

WILDLAND HAZARD ASSESSMENT SURVEY - Neighborhood

| Community: The Estates | | Date Surveyed: March 23, 2005 | | |
|-------------------------------------------------------------|------------------------------------------|-------------------------------|----------------------------------------------------------|----------|
| County: Travis | | FD: Oak Hill Fire Department | | |
| 352 acres | Assessment Completed by: | Lexi Maxwell | | |
| Total Subdivision Lots: 214 | Vacant Lots: 14 | | | |
| Total Homes: 200 | Complete: | Under Construction: | | |
| Survey Categories | | | Eval # | Comments |
| ACCESS | | | | |
| Main road access: (to driveway) | Good Access (Hard surface > 30 feet) | 0 | | |
| | Medium Access (Gravel > 30 feet) | 1 | | |
| | Poor Access (Dirt < 30 feet) | 2 | | |
| Secondary road access: | Two or more primary roads | 0 | Lost Creek Only Most | |
| | One primary road plus alternate access | 1 | | |
| | No secondary road | 2 | | |
| Road width: (to driveway) | Good two-way road | 0 | | |
| | Narrow two-way road | 1 | | |
| | One-way road | 3 | | |
| Maximum grade: (of route to driveway) | 0 - 2.5 | 0 | | |
| | 3 - 4 | 1 | | |
| | 4.5 - 6 | 2 | | |
| | Greater than 6 | 4 | | |
| Protection Response Time: (from the fire station) | Within 15 minutes | 0 | | |
| | Within 16 to 30 minutes | 2 | | |
| | Greater than 30 minutes | 4 | | |
| | No organized fire district | 5 | | |
| Gate(s): | No Gates/Unlocked Gate(s) | 0 | Couple streets Coded | |
| | Locked Gate(s) | 2 | | |
| | Narrow Gate Entrance and/or Cattle Guard | 4 | | |
| LOT IDENTIFICATION | | | | |
| Street Name Readable: | Yes | 0 | Reflective GOOD | |
| | No | 2 | | |
| Lot Identification Visible: | Name AND number displayed | 0 | Numbers only. Non reflective and only on mailbox fronts. | |
| | Name OR number displayed | 1 | | |
| | No name or address displayed | 2 | | |
| WATER SUPPLY | | | | |
| Distance to closest Hydrant: | Less than 1000 feet away | 1 | | |
| | Greater than 1000 feet away | 2 | | |
| | Flush valves available (low flow) | 3 | | |
| | No hydrants | 4 | | |
| Closest Draft Source: (1500+ gallons) | On site and easily available | 1 | | |
| | Within 20 minutes roundtrip | 2 | | |
| | Within 21-45 minutes roundtrip | 3 | | |
| | Greater than 46 minutes roundtrip | 4 | | |

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| | Not available to determine | 2 | |
| UTILITIES | | | |
| Electric Line(s) to Structure: | All Underground | 0 | |
| | Part Underground & Above Ground | 1 | |
| | All Above Ground | 2 | |
| Electric Line(s) to Subdv: (main feed into area) | All Underground | 0 | |
| | Part Underground & Above Ground | 1 | |
| | All Above Ground | 2 | |
| Propane Gas: | None present | 0 | |
| | > 50 feet Downhill from house | 1 | |
| | > 50 feet Uphill or Even from house | 2 | |
| | < 50 feet from house | 3 | |
| LANDSCAPING | | | |
| Fuel Model near Residence: (1ft. or less in height) (> 2.5 ft. in height) (ht. 2 ft., dead fuels sparse) (ht. 2-4 ft. light loading dead fuels) (ht. 6 ft., heavy loading dead fuels) | No Fuels | 0 | |
| | Short Grass | 1 | |
| | Tall Grass | 2 | |
| | Coastal Grass | 4 | |
| | Light Brush | 2 | |
| | Medium Brush | 3 | |
| | Thick Brush | 4 | |
| | Open Hardwood | 2 | |
| | Hardwood/Brush Combination | 3 | |
| | Open Pine/Grass Combination | 2 | |
| | Closed Pine/Brush Combination | 4 | |
| | Plantation Pine | 5 | |
| | Fuel Model in Area: | No Fuels | 0 |
| Short Grass | | 1 | |
| Tall Grass | | 2 | |
| Coastal Grass | | 4 | |
| Light Brush | | 2 | |
| Medium Brush | | 3 | |
| Thick Brush | | 4 | |
| Open Hardwood | | 2 | |
| Hardwood/Brush Combination | | 3 | |
| Open Pine/Grass Combination | | 2 | |
| Closed Pine/Brush Combination | | 4 | |
| Plantation Pine | | 5 | |
| Closest Wildland Fuel: | | More than 300 Feet | 0 |
| | 100 to 300 Feet | 2 | |
| | 30 - 100 Feet | 3 | |
| | Less than 30 Feet | 4 | |
| TOPOGRAPHIC FEATURES | | | |
| Predominant Slope of Lot: (degree of decline) | 0-5 | 1 | |
| | 5.5-15 | 2 | |
| | 15.5-22.5 | 3 | |
| | More than 22.5 | 4 | Hickory Creek |

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| Predominant Aspect of Lot: (direction slope is facing) | Level | 0 | |
| | N (NW - NE) | 1 | |
| | E (NE - SE) | 2 | |
| | S (SE - SW) | 3 | |
| | W (SW - NW) | 4 | |
| Dangerous Features: | More than 300 feet | 0 | |
| | 100 - 300 Feet | 1 | |
| | 30 - 100 Feet | 2 | |
| | Less than 30 Feet | 3 | |
| <u>CONSTRUCTION</u> | | | |
| Manufactured Housing: | Not manufactured | 0 | |
| | Skirting and Protective Roofing | 1 | |
| | ONLY skirting | 2 | |
| | No skirting | 3 | |
| Roofing Material: | Unable to determine | 1 | |
| | Tile | 0 | |
| | Metal | 1 | |
| | Composite/Asphalt | 2 | |
| | Forest Litter on Roof | 3 | |
| | Shake Shingles | 4 | |
| Siding Material: | Unable to determine | 1 | Golden Rain & Lost Creek |
| | Masonry/Brick | 0 | |
| | Full Logs | 1 | |
| | Composite, Metal, Tile | 1 | |
| | Fiberglass/ Wood Sheet | 2 | |
| | Rough Planking | 3 | |
| Cedar Shake | 4 | | |
| Additional Comments: | | | |
| <p>Concern: No consistency with the address signage. Size and styles are all different, but most are located on the front of monument-style mailboxes. Some exceptions. Most, if not all, appear to be non-reflective and are not visible from traffic approaching from both directions from a distance.</p> <p>Recommendation: Develop a uniform sign system that will be both reflective and visible to approaching traffic from both directions.</p> <p>Concern: Some undeveloped lots exist and contain areas of unmanaged mature juniper stands. Heavy vegetation exists on slopes and in creek areas, and also on cul-de-sac on Mission Creek. Lost Creek has stands of junipers acting as visual screens between properties. Some lots have poor VERTICAL clearance for emergency response vehicles to access driveways.</p> <p>Recommendation: Thin stands, remove any juniper trees within 30-50' of any structures, and limb remaining trees 6-10' from the ground. Make sure that driveways provide adequate vertical and horizontal clearance for all emergency apparatus.</p> <p>Concern: All lots are larger due to the presence of septic fields. If unmarked, emergency vehicles can become bogged down and stuck (or worse) in septic systems.</p> <p>Recommendation: Clearly mark all septic fields that vehicles could access and drive across.</p> <p>Possibly work with Oak Hill Fire Department to develop a uniform marking system that everyone is happy with.</p> <p>Concerns: Winding Creek E had a wooden deck and wood fencing. Winding Creek W has wood decks (1 & 2 story) and wooden lattice fencing linking to the home. Golden Rain has wooden lattice on a house, and cedar plank siding on a home. Lost Creek has homes with wooden fencing. Hickory Creek has bamboo, wooden fencing and wooden decks with lattice skirting. Mission Creek W has wooden fencing. Misty Creek has a wooden deck with lattice skirting.</p> <p>Recommendations: Where wooden fencing is present, create a break in the fence adjacent to any structures with a 10' section of metal (wrought iron) fence or replace entire fencelines with metal or low-flammability fencing mater</p> | | | |

Enclose undersides of wooden decks so that leaves, grass clippings and burning embers can't get underneath.
Any lattice skirting should be reinforced with metal screening to keep out embers and vegetative debris.
Consider replacing flammable cedar siding with alternative construction materials that are less-flammable.