

From: [Bill Mclean](#)
To: [Lindsey A. Oskoui](#)
Cc: [Seth Mearig](#); [Tim Riley](#); [Harris Kaffie \(hakaffie@gmail.com\)](mailto:hakaffie@gmail.com); [Pablo Martinez](#)
Subject: FW: Kaffie Tract Land Plan
Date: Thursday, August 6, 2020 1:18:48 PM
Attachments: [image001.jpg](#)
[image002.gif](#)
[Little Barton Creek-Option "J-1" \(30 Lots\).pdf](#)

Lindsey, see below from Pablo and the attached plan as a follow up to our call on 7/20. Site and topographic constraints are the reasons for the three variances we foresee below, in addition to the buffer variance. Pablo has highlighted in red below the reasons for each of those variances. Please let me know if you need any additional information. We're also looking now to see if these requirements applied back in '99 and will forward any relevant information asap.

Thanks, Bill

William P. McLean

Partner

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From: Pablo Martinez <PMartinez@bgeinc.com>
Sent: Friday, July 31, 2020 2:58 PM
To: Tim Riley - Riley-McLean Land (twr@rileymclean.com) <twr@rileymclean.com>; Bill Mclean <bmclean@mcleanhowardlaw.com>
Cc: Seth Mearig <SMearig@bgeinc.com>
Subject: Kaffie Tract Land Plan

Bill/Tim

Please see attached for the latest iteration of the Kaffie Tract Land Plan. We have revised the Water Quality Buffer Zone to be 100 ft from the centerline of the creek, and right now, our assumed

impervious cover percentage is 19.75% (Assuming 20,500 square feet of impervious cover per lot). At this percentage, no permanent water quality improvements are required per the city of Bee Caves Code of Ordinances.

Based on this latest land plan, we will need variances from the following sections of their Subdivision Regulations, highlighted in yellow is a brief explanation for each of them:

30.03.001 (c) (10) (C) Private Streets: Access Onto Public Thoroughfare. **A private street subdivision shall provide a minimum of eighty feet (80') of access frontage on a public collector or arterial street for subdivision entrances** in order to accommodate a median-divided entrance with appropriate vehicle stacking, queuing and turnaround area. Primary access into a private street subdivision shall be from a major collector, which has a minimum right-of-way of eighty feet (80'), or from a larger roadway, as shown on the City thoroughfare plan. Restricted access entrances shall not be allowed from residential collector streets, minor residential or local streets, or from alleys or private driveways or parking lots. No more than two (2) gated street entrances may intersect a thoroughfare within any one-mile segment.

We will require a variance from this requirement as neither of the two proposed access points to the development are public collectors or arterial streets.

Due to the site location and topographical constraints there are no feasible connections to any public collectors or arterials.

30.03.001 (o) The maximum length of any block or street segment shall be two thousand feet (2,000') and the minimum length of any block or street segment shall be five hundred feet (500'), as measured along the street centerline and between the point(s) of intersection with other through, not dead-end or cul-de-sac, streets.

We will require a variance from this requirement as the maximum block length on Street A is 2,396 ft.

Due to the site location and topographical constraints it is not possible to provide a roadway stub to breakdown block length. There are no roadways to provide connection to.

30.03.001 (p) A cul-de-sac street shall not be longer than six hundred feet (600'), and at the closed end shall have a turnaround bulb with an outside pavement diameter of at least eighty feet (80') and a right-of-way diameter of at least one hundred feet (100'). The length of a cul-de-sac shall be measured from the centerline of the intersecting street to the centerline of the cul-de-sac bulb.

Street A from Street C Intersection to the East will be considered a Cul-De-Sac Street, in the current land plan this street exceeds the 600' cap (840')

Same reason as above, due to the site location and topographical constraints it is not possible to provide a roadway stub to cul-de-sac road length. There are no roadways to provide connection to.

Please let me know if you have any questions or require any additional information.

Thanks

Pablo H. Martinez, PE

Associate

Senior Project Manager

Land Development

Direct: 512-879-0428 (Ext. 8428)

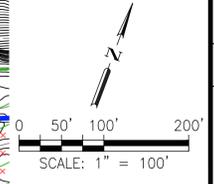
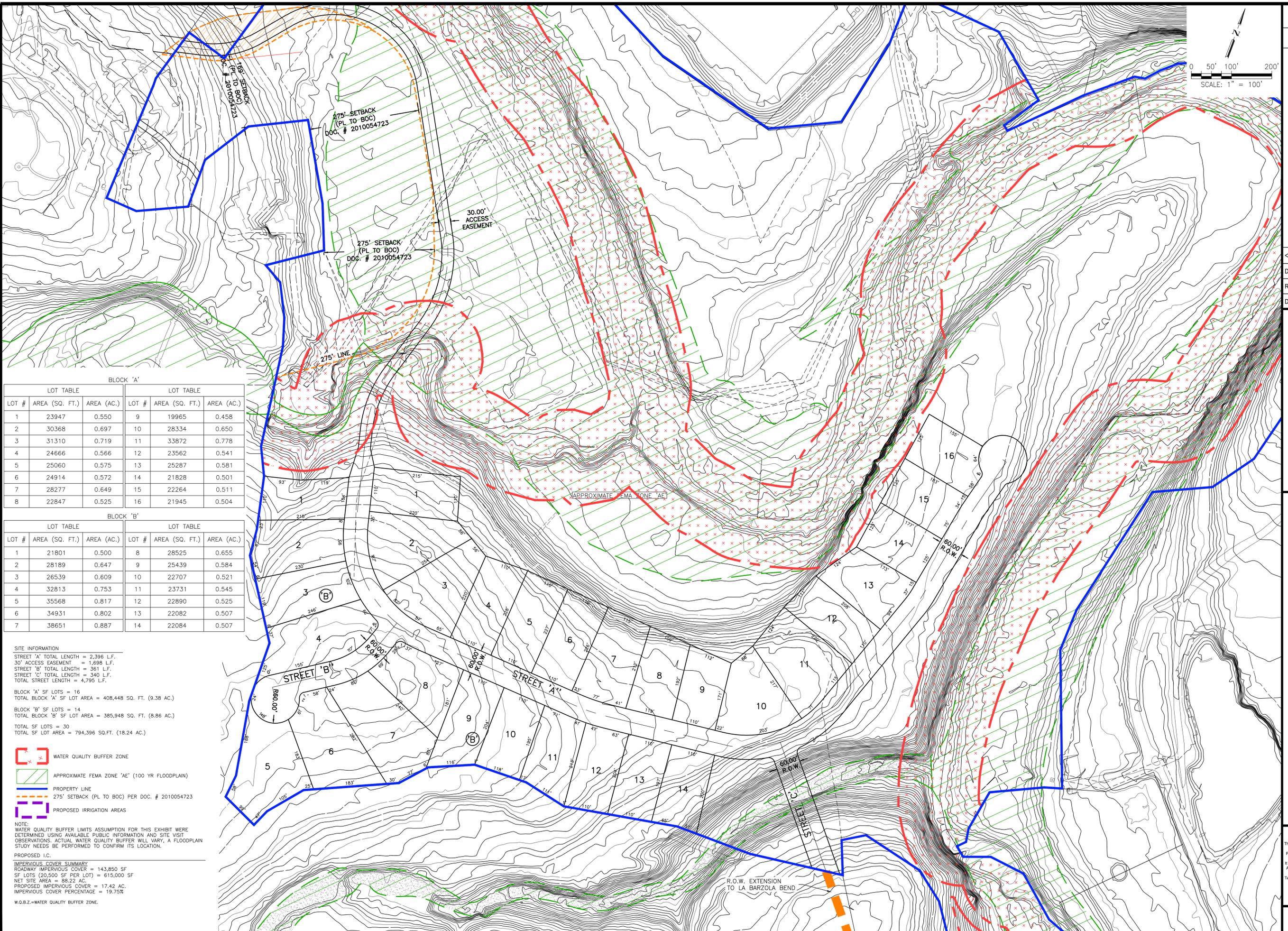
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C:\Users\GCA\OneDrive\BGE\T\Kaffie\Kaffie\Bee Cave\CAD\LOT_LAYOUT\Little Barton Creek-LOT_LAYOUT-OPTION_J-1.dwg Layout: LOT_LAYOUT Plotted: 7/31/2020 11:51:53 AM



BLOCK 'A'

LOT TABLE			LOT TABLE		
LOT #	AREA (SQ. FT.)	AREA (AC.)	LOT #	AREA (SQ. FT.)	AREA (AC.)
1	23947	0.550	9	19965	0.458
2	30368	0.697	10	28334	0.650
3	31310	0.719	11	33872	0.778
4	24666	0.566	12	23562	0.541
5	25060	0.575	13	25287	0.581
6	24914	0.572	14	21828	0.501
7	28277	0.649	15	22264	0.511
8	22847	0.525	16	21945	0.504

BLOCK 'B'

LOT TABLE			LOT TABLE		
LOT #	AREA (SQ. FT.)	AREA (AC.)	LOT #	AREA (SQ. FT.)	AREA (AC.)
1	21801	0.500	8	28525	0.655
2	28189	0.647	9	25439	0.584
3	26539	0.609	10	22707	0.521
4	32813	0.753	11	23731	0.545
5	35568	0.817	12	22890	0.525
6	34931	0.802	13	22082	0.507
7	38651	0.887	14	22084	0.507

SITE INFORMATION
 STREET 'A' TOTAL LENGTH = 2,396 L.F.
 30' ACCESS EASEMENT = 1,698 L.F.
 STREET 'B' TOTAL LENGTH = 361 L.F.
 STREET 'C' TOTAL LENGTH = 340 L.F.
 TOTAL STREET LENGTH = 4,795 L.F.

BLOCK 'A' SF LOTS = 16
 TOTAL BLOCK 'A' SF LOT AREA = 408,448 SQ. FT. (9.38 AC.)
 BLOCK 'B' SF LOTS = 14
 TOTAL BLOCK 'B' SF LOT AREA = 385,948 SQ. FT. (8.86 AC.)
 TOTAL SF LOTS = 30
 TOTAL SF LOT AREA = 794,396 SQ.FT. (18.24 AC.)

- WATER QUALITY BUFFER ZONE
- APPROXIMATE FEMA ZONE 'AE' (100 YR FLOODPLAIN)
- PROPERTY LINE
- 275' SETBACK (PL TO BOC) PER DOC. # 2010054723
- PROPOSED IRRIGATION AREAS

NOTE:
 WATER QUALITY BUFFER LIMITS ASSUMPTION FOR THIS EXHIBIT WERE DETERMINED USING AVAILABLE PUBLIC INFORMATION AND SITE VISIT OBSERVATIONS. ACTUAL WATER QUALITY BUFFER WILL VARY, A FLOODPLAIN STUDY NEEDS BE PERFORMED TO CONFIRM ITS LOCATION.

PROPOSED I.C.
 IMPERVIOUS COVER SUMMARY
 ROADWAY IMPERVIOUS COVER = 143,850 SF
 SF LOTS (20,500 SF PER LOT) = 615,000 SF
 NET SITE AREA = 88.22 AC.
 PROPOSED IMPERVIOUS COVER = 17.42 AC.
 IMPERVIOUS COVER PERCENTAGE = 19.75%
 W.Q.B.=WATER QUALITY BUFFER ZONE.

REV	DESCRIPTION	DATE	APR

DESIGNED BY:
 REVIEWED BY:
 DRAWN BY:



BGE INC
 7000 NORTH MOGAC, SUITE 330
 AUSTIN, TX 78731
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 TBP# Registration No. F-1149

KAFFIE TRACT
PRELIMINARY LOT LAYOUT

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