 88.2-ACRE GRAGG TRACT		
Acres: 88.2	Land Use: MIXED	
Alt. Utility Service or S.E.R. Number: City of Austin Wastewater SER-3474		
Quad(s): C10 C11		DDZ: YES
Drainage Basin: LITTLE BEAR	Pressure Zone: SOUTHWEST A REDUCED (SWA6)	DWPZ: YES
Flow: (Estimated Peak Hour Flow, Gallons per Minute) 1034 GPM		% Within City Limits: 0
Cost Participation: $0.00		% Within Limited Purpose: 0

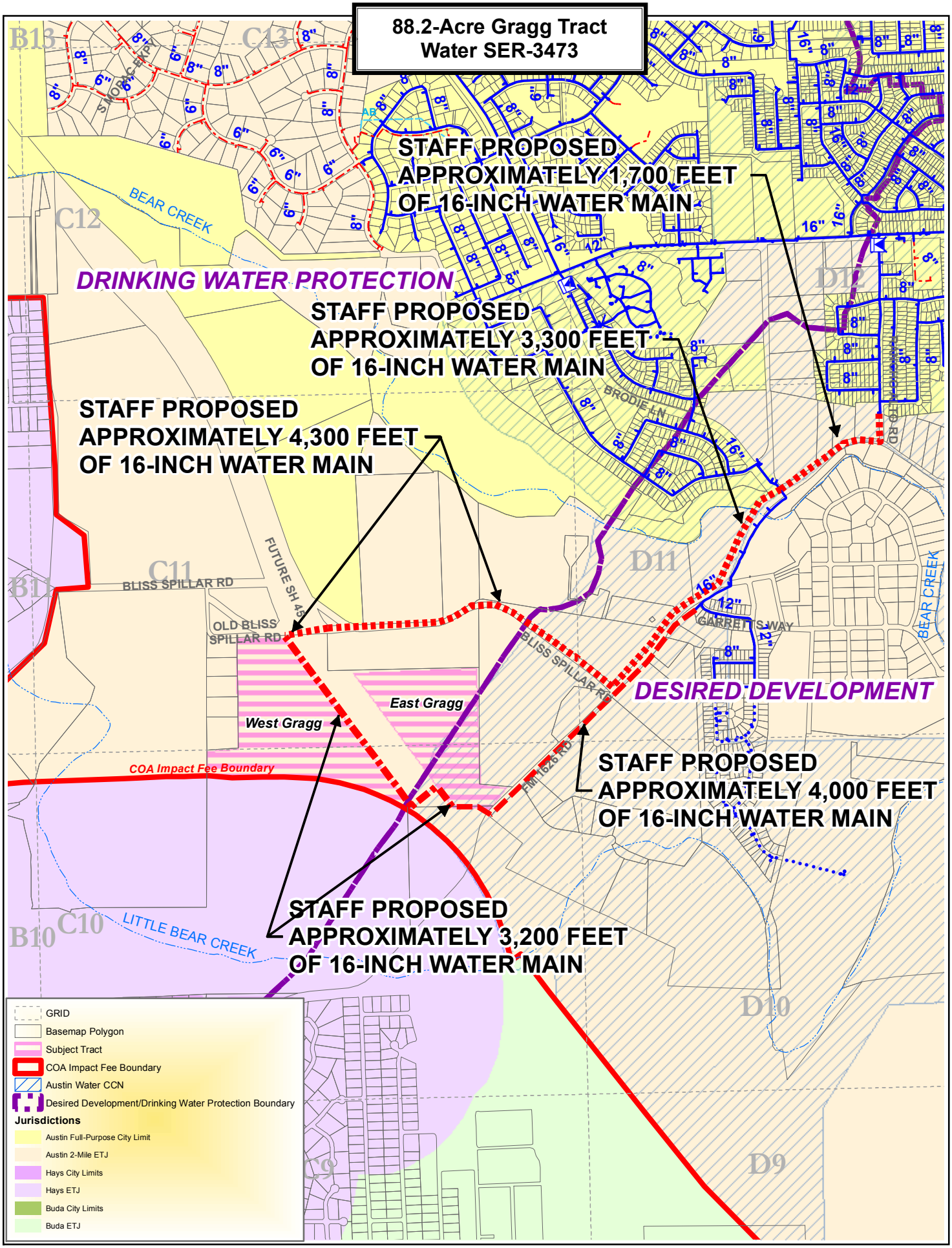
Description of Improvements:
Applicant shall construct approximately 4,000 feet of 16-inch water main from the existing 16-inch water main (Project 2014-0629) in FM 1626 Rd at Garretts Way and extend southwest along FM 1626 and across the southern boundary of the eastern portion of the subject tract (East Gragg) to the SH 45 right-of-way. From this point, Applicant shall extend approximately 3,200 feet of 16-inch water main northwest along the SH 45 frontage of East Gragg, west across SH 45 and northwest along the SH 45 frontage of the western portion of the subject tract (West Gragg), as approximately shown on the attached map.

To establish a dual fed water system to the subject tract, Applicant shall also construct approximately 1,700 feet of 16-inch water main from the existing 12-inch water main (Project 2008-0626) in Rancho Alto Rd and extend south along Rancho Alto Rd and then southwest along FM 1626 and connect to the existing 16-inch water main (Project 2014-0629) at Brodie Ln. From there, Applicant shall construct approximately 3,300 feet of 16-inch water main from Brodie Ln and extend southwest along FM 1626 to Bliss Spillar Rd. Applicant shall also construct approximately 4,300 feet of 16-inch water main from FM 1626 Rd and extend northwest along Bliss Spillar Rd and across the future SH 45 right-of-way to West Gragg and connect to the proposed 16-inch water main along the SH 45 frontage of West Gragg.

NOTES: 1) Sprinkled fire flow requirement of 1,500 gpm based on engineering report received from Lawrence M. Hanrahan, P.E. on 06/04/2014. 2) The subject tract shall be served by Southwest A Reduced pressure zone. All proposed water improvements described above are Southwest A Reduced pressure zone, unless otherwise stated. 3) Applicant shall install pressure reducing valve (PRV) on the property owner's side of the water meter per the City of Austin Code.

Approval of this Service Extension Request is subject to completion and acceptance of the improvements described above and the conditions set forth below:
1) Construction of all Service Extensions is subject to all environmental and planning ordinances.
2) Service Extensions are subject to the guidelines established in the Land Development Code, Section 25-9, Water and Wastewater Utility Service.
3) The level of service approved by this document does not imply commitment for land use.
4) Public utility mains must meet City of Austin design and construction criteria and must be approved by Austin Water Utility Engineering Review.
5) Approval of a site plan that meets the Fire Department requirements for fire control.
6) Proposed public water improvements will be dedicated to the City of Austin for ownership, operation, and maintenance.
7) Proposed public water improvements must be placed in the public right-of-way or approved utility easements. Utility easements must be in place prior to construction plan approval.
8) The approved Service Extension will automatically expire 180 days after date of approval unless a development application has been accepted by the Development Services Department. The Service Extension expires on the date the development expires, or if approved, on the date the development application approval expires.
9) Approval by the City Council will be required based on Austin City Code § 25-9-35.

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05/17/2016

WATER AND WASTEWATER SERVICE EXTENSION REQUEST FOR CONSIDERATION

Name: 88.2-Acre Gragg Tract		Service Requested: **Wastewater**
SER-3474	Hansen Service Request Number 524723	Date Received: 06/04/2014
Location: W FM 1626 RD AUSTIN TX 78748- 88.2-ACRE GRAGG TRACT		
Acres: 88.2	Land Use: MIXED	
Alt. Utility Service or S.E.R. Number: City of Austin Water SER-3473		
Quad(s): C10 C11		DDZ: YES
Drainage Basin: LITTLE BEAR	Pressure Zone: SOUTHWEST A REDUCED (SWA6)	DWPZ: YES
Flow: (Estimated Peak Wet Weather Flow, Gallons per Minute) 340 GPM		% Within City Limits: 0
Cost Participation: $0.00		% Within Limited Purpose: 0

Description of Improvements:
Applicant construct approximately 1,000 feet of 12-inch (minimum) gravity wastewater main from the existing Marbridge Lift Station and extend southwest along FM 1626 Rd to the highest point that can be served by the proposed gravity. Applicant shall construct an appropriately sized public lift station southeast of the subject tract on Big Valley Rd near Little Bear Creek (outside of the Edward's Aquifer Recharge Zone, 100-year floodplain and Critical Water Quality Zone), as approximately shown on the attached map. From this lift station, Applicant shall construct approximately 3,250 feet of appropriately sized force main and extend north along Big Valley Rd, northeast along FM 1626 Rd and connect to the proposed 12-inch gravity wastewater main. The proposed 12-inch gravity wastewater main shall replace the existing 8-inch gravity wastewater main along its path. Applicant shall properly abandon the existing 8-inch gravity wastewater main and reconnect all existing wastewater mains and services from the existing 8-inch to the proposed 12-inch gravity wastewater main. These proposed wastewater improvements are also proposed for WK 281 (SER-3531).

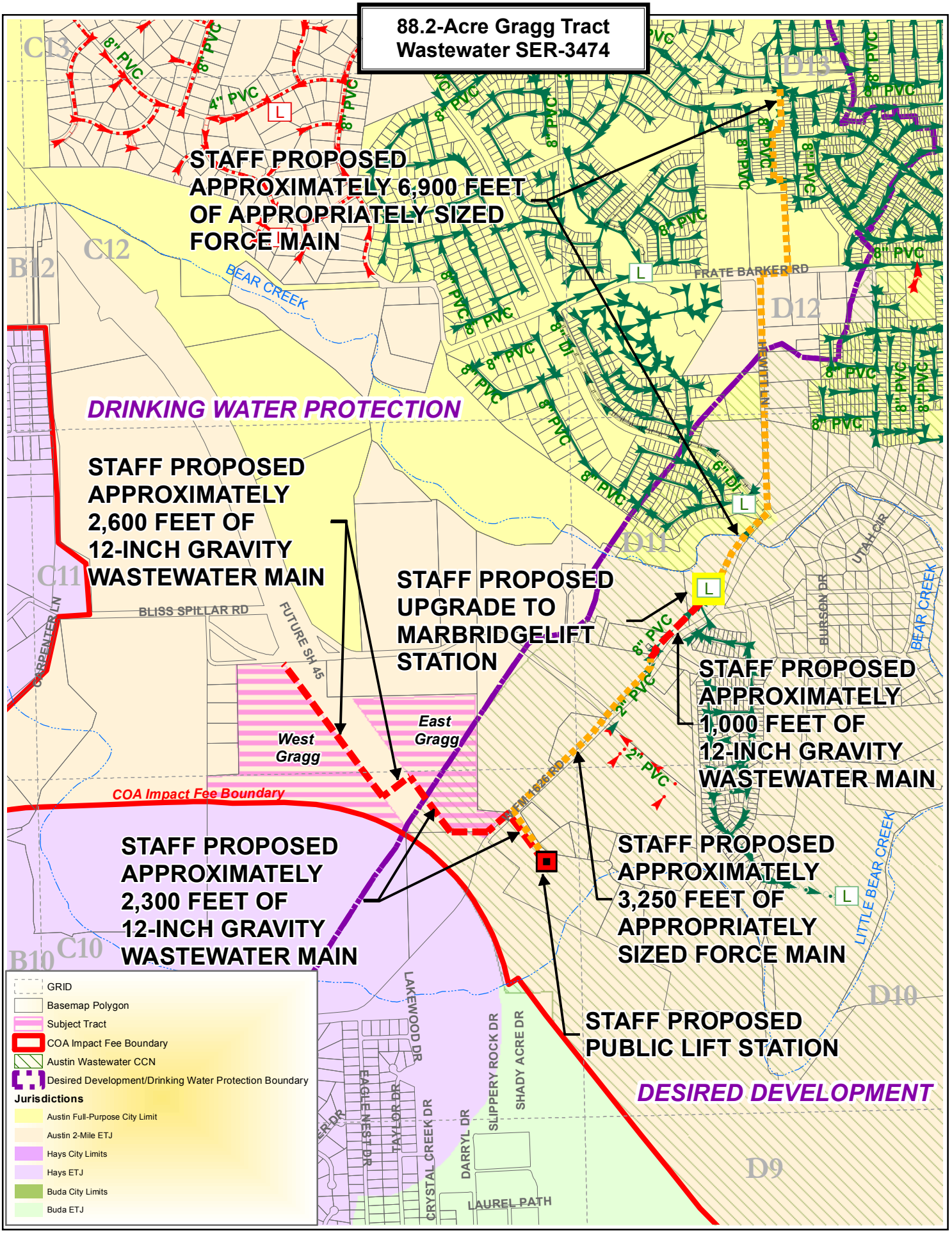
Applicant shall construct approximately 2,300 feet of 12-inch gravity wastewater main from the proposed lift station and extend north along Big Valley Rd and across FM 1626 Rd, west across the southern boundary of the easternmost portion of the subject tract (East Gragg) to the SH 45 right-of-way, and northwest along the SH 45 frontage of East Gragg, as approximately shown on the attached map. From this point, Applicant shall construct approximately 2,600 feet of 12-inch gravity wastewater main and extend west across SH 45 and northwest along SH 45 right-of-way across the frontage of the western portion of the subject tract (West Gragg) up to Old Bliss Spillar Rd. These proposed 12-inch gravity wastewater mains are also proposed for WK 281 (SER-3531).

Applicant shall also upgrade the City of Austin's Marbridge Lift Station to approximately 1,200 gpm firm capacity. Applicant shall construct approximately 6,900 feet of appropriately sized force main from the Marbridge Lift Station and extend north to the existing 18-inch gravity wastewater main (Project 95-0629, MH Id# 123572) along the route approximately shown on the attached map. The proposed route generally follows north along FM 1626 Rd, Brodie Ln, and Hewitt Ln, east along Frate Barker Rd, north within an appropriately sized easement, west along Charles M Daniels Dr, north along Eric Heiden Ct and north within in appropriately sized easement to the proposed connection point at MH Id# 123572. Alternate routing of the proposed force main may also be acceptable. The existing 6-inch force main from Marbridge Lift Station (Project 2004-0619) extending along FM 1626 Rd and Brodie Ln shall be properly abandoned. These proposed wastewater improvements are also proposed for WK 281 (SER-3531).

NOTES: 1) Wastewater flow based on engineering report received from Lawrence M. Hanrahan, P.E. on 06/04/2014. 2) Depending on how East Gragg is subdivided, additional appropriately sized gravity wastewater main extension(s) from the proposed 12-inch gravity wastewater mains described above may be required. Applicant shall design the gravity wastewater main(s) such that all future lots will receive gravity service and allow for future gravity extension upstream (dedication of easements may be required). 3) The appropriately sized lift station and force main and the proposed gravity wastewater mains shall be sized to provide service to the subject tract and WK 281 (SER-3531), which is estimated to contribute approximately 251 gpm (peak wet weather flow).

Approval of this Service Extension Request is subject to completion and acceptance of the improvements described above and the conditions set forth below:
1) Construction of all Service Extensions are subject to all environmental and planning ordinances.
2) Service Extensions are subject to the guidelines established in the Land Development Code, Section 25-9, Water and Wastewater Utility Service.
3) The level of service approved by this document does not imply commitment for land use.
4) Public utility mains must meet City of Austin Design and Construction Criteria and must be approved by Austin Water Engineering Review.
5) Engineering Report submitted to Facility Engineering detailing the proposed wastewater improvements which will address the dedication of easements.
6) Proposed public wastewater improvements will be dedicated to the City of Austin for ownership, operation, and maintenance.
7) Proposed public wastewater improvements must be placed in the public right-of-way or approved utility easements. Utility easements must be approved by Austin Water Engineering Review and must be in place prior to construction plan approval.
8) The approved Service Extension will automatically expire 180 days after date of approval unless a development application has been accepted by the Development Services Department. The Service Extension expires on the date the development expires, or if approved, on the date the development application approval expires.
9) Approval by the City Council will be required based on Austin City Code § 25-9-35.

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WATER AND WASTEWATER SERVICE EXTENSION REQUEST FOR CONSIDERATION

Name: WK 281	Service Requested: **Water**

SER-3530	Hansen Service Request Number 534359	Date Received: 09/10/2014

Location: BLISS SPILLAR RD MANCHACA TX 78652- WK 281

Acres: 156.46	Land Use: MIXED

Alt. Utility Service or S.E.R. Number: City of Austin Wastewater SER-3531

Quad(s): C11 C12	DDZ: NO

Drainage Basin: BEAR	Pressure Zone: SOUTHWEST A REDUCED (SWA6)	DWPZ: YES

Flow: (Estimated Peak Hour Flow, Gallons per Minute) 568 GPM	% Within City Limits: 0

Cost Participation: $0.00	% Within Limited Purpose: 0

Description of Improvements:
Applicant shall construct approximately 4,000 feet of 16-inch water main from the existing 16-inch water main (Project 2014-0629) in FM 1626 Rd at Garretts Way and extend southwest along FM 1626 and across the southern boundary of East Gragg (eastern portion of the 88.2-Acre Gragg Tract, SER-3473) to the SH 45 right-of-way. From this point, Applicant shall extend approximately 3,200 feet of 16-inch water main northwest along the SH 45 frontage of East Gragg, west across SH 45 and northwest along the SH 45 frontage of West Gragg (western portion of the 88.2-Acre Gragg Tract, SER-3473) to Old Bliss Spillar Rd, as approximately shown on the attached map.

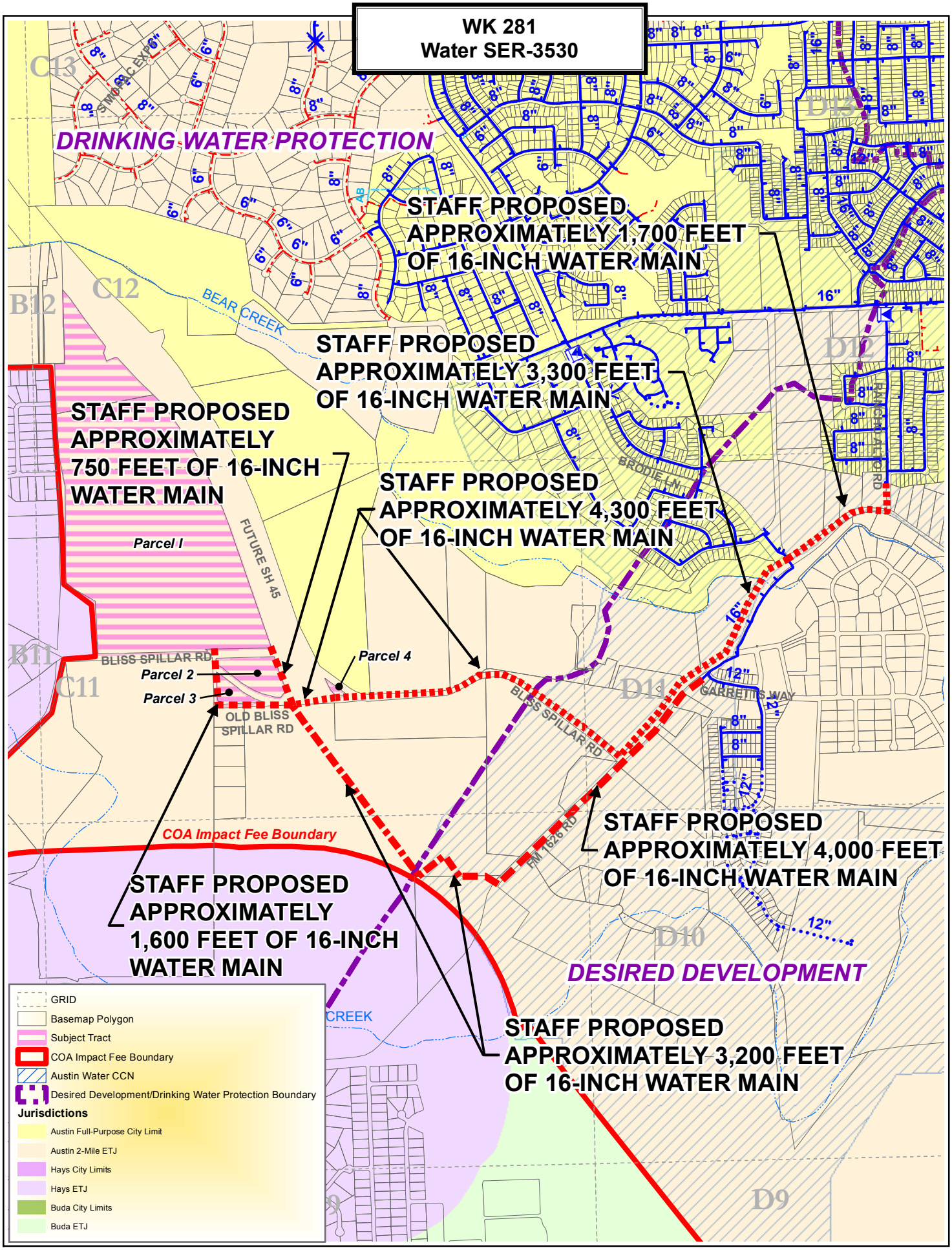
Applicant shall construct approximately 750 feet of 16-inch water main from Old Bliss Spillar Rd and extend northwest along the future SH 45 right-of-way to Bliss Spillar Rd. Applicant shall also construct approximately 1,600 feet of 16-inch water main from the future SH 45 right-of-way at Old Bliss Spillar Rd and extend west and north along Old Bliss Spillar Rd to Bliss Spillar Rd. Applicant shall construct an appropriately sized "looped" water distribution system within Parcel 1 of the subject tract from the two proposed 16-inch water mains stubbed to Bliss Spillar Rd at Old Bliss Spillar Rd and at the future SH 45 right-of-way.

To create a dual fed water system to the subject tract, Applicant shall construct approximately 1,700 feet of 16-inch water main from the existing 12-inch water main (Project 2008-0626) in Rancho Alto Rd and extend south along Rancho Alto Rd and then southwest along FM 1626 and connect to the existing 16-inch water main (Project 2014-0629) at Brodie Ln. From there, Applicant shall construct approximately 3,300 feet of 16-inch water main from Brodie Ln and extend southwest along FM 1626 to Bliss Spillar Rd. Applicant shall also construct approximately 4,300 feet of 16-inch water main from FM 1626 Rd and extend northwest along Bliss Spillar Rd and across the future SH 45 right-of-way to West Gragg and connect to the proposed 16-inch water main along the SH 45 frontage of West Gragg.

NOTES: 1) Sprinkled fire flow requirement of 2,000 gpm based on engineering report received from Lawrence M. Hanrahan, P.E. on 09/10/2014. 2) The subject tract shall be served by Southwest A Reduced pressure zone. All proposed water improvements described above are Southwest A Reduced pressure zone, unless otherwise stated. 3) Applicant shall install pressure reducing valve (PRV) on the property owner's side of the water meter per the City of Austin Code.

Approval of this Service Extension Request is subject to completion and acceptance of the improvements described above and the conditions set forth below:
1) Construction of all Service Extensions is subject to all environmental and planning ordinances.
2) Service Extensions are subject to the guidelines established in the Land Development Code, Section 25-9, Water and Wastewater Utility Service.
3) The level of service approved by this document does not imply commitment for land use.
4) Public utility mains must meet City of Austin design and construction criteria and must be approved by Austin Water Utility Engineering Review.
5) Approval of a site plan that meets the Fire Department requirements for fire control.
6) Proposed public water improvements will be dedicated to the City of Austin for ownership, operation, and maintenance.
7) Proposed public water improvements must be placed in the public right-of-way or approved utility easements. Utility easements must be in place prior to construction plan approval.
8) The approved Service Extension will automatically expire 180 days after date of approval unless a development application has been accepted by the Development Services Department. The Service Extension expires on the date the development expires, or if approved, on the date the development application approval expires.
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WATER AND WASTEWATER SERVICE EXTENSION REQUEST FOR CONSIDERATION

Name: WK 281		Service Requested: **Wastewater**
SER-3531	Hansen Service Request Number 534360	Date Received: 09/10/2014
Location: BLISS SPILLAR RD MANCHACA TX 78652- WK 281		
Acres: 156.46	Land Use: MIXED	
Alt. Utility Service or S.E.R. Number: City of Austin Water SER-3530		
Quad(s): C11 C12		DDZ: NO
Drainage Basin: BEAR	Pressure Zone: SOUTHWEST A REDUCED (SWA6)	DWPZ: YES
Flow: (Estimated Peak Wet Weather Flow, Gallons per Minute) 251 GPM		% Within City Limits: 0
Cost Participation: $0.00		% Within Limited Purpose: 0

Description of Improvements:
Applicant construct approximately 1,000 feet of 12-inch (minimum) gravity wastewater main from the existing Marbridge Lift Station and extend southwest along FM 1626 Rd to the highest point that can be served by the proposed gravity. Applicant shall construct an appropriately sized public lift station southeast of the 88.2-Acre Gragg Tract (SER-3474) on Big Valley Rd near Little Bear Creek (outside of the Edward's Aquifer Recharge Zone, 100-year floodplain and Critical Water Quality Zone), as approximately shown on the attached map. From this lift station, Applicant shall construct approximately 3,250 feet of appropriately sized force main and extend north along Big Valley Rd, northeast along FM 1626 Rd and connect to the proposed 12-inch gravity wastewater main. The proposed 12-inch gravity wastewater main shall replace the existing 8-inch gravity wastewater main along its path. Applicant shall properly abandon the existing 8-inch gravity wastewater main and reconnect all existing wastewater mains and services from the existing 8-inch to the proposed 12-inch gravity wastewater main. These proposed wastewater improvements are also proposed for 88.2-Acre Gragg Tract (SER-3474).

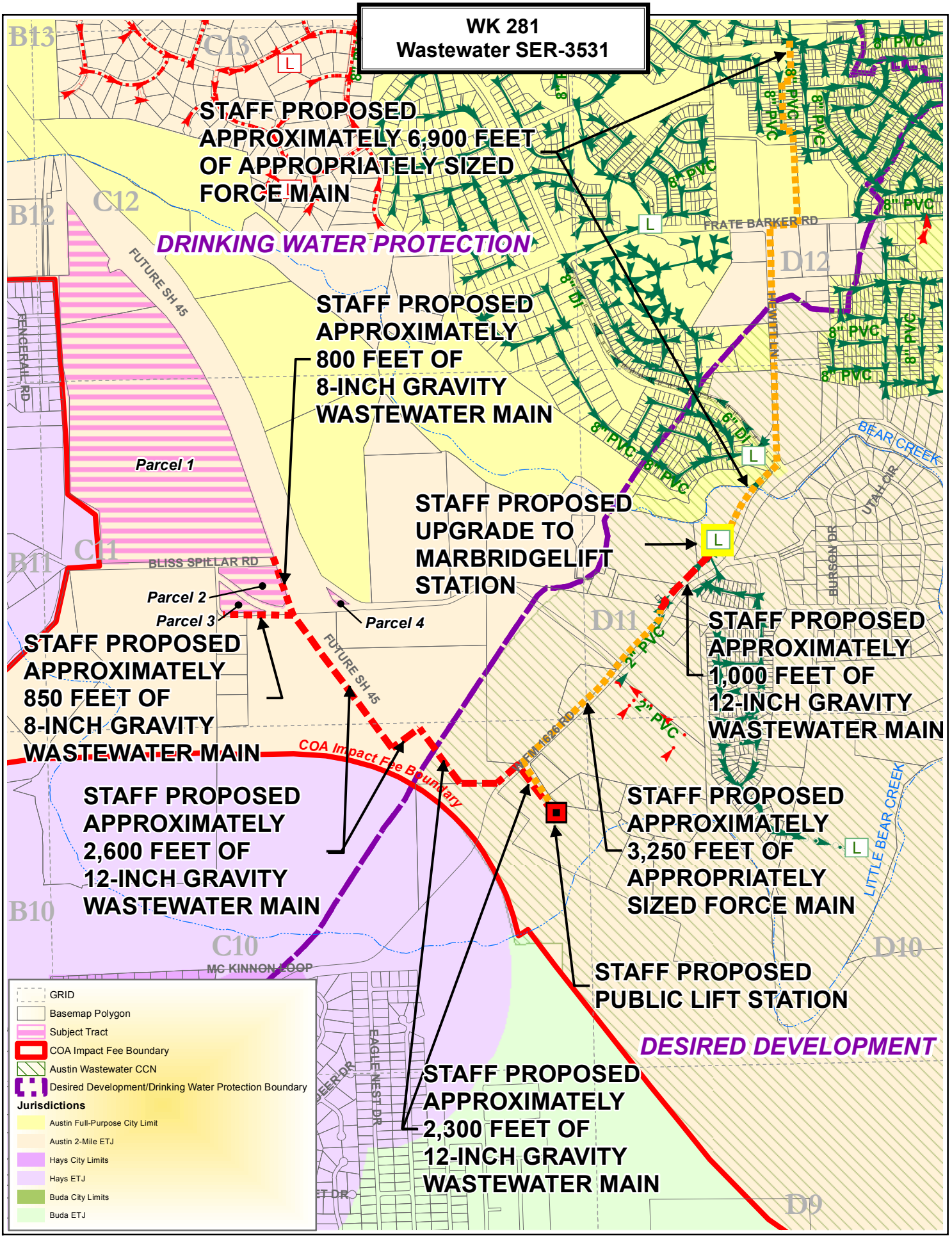
Applicant shall construct approximately 2,300 feet of 12-inch gravity wastewater main from the proposed lift station and extend north along Big Valley Rd and across FM 1626 Rd, west across the southern boundary of the easternmost portion of the 88.2-Acre Gragg Tract (East Gragg) to the SH 45 right-of-way, and northwest along the SH 45 frontage of East Gragg, as approximately shown on the attached map. From this point, Applicant shall construct approximately 2,600 feet of 12-inch gravity wastewater main and extend west across SH 45 and northwest along SH 45 right-of-way across the frontage of the western portion of the 88.2-Acre Gragg Tract (West Gragg) up to Old Bliss Spillar Rd. These proposed 12-inch gravity wastewater mains are also proposed for 88.2-Acre Gragg Tract (SER-3474). From the proposed 12-inch gravity wastewater main at Old Bliss Spillar Rd, applicant shall construct approximately 800 feet of 8-inch gravity wastewater main and extend northwest along SH 45 righ-of-way across the frontage of Parcel 2 and across Bliss Spillar Rd to Parcel 1 of the subject tract. Applicant shall also construct approximately 850 feet of 8-inch gravity wastewater main from the proposed 12-inch gravity wastewater main at SH 45 and Old Bliss Spillar Rd and extend west along Old Bliss Spillar Rd to Parcel 3 of the subject tract.

Applicant shall also upgrade the City of Austin's Marbridge Lift Station to approximately 1,200 gpm firm capacity. Applicant shall construct approximately 6,900 feet of appropriately sized force main from the Marbridge Lift Station and extend north to the existing 18-inch gravity wastewater main (Project 95-0629, MH Id# 123572) along the route approximately shown on the attached map. The proposed route generally follows north along FM 1626 Rd, Brodie Ln, and Hewitt Ln, east along Frate Barker Rd, north within an appropriately sized easement, west along Charles M Daniels Dr, north along Eric Heiden Ct and north within in appropriately sized easement to the proposed connection point at MH Id# 123572. Alternate routing of the proposed force main may also be acceptable. The existing 6-inch force main from Marbridge Lift Station (Project 2004-0619) extending along FM 1626 Rd and Brodie Ln shall be properly abandoned. These proposed wastewater improvements are also proposed for 88.2-Acre Gragg Tract (SER-3474).

NOTES: 1) Wastewater flow based on engineering report received from Lawrence M. Hanrahan, P.E. on 09/10/2014. 2) Depending on how Parcel 1 is subdivided, additional appropriately sized gravity wastewater main extension(s) from the proposed 8-inch gravity wastewater main at Bliss Spillar and SH 45 may be required. Applicant shall design the gravity wastewater main(s) such that all future lots will receive gravity service and allow for future gravity extension upstream and northwest of the subject tract (dedication of easements may be required). 3) The appropriately sized lift station and force main and the proposed gravity wastewater mains shall be sized to provide service to the subject tract and the 88.2-Acre Gragg Tract (SER-3474), which is estimated to contribute approximately 340 gpm (peak wet weather flow).

Approval of this Service Extension Request is subject to completion and acceptance of the improvements described above and the conditions set forth below:
1) Construction of all Service Extensions are subject to all environmental and planning ordinances.
2) Service Extensions are subject to the guidelines established in the Land Development Code, Section 25-9, Water and Wastewater Utility Service.
3) The level of service approved by this document does not imply commitment for land use.
4) Public utility mains must meet City of Austin Design and Construction Criteria and must be approved by Austin Water Engineering Review.
5) Engineering Report submitted to Facility Engineering detailing the proposed wastewater improvements which will address the dedication of easements.
6) Proposed public wastewater improvements will be dedicated to the City of Austin for ownership, operation, and maintenance.
7) Proposed public wastewater improvements must be placed in the public right-of-way or approved utility easements. Utility easements must be approved by Austin Water Engineering Review and must be in place prior to construction plan approval.
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