SUBDIVISION REVIEW SHEET


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-Reimuth    PHONE: 512-854-1434
Email address: jennifer.bennetreimuth@traviscountytx.gov
BRATTON II
PRELIMINARY PLAN
(MULTI-FAMILY / CONDOMINIUMS)

LOCATION MAP
SCALE: 1" = 1000'

INDEX OF SHEETS
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1 TITLE PAGE
2 GENERAL NOTES
3 PRELIMINARY PLAN
4 ADJACENT OWNERS MAP

SUBMITTAL DATE: OCTOBER 22, 2018

LJA Engineering, Inc.
750 Rioillo Boulevard
Building II, Suite 100
Austin, Texas 78735
Phone 512.439.4700
Fax 512.439.4716
FRN F-1398
C8J-2018-0160

SHEET 1 OF 4
**LAND USE SUMMARY**

<table>
<thead>
<tr>
<th>ZONING</th>
<th>TOTAL</th>
<th>MAX</th>
<th>30% PRO</th>
<th>SLK PROJECT</th>
</tr>
</thead>
<tbody>
<tr>
<td>COMMERCIAL</td>
<td>18.197</td>
<td>15</td>
<td>90.99%</td>
<td></td>
</tr>
<tr>
<td>RESIDENTIAL</td>
<td>2.252</td>
<td>N/A</td>
<td>100.00%</td>
<td></td>
</tr>
<tr>
<td>TOTAL</td>
<td>20.449</td>
<td>15</td>
<td>100.00%</td>
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**SICARIO COVER**

This site is subject to the City of Austin’s floodplain requirements. The City of Austin’s floodplain requirements are located in Chapter 27 of the City of Austin Zoning Code. The floodplain requirements are intended to protect the public from the risk of flooding and to ensure a safe and healthy environment. The requirements include regulations for the construction and development of properties located in the floodplain areas. These regulations are designed to reduce the risk of flooding and to minimize the impact of flooding on the community. If you are planning to develop a property that is located in a floodplain area, you should consult with the City of Austin’s Code Enforcement Division to determine the specific requirements that apply to your property.

**30 YEAR FLOOD PLUGS**

No portion of this tract is within the designated flood hazard areas as defined by the Federal Emergency Management Agency (FEMA). The floodplain maps are located in the City of Austin Development Services Department. The floodplain requirements are intended to protect the public from the risk of flooding and to ensure a safe and healthy environment. The requirements include regulations for the construction and development of properties located in the floodplain areas. These regulations are designed to reduce the risk of flooding and to minimize the impact of flooding on the community. If you are planning to develop a property that is located in a floodplain area, you should consult with the City of Austin’s Code Enforcement Division to determine the specific requirements that apply to your property.

**GROUNDWATER**

Information and groundwater locations should be as follows:

**FIELD TABLE**

<table>
<thead>
<tr>
<th>LOT NUMBER</th>
<th>ADDRESS</th>
<th>ROOF TYPE</th>
<th>CEMENTED</th>
<th>LAND USE</th>
<th>DESCRIPTION</th>
<th>LAND</th>
<th>WATERSHED</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>123 Main St</td>
<td>SBS</td>
<td>0.123</td>
<td>COMMERCIAL</td>
<td>ZONED</td>
<td>0.121</td>
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<tr>
<td>2</td>
<td>456 Oak Rd</td>
<td>B</td>
<td>0.234</td>
<td>RESIDENTIAL</td>
<td>ZONED</td>
<td>0.201</td>
<td></td>
</tr>
<tr>
<td>3</td>
<td>789 Pine Dr</td>
<td>TEG</td>
<td>0.345</td>
<td>COMMERCIAL</td>
<td>ZONED</td>
<td>0.321</td>
<td></td>
</tr>
<tr>
<td>4</td>
<td>101 Cedar Ln</td>
<td>R</td>
<td>0.456</td>
<td>RESIDENTIAL</td>
<td>ZONED</td>
<td>0.421</td>
<td></td>
</tr>
</tbody>
</table>

**SEVERANCES**

- **PUBLIC SEVERANCE:** This site is subject to the City of Austin’s underground utilities requirements. The site is subject to the City of Austin’s underground utilities requirements. The requirements include regulations for the construction and development of properties located in the underground utilities areas. These regulations are designed to protect the public from the risk of injuries and to ensure a safe and healthy environment. If you are planning to develop a property that is located in an underground utilities area, you should consult with the City of Austin’s Code Enforcement Division to determine the specific requirements that apply to your property.

**FLORAL REQUIREMENTS**

Prior to the issuance of any final plat of all or a portion of this parcel, the owner of the property shall provide the City of Austin with a plan for the construction and development of the property. The plan shall include a description of the proposed construction and development, the location of the proposed construction and development, the setback requirements, and the floodplain requirements. If the plan is not approved by the City of Austin, the plan may be subject to modifications.

**APPROVALS**

The approval of this plan requires the approval of the City of Austin’s Development Services Department. The approval of this plan requires the approval of the City of Austin’s Development Services Department. The approval of this plan requires the approval of the City of Austin’s Development Services Department. The approval of this plan requires the approval of the City of Austin’s Development Services Department.