

C20  
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**SUBDIVISION REVIEW SHEET**

**CASE NO.:** C8J-2013-0192

**Z.A.P. DATE:** October 7, 2014

**SUBDIVISION NAME:** Braker Valley Preliminary Plan

**AREA:** 164.05 acres

**LOT(S):** 547 total lots

**OWNER/APPLICANT:** The Don L. & Muriel A. Lanford Living Trust (B. Lanford)  
and Williams, Ltd. (E. Williams)

**AGENT:** Carlson, Brigance, and  
Doering, Inc. (G. Guerrero)

**ADDRESS OF SUBDIVISION:** 11317 Cameron Road

**GRIDS:** P-29

**COUNTY:** Travis

**WATERSHED:** Walnut Creek

**JURISDICTION:** 2 mile ETJ

**EXISTING ZONING:** County

**MUD:** N/A

**PROPOSED LAND USE:** 514 Single Family Residential lots, 33 Open Space/Drainage  
Easement lots, and public ROW

**VARIANCES:** None

**SIDEWALKS:** Sidewalks will be provided on both sides of all internal streets and the  
subdivision side of Cameron Road and Blue Goose Road.

**DEPARTMENT COMMENTS:** The request is for approval of the Braker Valley Preliminary  
Plan. The preliminary plan is composed of 547 lots on 164.05 acres. Water and wastewater will  
be provided by the City of Austin.

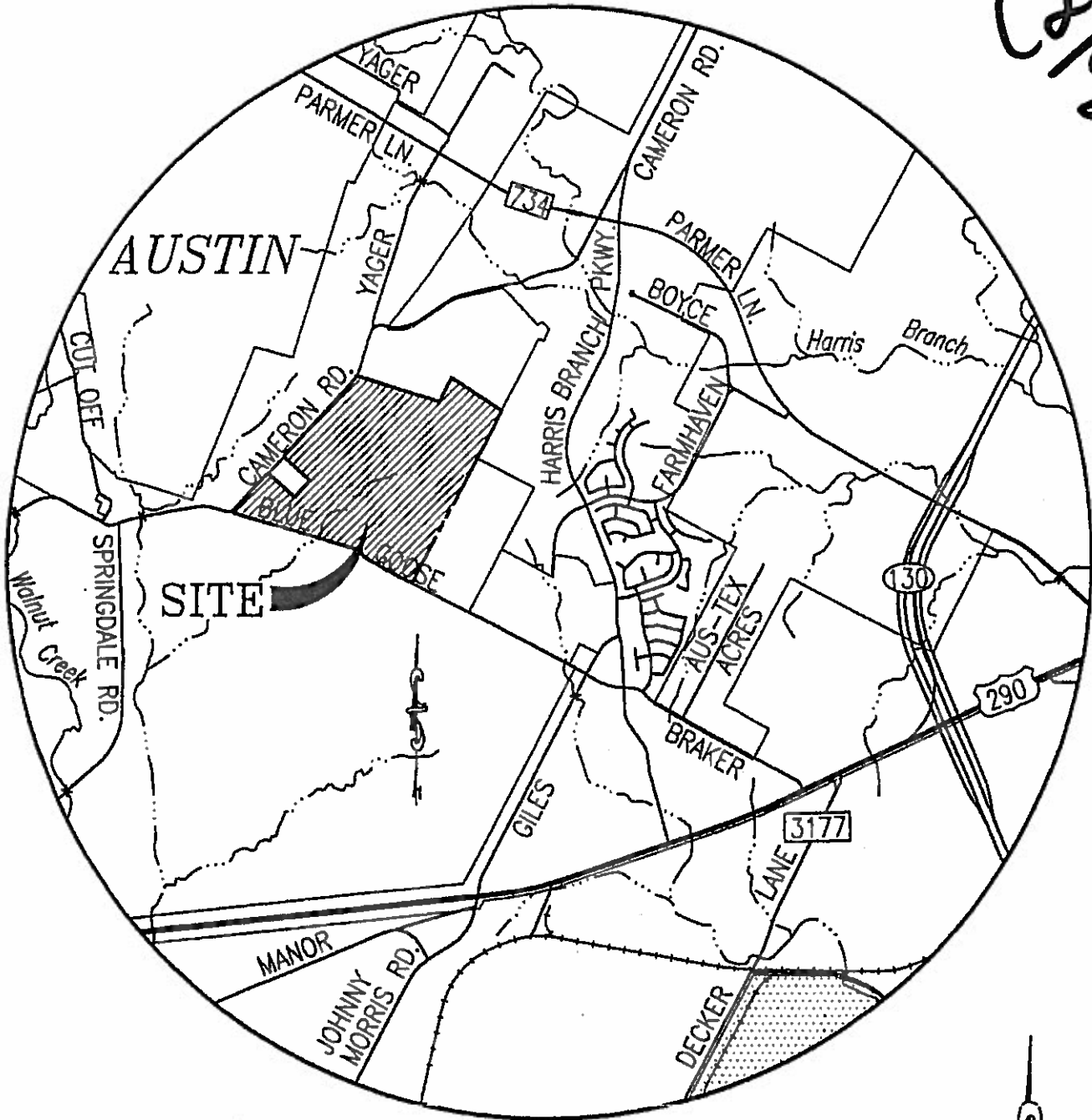
**STAFF RECOMMENDATION:** Staff recommends approval of the preliminary plan. This  
preliminary plan meets all applicable state, county, and City of Austin LDC requirements.

**ZONING AND PLATTING COMMISSION ACTION:**

**CASE MANAGER:** Michael Hettenhausen  
Email address: [Michael.Hettenhausen@co.travis.tx.us](mailto:Michael.Hettenhausen@co.travis.tx.us)

**PHONE:** (512) 854-7563

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PRELIMINARY PLAN

# BRAKER VALLEY

## LOCATION MAP

SCALE: 1" = 3000'  
MAPSCO BOOK PAGES 527-528



	<b>Carlson, Brigrance &amp; Doering, Inc.</b>
	Civil Engineering ♦ Surveying
	5501 West Wilham Canoco Drive ♦ Austin, Texas 78749
	Phone No. (512) 280-5160 ♦ Fax No. (512) 280-5165

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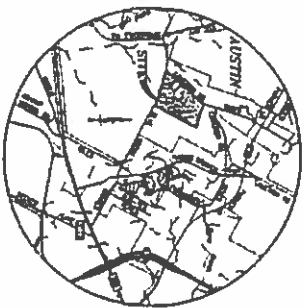
# PRELIMINARY PLAN BRAKER VALLEY



SCALE 1"=200'

NOTES:  
1. All dimensions shown on this plan are to the center of the lot or street.  
2. All dimensions shown on this plan are to the center of the lot or street.  
3. All dimensions shown on this plan are to the center of the lot or street.

SYMBOL	DESCRIPTION
(1)	1" LOT
(2)	2" LOT
(3)	3" LOT
(4)	4" LOT
(5)	5" LOT
(6)	6" LOT
(7)	7" LOT
(8)	8" LOT
(9)	9" LOT
(10)	10" LOT
(11)	11" LOT
(12)	12" LOT
(13)	13" LOT
(14)	14" LOT
(15)	15" LOT
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(98)	98" LOT
(99)	99" LOT
(100)	100" LOT



LOCATION MAP  
DATE: 1/11/11

DATE: 1/11/11  
DRAWN BY: [Name]  
CHECKED BY: [Name]  
SCALE: 1"=200'

**NOTES:**  
1. ALL DIMENSIONS SHOWN ON THIS PLAN ARE TO THE CENTER OF THE LOT OR STREET.  
2. ALL DIMENSIONS SHOWN ON THIS PLAN ARE TO THE CENTER OF THE LOT OR STREET.  
3. ALL DIMENSIONS SHOWN ON THIS PLAN ARE TO THE CENTER OF THE LOT OR STREET.

**LEGEND:**  
1. 1" LOT  
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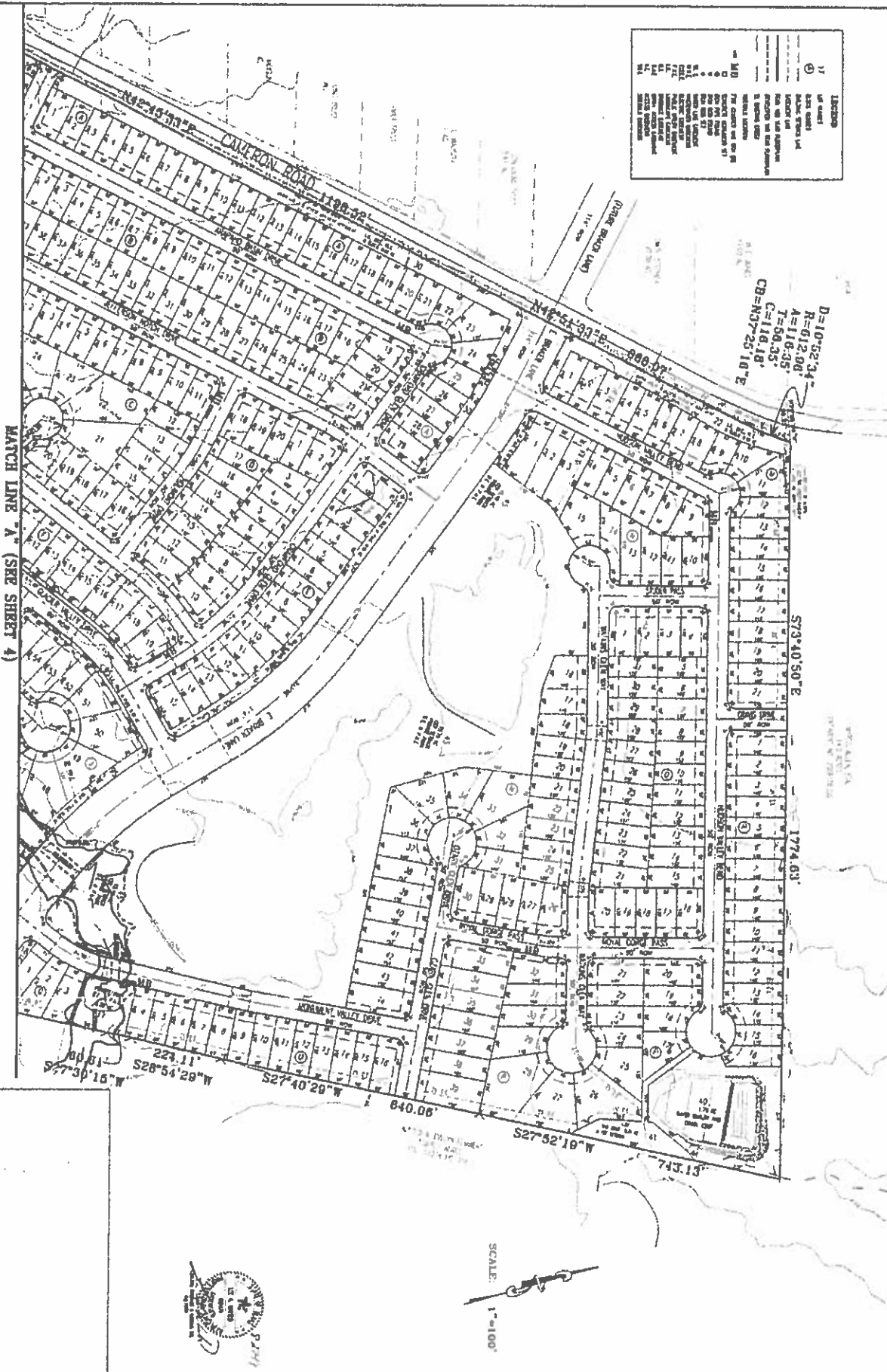


**CONSULTING INFORMATION:**  
THIS PLAN IS PREPARED BY THE ARCHITECT OR ENGINEER IN CHARGE OF THE PROJECT AND IS NOT TO BE USED FOR ANY OTHER PURPOSE WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT OR ENGINEER IN CHARGE OF THE PROJECT.  
DATE: 1/11/11  
PROJECT NO: 081-2013-0192



28/59

LEGEND	
①	Lot center
②	Block center
③	Sub-center
④	Center of gravity
⑤	Center of mass
⑥	Center of rotation
⑦	Center of mass of area
⑧	Center of mass of volume
⑨	Center of mass of mass
⑩	Center of mass of moment
⑪	Center of mass of force
⑫	Center of mass of energy
⑬	Center of mass of information
⑭	Center of mass of probability
⑮	Center of mass of possibility
⑯	Center of mass of desire
⑰	Center of mass of need
⑱	Center of mass of want
⑲	Center of mass of demand
⑳	Center of mass of supply
㉑	Center of mass of production
㉒	Center of mass of distribution
㉓	Center of mass of consumption
㉔	Center of mass of disposal
㉕	Center of mass of recycling
㉖	Center of mass of reuse
㉗	Center of mass of repair
㉘	Center of mass of maintenance
㉙	Center of mass of improvement
㉚	Center of mass of innovation
㉛	Center of mass of invention
㉜	Center of mass of discovery
㉝	Center of mass of knowledge
㉞	Center of mass of wisdom
㉟	Center of mass of understanding
㊱	Center of mass of awareness
㊲	Center of mass of perception
㊳	Center of mass of cognition
㊴	Center of mass of emotion
㊵	Center of mass of motivation
㊶	Center of mass of intention
㊷	Center of mass of action
㊸	Center of mass of behavior
㊹	Center of mass of performance
㊺	Center of mass of results
㊻	Center of mass of impact
㊼	Center of mass of legacy
㊽	Center of mass of contribution
㊾	Center of mass of influence
㊿	Center of mass of power



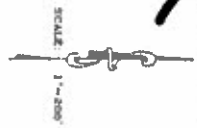
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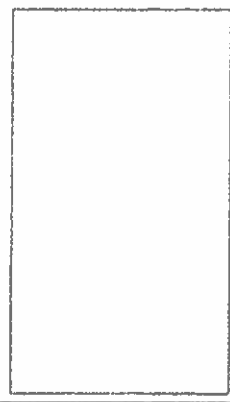
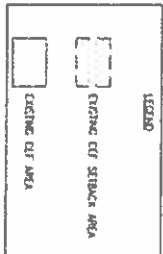
LOT NAME PROJECT PRELIMINARY PLAN	BRAKER VALLEY	SHEET PRELIMINARY PLAN (OO SCALE (1 OF 2))	Carlson, Bergman & Associates, Inc. 1000 California Street, Suite 1000 San Francisco, CA 94108 Phone: 415.774.2200 Fax: 415.774.2201
	PREPARED BY LAW	DRAWN BY JLA	



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ENGINEER TOTALS  
CEF SETBACK AREA = 25.17 ACRES  
CEF AREA = 5.81 ACRES

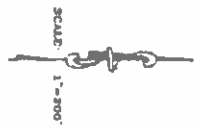
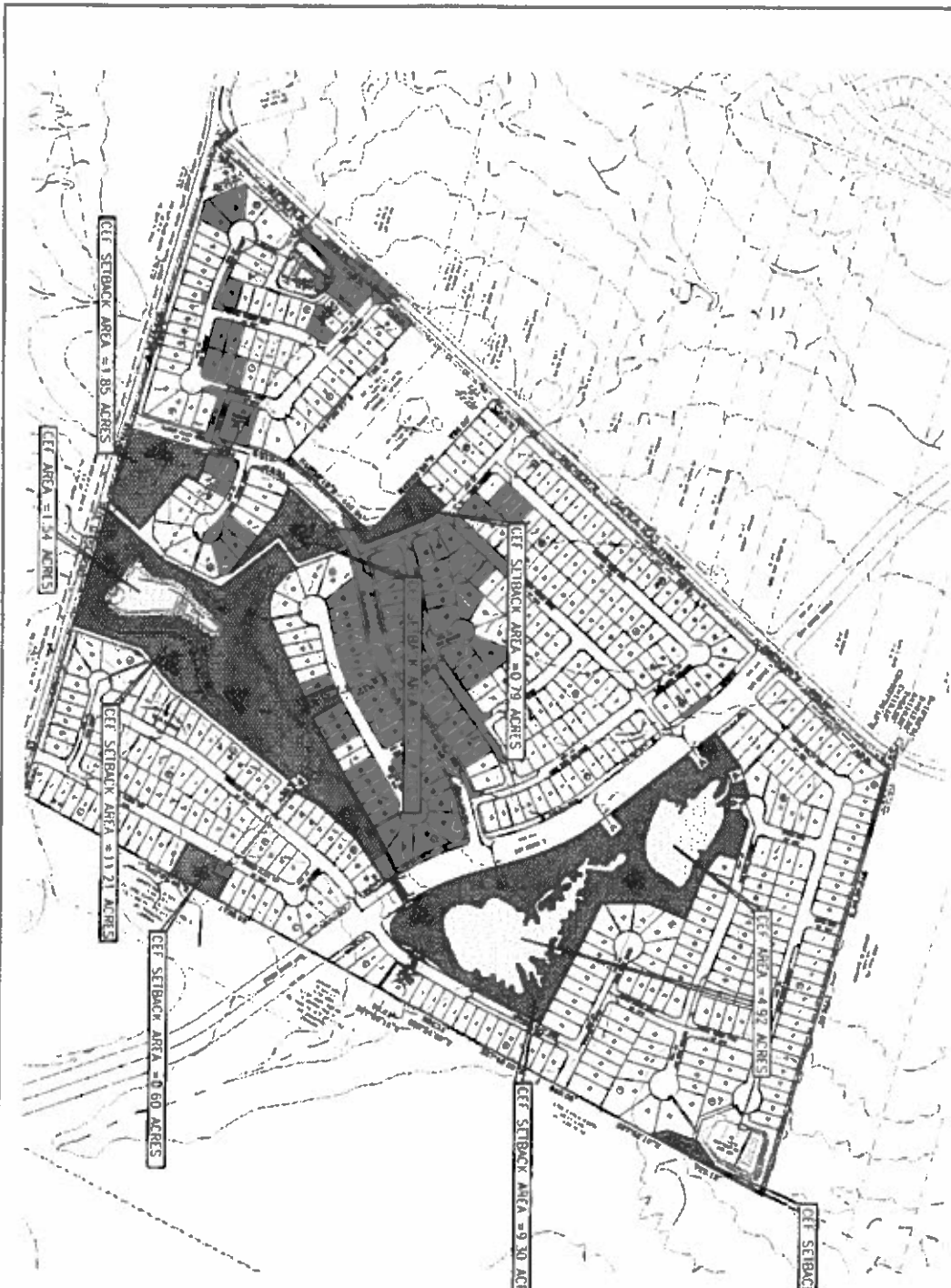


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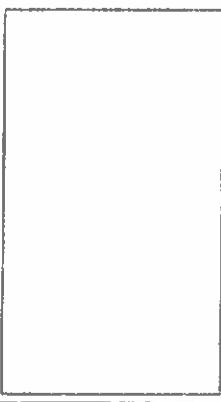
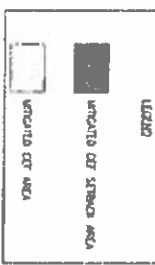




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**MISCELLANEOUS TOTALS**  
 CEF SETBACK AREA = 25.26 ACRES  
 CEF AREA = 6.46 ACRES



CBJ-2013-0182

ISSUE NO. 0 01	PROJECT <b>DRAKER VALLEY</b>	SHEET <b>CEF MITIGATION PLAN PROPOSED CEF AND SETBACK (2 OF 2)</b>	DATE <b>MAY 2014</b>		Cadmus, Brown, & Lanning, Inc. <small>1000 West 10th Street, Suite 200, San Francisco, CA 94115          Phone: 415.774.2200 Fax: 415.774.2201</small>
	PREPARED BY <b>PRELIMINARY PLAN</b>	CHECKED BY <b>CEP</b>	REVIEWED BY <b>JSL</b>	DATE <b>MAY 2014</b>	