

**SUBDIVISION REVIEW SHEET****CASE NO.:** C8J-2018-0160**Z.A.P. DATE:** 09/17/2019**SUBDIVISION NAME:** Bratton II Preliminary Plan**AREA:** 20.55 acres**LOT(S):** 2**OWNER/APPLICANT:** WLH Communities - Texas, LLC**AGENT:** LJA Engineering, Inc.**ADDRESS OF SUBDIVISION:** 15720 Bratton Lane**GRIDS:** M38**COUNTY:** Travis**WATERSHED:** Walnut Creek and Gilleland Creek**JURISDICTION:** 2-Mile  
ETJ**EXISTING ZONING:** N/A**MUD:** N/A**PROPOSED LAND USE:** Multi-Family/Condominium**ADMINISTRATIVE WAIVERS:** None**VARIANCES:** None**SIDEWALKS:** Sidewalks will be provided on both sides of Grand Avenue Parkway and the subdivision side of Bratton Lane.**DEPARTMENT COMMENTS:** The request is for approval of Bratton II Preliminary Plan, consisting of two multi-family/condominium lots on 20.55 acres. Water and wastewater will be provided by the City of Austin.**STAFF RECOMMENDATION:** The staff recommends approval of this resubdivision. This plan meets all applicable County, State and City of Austin LDC requirements.**ZONING AND PLATTING COMMISSION ACTION:****CASE MANAGER:** Jennifer Bennett-Reumuth**PHONE:** 512-854-1434Email address: [jennifer.bennettreumuth@traviscountytexas.gov](mailto:jennifer.bennettreumuth@traviscountytexas.gov)



**PRELIMINARY PLAN  
(MULTI-FAMILY / CONDOMINIUMS)**

A circular professional engineer seal for the State of Texas. The outer ring contains the text "STATE OF TEXAS" at the top and "PROFESSIONAL ENGINEER" at the bottom, separated by stars. In the center, there is a five-pointed star above the name "BRIAN W. FALTESEK" and the license number "105982".

STEVEN P. TIMBERLAKE  
6240  
PROFESSIONAL  
LAND SURVEYOR  
STATE OF TEXAS  
REGISTERED

Map of the Austin 2 Mile ETJ area showing the project location. The map includes labels for various areas and roads. A box labeled 'PROJECT LOCATION' points to a specific site near the intersection of Grand Avenue and Bratton. Other labeled areas include Austin LTD, Round Rock Full Purpose, Pflugerville Full Purpose, Austin 2 Mile ETJ, Austin Full Purpose, and Three-Rows. Roads shown include 1225, Terrace, Parkway, 12th Avenue, Prairie, Parker, Bratton, Grand Avenue, Moorhead, 12th Avenue, 13th Avenue, 14th Avenue, 15th Avenue, 16th Avenue, 17th Avenue, 18th Avenue, 19th Avenue, 20th Avenue, 21st Avenue, 22nd Avenue, 23rd Avenue, 24th Avenue, 25th Avenue, 26th Avenue, 27th Avenue, 28th Avenue, 29th Avenue, 30th Avenue, 31st Avenue, 32nd Avenue, 33rd Avenue, 34th Avenue, 35th Avenue, 36th Avenue, 37th Avenue, 38th Avenue, 39th Avenue, 40th Avenue, 41st Avenue, 42nd Avenue, 43rd Avenue, 44th Avenue, 45th Avenue, 46th Avenue, 47th Avenue, 48th Avenue, 49th Avenue, 50th Avenue, 51st Avenue, 52nd Avenue, 53rd Avenue, 54th Avenue, 55th Avenue, 56th Avenue, 57th Avenue, 58th Avenue, 59th Avenue, 60th Avenue, 61st Avenue, 62nd Avenue, 63rd Avenue, 64th Avenue, 65th Avenue, 66th Avenue, 67th Avenue, 68th Avenue, 69th Avenue, 70th Avenue, 71st Avenue, 72nd Avenue, 73rd Avenue, 74th Avenue, 75th Avenue, 76th Avenue, 77th Avenue, 78th Avenue, 79th Avenue, 80th Avenue, 81st Avenue, 82nd Avenue, 83rd Avenue, 84th Avenue, 85th Avenue, 86th Avenue, 87th Avenue, 88th Avenue, 89th Avenue, 90th Avenue, 91st Avenue, 92nd Avenue, 93rd Avenue, 94th Avenue, 95th Avenue, 96th Avenue, 97th Avenue, 98th Avenue, 99th Avenue, 100th Avenue.

SHEET 1 OF 4



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Plot Date/Time: Aug 28, 19 18:23:11

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NOTES

LEGAL DESCRIPTION:

20.554 ACRES IN THE NELSON MERRILL SURVEY NO. 70, ABSTRACT NO. 570, IN TRAVIS COUNTY, TEXAS, CONVEYED BY DEED OF RECORD IN DOCUMENT NO. 2006147189 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS.

LAND USE SUMMARY			
USE:	ACREAGE	# OF LOTS	% OF PROJECT
COMMERCIAL: BLOCK 'A', LOT 1 BLOCK 'B', LOT 1	18.287	2	88.99%
R.O.W.:	2.262	N/A	11.01%
TOTAL	20.549 Ac.	2	100%

3. IMPERVIOUS COVER

THIS SUBDIVISION IS LOCATED WITHIN THE CITY OF AUSTIN EXTRA TERRITORIAL JURISDICTION AND THEREFORE ZONING DOES NOT APPLY. THE SUBDIVISION IS SUBJECT TO THE SUBURBAN WATERSHED IMPERVIOUS COVER LIMITS.

4. ROADWAY STANDARDS

STREET WIDTH AND SIDEWALK LOCATIONS SHALL BE AS FOLLOWS.

STREET TABLE							
STREET NAME	ACCESS STATUS	RIGHT OF WAY	PAVEMENT & CURB TYPE	SIDEWALKS	CUL-DE-SAC/ROW	CLASSIFICATION	LENGTH
GRAND AVENUE PKWY.	PUBLIC	114'	(VARIES) FOC-FOC*	8' - BOTH SIDES		MAJOR ARTERIAL / DIVIDED (4 LANES)	980'
* FOC-FOC (FACE OF CURB TO FACE OF CURB) 8" STANDARD CURB							

5. SIDEWALKS

A. PUBLIC SIDEWALKS BUILT TO CITY OF AUSTIN STANDARDS ARE REQUIRED ALONG THE PROPOSED STREET LISTED IN NOTE 4. ABOVE. SUCH SIDEWALKS SHALL BE CONSTRUCTED PRIOR TO OCCUPANCY OF THE LOTS. FAILURE TO CONSTRUCT SUCH SIDEWALK MAY RESULT IN THE WITHHOLDING OF A CERTIFICATE OF OCCUPANCY, BUILDING PERMIT, OR UTILITY CONNECTION BY THE GOVERNING BODY OR UTILITY.

6. FISCAL REQUIREMENTS

PRIOR TO THE RECORDING OF ANY FINAL PLAT OF ALL OR A PORTION OF THIS PRELIMINARY PLAN, FISCAL SECURITY SHALL BE PROVIDED IN ACCORDANCE WITH THE CITY OF AUSTIN LAND DEVELOPMENT CODE.

A. SIDEWALKS ALONG OPEN SPACE LOTS FOR THE STREETS LISTED IN PLAN NOTE #4 ABOVE.

B. ENVIRONMENTAL AND SAFETY CONTROLS AND OTHER RELATED ITEMS (E.G. EROSION AND SEDIMENTATION CONTROLS, RESTORATION, CHANNEL WORK, WATER QUALITY PONDS, ETC.) AS DETERMINED PRIOR TO FINAL PLAT APPROVAL. THE RESTORATION COST ESTIMATE WILL BE BASED ON DISTURBED AREAS INCLUDING THE FOLLOWING STREETS; (ALREADY LISTED IN PLAN NOTE #4 - ROADWAY STANDARDS).

7. THE OWNER OF THIS SUBDIVISION, AND HIS OR HER SUCCESSORS AND ASSIGNS, ASSUMES THE RESPONSIBILITY FOR PLANS FOR CONSTRUCTION OF SUBDIVISION IMPROVEMENTS WHICH COMPLY WITH APPLICABLE CODES AND REQUIREMENTS OF THE CITY OF AUSTIN. THE OWNER UNDERSTANDS AND ACKNOWLEDGES THAT PLAT VACATION OR REPLATTING MAY BE REQUIRED, AT THE OWNERS SOLE EXPENSE, IF PLANS TO CONSTRUCT THIS SUBDIVISION DO NOT COMPLY WITH SUCH CODES AND REQUIREMENTS.

8. APPROVAL OF THIS PRELIMINARY PLAN DOES NOT CONSTITUTE APPROVAL OF ANY DEVIATION FROM THE CITY'S LAND DEVELOPMENT REGULATIONS IN THE FINAL PLAT, CONSTRUCTION PLANS OR SITE PLAN STAGE, UNLESS SUCH DEVIATIONS HAVE BEEN SPECIFICALLY REQUESTED IN WRITING AND SUBSEQUENTLY APPROVED IN WRITING BY THE CITY. SUCH APPROVALS DO NOT RELIEVE THE ENGINEER OF THE OBLIGATION TO MODIFY THE DESIGN OF THE PROJECT IF IT DOES NOT MEET ALL OTHER CITY LAND DEVELOPMENT REGULATIONS OR IF IT IS SUBSEQUENTLY DETERMINED THAT THE DESIGN WOULD ADVERSELY IMPACT THE PUBLIC'S SAFETY, HEALTH, WELFARE OR PROPERTY.

9. DRAINAGE EASEMENTS

- A. ALL DRAINAGE EASEMENTS ON PRIVATE PROPERTY SHALL BE MAINTAINED BY THE PROPERTY OWNER OR ASSIGNS.
- B. PROPERTY OWNER AND/OR HIS/HER ASSIGNS SHALL PROVIDE FOR ACCESS TO THE DRAINAGE EASEMENT AS MAY BE NECESSARY AND SHALL NOT PROHIBIT ACCESS BY TRAVIS COUNTY AND/OR CITY OF AUSTIN FOR INSPECTION OR MAINTENANCE OF SAID EASEMENT.
- C. DRAINAGE EASEMENTS A MINIMUM OF 15 FEET IN WIDTH ARE FOR ENCLOSED STORM SEWER PIPES. EASEMENTS FOR OPEN CHANNELS SHALL BE A MINIMUM OF 25 FEET WIDE.
- D. NO OBJECTS, INCLUDING BUT NOT LIMITED TO, BUILDINGS, FENCES, OR LANDSCAPING SHALL BE ALLOWED IN A DRAINAGE EASEMENT EXCEPT AS APPROVED BY TRAVIS COUNTY AND/OR CITY OF AUSTIN.
- E. SEEDING AROUND DETENTION AND WATER QUALITY POND SHALL MEET CITY OF AUSTIN NATIVE GRASS SPECIFICATIONS 604S.6.

10. 100 YEAR FLOOD PLAIN

NO PORTION OF THIS TRACT IS WITHIN THE DESIGNATED FLOOD HAZARD AREA AS SHOWN ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP (FIRM) #48453C0260J TRAVIS COUNTY, TEXAS, DATED AUGUST 18, 2014.

11. PARK LAND DEDICATION REQUIREMENTS

PARKLAND DEDICATION IS REQUIRED PER SECTION 30-2-213 OF THE CITY CODE, PRIOR TO APPROVAL OF THE FIRST FINAL PLAT FOR THIS SUBDIVISION. PARKLAND WILL BE SATISFIED VIA PAYMENT OF A FEE IN-LIEU OF LAND TO THE CITY OF AUSTIN FOR 122 UNITS.

12. UTILITY SYSTEM

- A. NO LOT IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL THE BUILDING IS CONNECTED TO THE CITY OF AUSTIN'S WATER AND WASTEWATER SYSTEM.
- B. THE WATER AND WASTEWATER UTILITY SYSTEM SERVING THIS SUBDIVISION MUST BE IN ACCORDANCE WITH THE CITY OF AUSTIN DESIGN CRITERIA. THE WATER AND WASTEWATER UTILITY PLAN MUST BE REVIEWED AND APPROVED BY THE AUSTIN WATER UTILITY. THE WATER AND WASTEWATER UTILITY CONSTRUCTION MUST BE INSPECTED BY THE CITY AND THE LANDOWNER MUST PAY THE CITY INSPECTION FEE.
- C. ELECTRIC SERVICE WILL BE PROVIDED BY ONCOR ELECTRIC DELIVERY.
- D. THE ELECTRIC UTILITY HAS THE RIGHT TO PRUNE AND/OR REMOVE TREES, SHRUBBERY AND OTHER OBSTRUCTIONS TO THE EXTENT NECESSARY TO KEEP THE EASEMENTS CLEAR. THE ELECTRIC UTILITY WILL PERFORM ALL TREE WORK IN COMPLIANCE WITH THE CITY OF AUSTIN LAND DEVELOPMENT CODE.
- E. THE OWNER/DEVELOPER OF THIS SUBDIVISION/LOT SHALL PROVIDE ONCOR ELECTRIC DELIVERY WITH ANY EASEMENT AND/OR ACCESS REQUIRED, IN ADDITION TO THOSE INDICATED, FOR THE INSTALLATION AND ONGOING MAINTENANCE OF OVERHEAD AND UNDERGROUND ELECTRIC FACILITIES. THESE EASEMENTS AND/OR ACCESS ARE REQUIRED TO PROVIDE ELECTRIC SERVICE TO THE BUILDING AND WILL NOT BE LOCATED SO AS TO CAUSE THE SITE TO BE OUT OF COMPLIANCE WITH CHAPTER 30-5 OF THE CITY OF AUSTIN LAND DEVELOPMENT CODE.
- F. THE OWNER SHALL BE RESPONSIBLE FOR INSTALLATION OF TEMPORARY EROSION CONTROL, REVEGETATION AND TREE PROTECTION. IN ADDITION, THE OWNER SHALL BE RESPONSIBLE FOR ANY INITIAL TREE PRUNING AND TREE REMOVAL THAT IS WITHIN TEN FEET OF THE CENTER LINE OF THE PROPOSED OVERHEAD ELECTRICAL FACILITIES DESIGNED TO PROVIDE ELECTRIC SERVICE TO THIS PROJECT. THE OWNER SHALL INCLUDE THE ELECTRIC UTILITIES WORK WITHIN THE LIMITS OF CONSTRUCTION FOR THIS PROJECT.
- G. THE OWNER OF THE PROPERTY IS RESPONSIBLE FOR MAINTAINING CLEARANCES REQUIRED BY THE NATIONAL ELECTRIC SAFETY CODE, OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION (OSHA) REGULATIONS, CITY OF AUSTIN RULES AND REGULATIONS AND TEXAS STATE LAWS PERTAINING TO CLEARANCES WHEN WORKING IN CLOSE PROXIMITY TO OVERHEAD POWER LINES AND EQUIPMENT. THE ELECTRIC UTILITY WILL NOT RENDER ELECTRIC SERVICE UNLESS REQUIRED CLEARANCES ARE MAINTAINED. ALL COSTS INCURRED BECAUSE OF FAILURE TO COMPLY WITH THE REQUIRED CLEARANCES WILL BE CHARGED TO THE OWNER.
13. PRIOR TO CONSTRUCTION ON LOTS IN THIS SUBDIVISION, DRAINAGE PLANS WILL BE SUBMITTED TO THE CITY OF AUSTIN AND TRAVIS COUNTY FOR REVIEW. RAINFALL RUN-OFFS SHALL BE HELD TO THE AMOUNT ESTABLISHED BY THE REGIONAL DETENTION PLANS APPROVED BY THE CITY OF AUSTIN AND TRAVIS COUNTY, EXCEPT THAT THE RUN-OFF IN EXCESS OF THE AMOUNT ESTABLISHED FOR THE REGIONAL DETENTION SYSTEM SHALL BE DETERMINED BY THE USE OF ONSITE PONDING OR OTHER APPROVED METHODS. 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.
14. IT SHALL BE THE RESPONSIBILITY OF THE ENGINEER TO DEMONSTRATE THROUGH MAPS, SCHEMATICS, CALCULATIONS AND SUPPORTING DATA THAT THE PROPOSED INFRASTRUCTURE, R.O.W. AND DRAINAGE EASEMENTS ARE ADEQUATE TO CONVEY THE DESIGN FLOWS IN ACCORDANCE WITH THE CITY OF AUSTIN'S DEVELOPMENT STANDARDS. ADDITIONAL DEDICATION OF DRAINAGE EASEMENT(S) MAY BE REQUIRED AT THE TIME OF FINAL PLATTING OR CONSTRUCTION.

15. ANY WATER QUALITY CONTROL FACILITY AS SHOWN ON THE APPROVED WATER QUALITY CONTROL PLAN, THAT SERVES A PARTICULAR PHASE OF DEVELOPMENT, SHALL BE COMPLETED AND FULLY OPERATIONAL PRIOR TO RELEASE OF THAT PHASE. ALL DISTURBED AREAS WITHIN EACH PHASE OF THIS PROJECT SHALL BE REVEGETATED AND ALL PERMANENT EROSION/ SEDIMENTATION CONTROLS COMPLETED PRIOR TO THE ISSUANCE OF OCCUPANCY PERMITS FOR THAT PHASE. TEMPORARY E/S CONTROLS SHALL BE ADJUSTED AS NEEDED PRIOR TO THIS RELEASE TO ENSURE THAT SUBSEQUENT PHASE DISTURBED AREAS ARE ADEQUATELY COVERED. ADDITIONALLY, ANY AREA WITHIN THE LIMITS OF CONSTRUCTION OF THE PROJECT WHICH IS NOT ADEQUATELY REVEGETATED SHALL BE BROUGHT INTO COMPLIANCE PRIOR TO THE RELEASE OF THE FINAL PHASE.
16. THE WATER QUALITY EASEMENTS SHOWN ARE FOR THE PURPOSE OF ACHIEVING COMPLIANCE PURSUANT TO THE CITY OF AUSTIN LAND DEVELOPMENT CODE (LDC). THE USE AND MAINTENANCE OF THESE EASEMENTS IS RESTRICTED BY THE LDC.
17. MAINTENANCE OF WATER QUALITY CONTROLS REQUIRED ABOVE SHALL BE ACCORDING TO CITY OF AUSTIN STANDARDS.
18. EROSION/SEDIMENTATION CONTROLS ARE REQUIRED FOR ALL CONSTRUCTION ON EACH LOT, INCLUDING SINGLE FAMILY AND DUPLEX CONSTRUCTION, PURSUANT TO LDC AND ENVIRONMENTAL CRITERIA MANUAL.
19. AERIAL TOPOGRAPHIC MAPPING FROM THE CITY OF AUSTIN, 2012.
20. ALL STREETS ARE PUBLIC.
21. WATER QUALITY CONTROLS ARE REQUIRED FOR ALL NEW DEVELOPMENT.
22. PROJECT IS LOCATED WITHIN THE WALNUT CREEK AND GILLELAND CREEK WATERSHEDS.
23. PROJECT IS NOT WITHIN THE CONTRIBUTING ZONE OR RECHARGE ZONE OF THE EDWARDS AQUIFER.
24. THIS PROJECT IS IN THE DESIRED DEVELOPMENT ZONE WITHIN A SUBURBAN WATERSHED.
25. WATER WILL BE PROVIDED BY THE CITY OF AUSTIN.
26. WASTEWATER WILL BE PROVIDED BY THE CITY OF AUSTIN.
27. TRAVIS COUNTY DEVELOPMENT PERMIT IS REQUIRED PRIOR TO SITE DEVELOPMENT.
28. THIS PROJECT IS SUBJECT TO THE CITY OF AUSTIN LAND DEVELOPMENT CODE, TITLE 30.
29. THIS SUBDIVISION IS LOCATED IN THE CITY OF AUSTIN 2-MILE EXTRATERRITORIAL JURISDICTION (ETJ).
30. WITHIN A SIGHT DISTANCE EASEMENT ANY OBSTRUCTION OF SIGHT DISTANCE BY VEGETATION, FENCING, EARTHWORK, BUILDINGS, SIGNS OR ANY OTHER OBJECT WHICH DETERMINED TO CAUSE A TRAFFIC HAZARD IS PROHIBITED AND MAY BE REMOVED BY ORDER OF COMMISSIONERS' COURT AT OWNERS' EXPENSE. THE PROPERTY OWNER IS TO MAINTAIN AN UNOBSTRUCTED VIEW CORRIDOR WITHIN THE BOUNDS OF SUCH EASEMENT AT ALL TIMES.

APPENDIX Q-2  
Impervious Cover  
(Suburban Watershed)

Grand Avenue Parkway, Lot 1, Block 'A', and Lot 1, Block 'B'

Total gross site area = 20.554 Acres  
Area of Uplands with Slopes 0-15% = 20.554  
Area of Uplands with Slopes 15-25% = 0.00  
Area of Uplands with Slopes 25-35% = 0.00  
Area of Uplands with Slopes 35-<% = 0.00

ALLOWABLE IMPERVIOUS COVER:  
Impervious cover allowed at 60 % X Gross Area (20.554) = 12.33 Acres

ALLOWABLE IMPERVIOUS COVER BREAKDOWN BY SLOPE CATEGORY  
TOTAL ACREAGE 15-25% = 0.00 Acres X 10% = 0.00 Acres

PROPOSED TOTAL IMPERVIOUS COVER  
Total proposed impervious cover = 12.33 Acres\*

IMPERVIOUS COVER

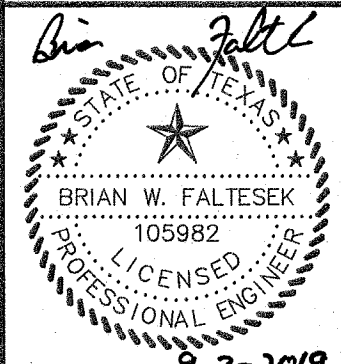
Slope Categories	Total Acres	Building & Other Impervious Cover Acreage	Driveways/Roadways Acres	Total Impervious Cover Acres	% of Categories
0-15%	20.554	6.165*	6.165*	12.33*	60.00
15-25%	0	0	0	0	0
25-35%	0	0	0	0	0
Over 35%	0	0	0	0	0

\*Includes future development on Lot 1, Block A and Lot 1, Block B.

BRATTON II  
PRELIMINARY PLAN  
(MULTI-FAMILY / CONDOMINIUMS)  
GENERAL NOTES

REVISIONS		DESCRIPTION	DATE
NO.	BY		

DATE:	8/15/18
DESIGNED BY:	JAC
DRAWN BY:	JAC
CHECKED BY:	BVW
DRAWING NAME:	bratt-prelim-11.dwg



**LJA Engineering, Inc.**  
7500 Riata Boulevard  
Building II, Suite 100  
Austin, Texas 78735  
Phone 512.439.4700  
Fax 512.439.4716  
FRN - F-1386

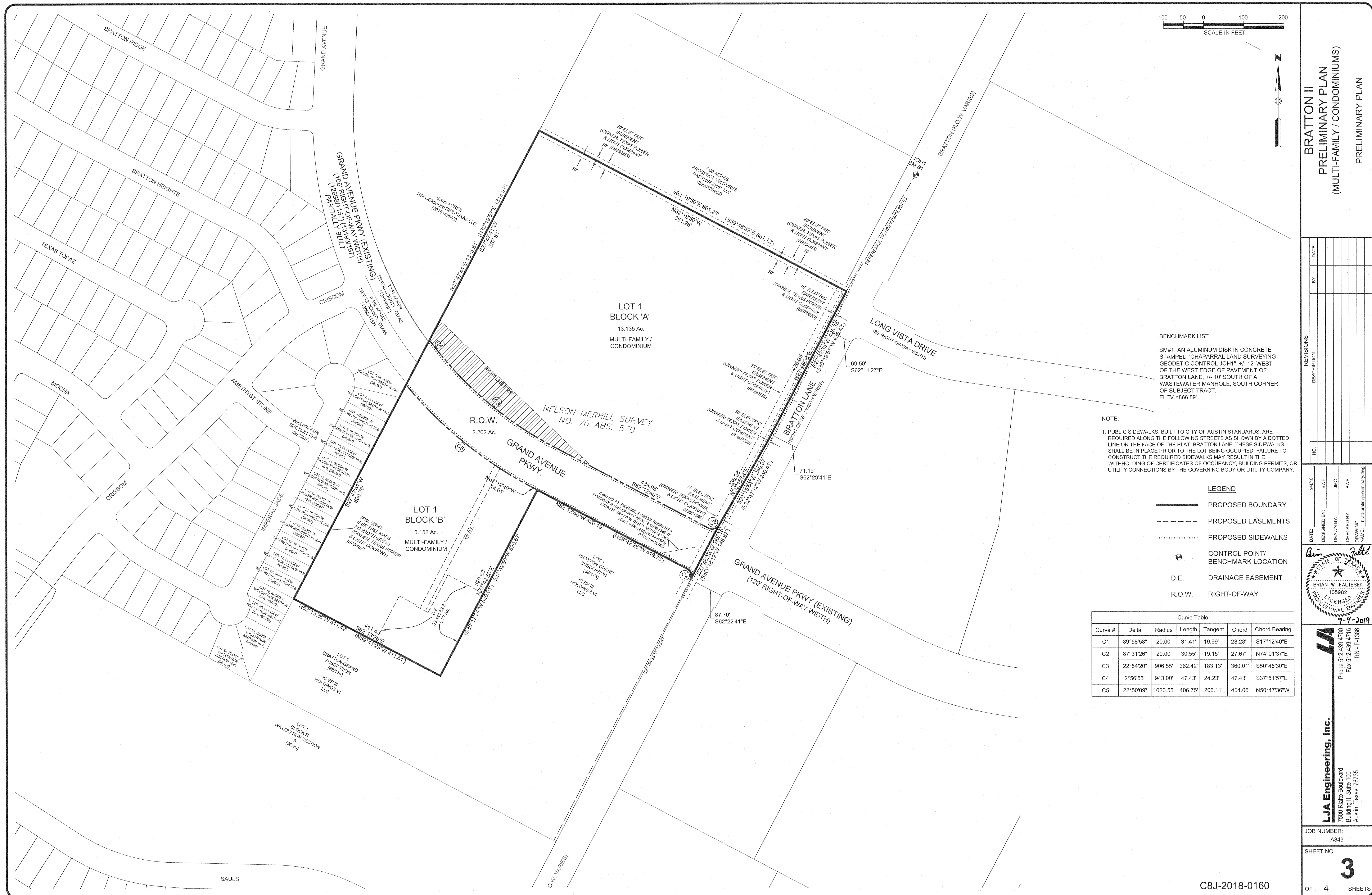
JOB NUMBER: A343

SHEET NO.

2

OF 4 SHEETS



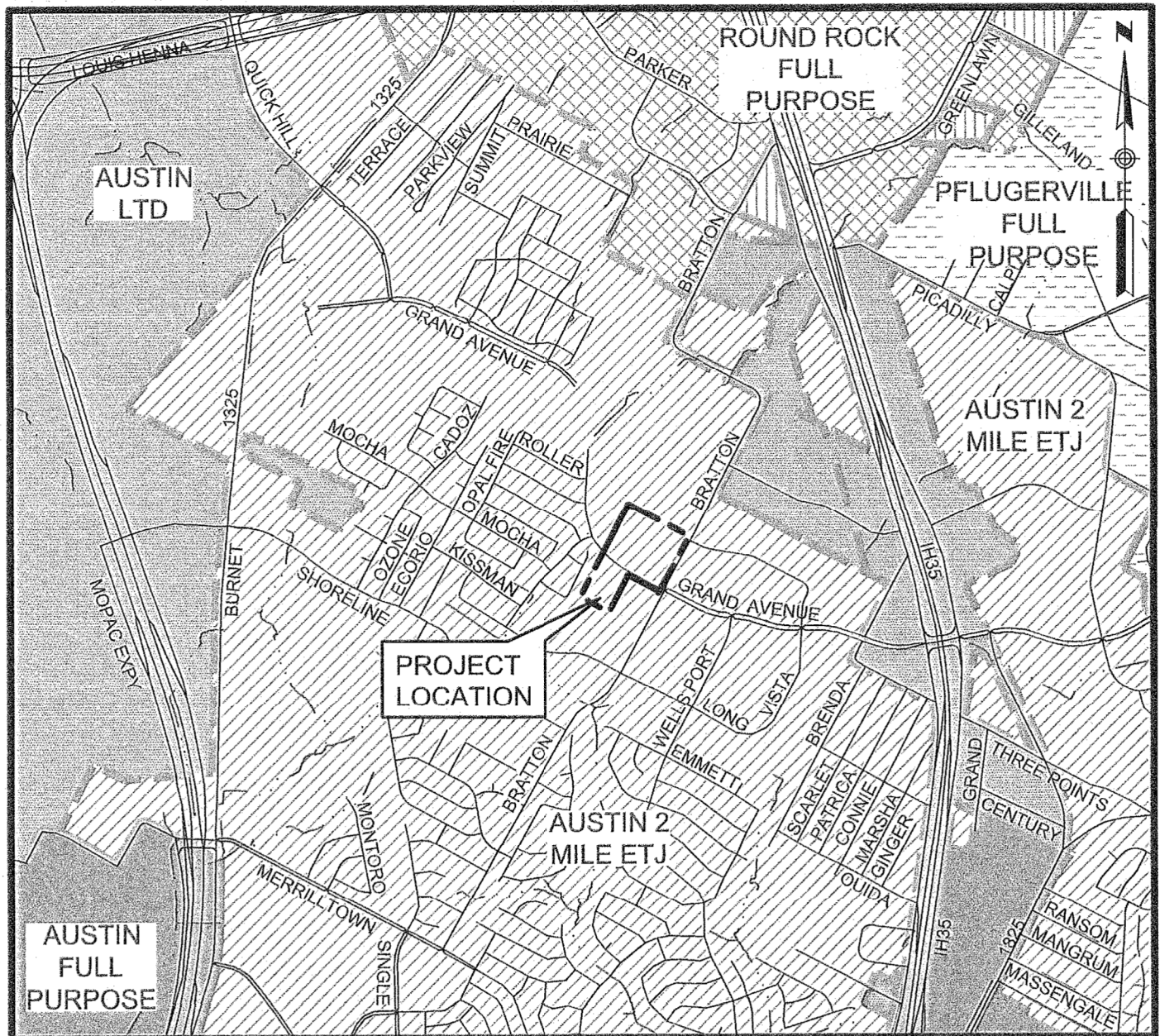








BRATTON II PRELIMINARY PLAN  
(C8J-2018-0160)



**LOCATION MAP**

SCALE: 1" = 2,000'

CITY OF AUSTIN GRID NO. M-38  
MAPSCO: 436L & 436M