



ITEM FOR ENVIRONMENTAL COMMISSION AGENDA

COMMISSION MEETING DATE: April 21, 2012

NAME & NUMBER OF PROJECT: Braker Valley Subdivision
C8-2020-0112

NAME OF APPLICANT OR ORGANIZATION: Chris Rawls
BGE, Inc.

LOCATION: 4806 Blue Goose Rd., Austin, TX 78754

COUNCIL DISTRICT: District #1

ENVIRONMENTAL REVIEW STAFF: Pamela Abee-Taulli, Environmental Review Specialist Senior, Development Services Department, 512.974.1879, pamela.abee-taulli@austintexas.gov.

WATERSHED: Walnut Creek Watershed, Suburban Classification, Desired Development Zone

REQUEST: Variance request is as follows:

1. Request to vary from LDC 25-8-341 to allow cut over four feet to 11.5 feet.
2. Request to vary from LDC 25-8-342 to allow fill over four feet to 17 feet.

STAFF RECOMMENDATION: Staff recommends these variances, having determined the findings of fact to have been met.

STAFF CONDITIONS: In the two locations where roadways cross the Critical Water Quality Zone, culverts will be provided for the entire width of the half-Critical Water Quality Zone. This avoids the flow pinch-point of the single, narrow culvert originally proposed.

Revegetation for all areas of the stormwater pond that are not covered by dam safety regulations will be with Standard Specifications Manual 609S *Native Seeding and Planting for Restoration*, using a selection of low-growing, non-woody vegetation that can be mowed.



Development Services Department
Staff Recommendations Concerning Required Findings

Project Name: Braker Valley Subdivision
Ordinance Standard: Watershed Protection Ordinance
Variance Request: 1. Request to vary from LDC 25-8-341 to allow cut over four feet to 11.5 feet.
2. Request to vary from LDC 25-8-342 to allow fill over four feet to 17 feet.

Include an explanation with each applicable finding of fact.

A. Land Use Commission variance determinations from Chapter 25-8-41 of the City Code:

1. The requirement will deprive the applicant of a privilege available to owners of similarly situated property with approximately contemporaneous development subject to similar code requirements.

Yes The proposed grading is of a scope that is typical in uplands areas for the construction of required stormwater control ponds. The Land Development Code does not allow grading for stormwater control measures within 100' of a classified waterway [25-8-341(A)(4)(c) & 25-8-342(A)(4)(c)]. However, in-line wet ponds, such as the one proposed, are allowed in the CWQZ per 25-8-261(F) if designed according to the Environmental Criteria Manual (ECM). However, the Environmental Criteria Manual requires wet ponds to have a permanent pool depth of six (6) to eight (8) feet. Unless the channel has steep slopes, it is difficult to design an in-channel wet pond with less than four (4) feet of grading.

Non-pond grading over four (4) feet does not exceed eight (8) feet. All non-pond grading between 4 and 8 feet that is proposed within 100 feet of the waterway has been removed from the Critical Water Quality Zone through the proposed buffer averaging.

2. The variance:
 - a) Is not necessitated by the scale, layout, construction method, or other design decision made by the applicant, unless the design decision provides greater overall environmental protection than is achievable without the variance;

Yes The variance is necessitated by site constraints that limit the options for pond location. The site has two wetlands, which the applicant proposes to preserve within 30.21 acres set aside for

mitigation (18 percent of the 165-ac. site). Braker Lane, which has a 120-foot ROW, bisects the site.

Land Development Code 25-8-261(F) allows wet ponds in a waterway channel. However, the Environmental Criteria Manual requires wet ponds to have a permanent pool depth of six (6) to eight (8) feet. Unless the channel has steep slopes, it is difficult to design an in-channel wet pond with less than four (4) feet of grading.

- b) Is the minimum deviation from the code requirement necessary to allow a reasonable use of the property;

Yes Maximum cut within the Critical Water Quality Zone is 11.5 feet. Cut in excess of eight (8) feet is only proposed within the limits of the wet pond forebay. Maximum fill within the Critical Water Quality Zone is 16.73'. Fill in excess of eight (8) feet is only proposed at the rim of the wet pond forebay.

Walls on the perimeter of the channel reduce the extent of grading in the channel and promote floodplain health.

By consolidating the water quality volume into the area of the detention wet pond, overall grading within the Critical Water Quality Zone is reduced, allowing most of the existing channel to remain in its natural condition.

- c) Does not create a significant probability of harmful environmental consequences.

Yes With appropriate erosion and sedimentation controls, including a dewatering plan, provided in accordance with Code and Criteria, the proposed cut and fill can be managed during construction, despite being in a waterway channel. Moreover, the completed project will not create a probability of harmful environmental consequences, because revegetation for all areas of the stormwater pond that are not covered by dam safety regulations will be with Standard Specifications Manual 609S *Native Seeding and Planting for Restoration*, using a selection of low-growing, non-woody vegetation that can be mowed.

3. Development with the variance will result in water quality that is at least equal to the water quality achievable without the variance.

Yes Water quality for the completed project will be code compliant and equal to the water quality achievable without the variance.

- B. The Land Use Commission may grant a variance from a requirement of Section 25-8-422 (*Water Supply Suburban Water Quality Transition Zone*), Section 25-8-452 (*Water Supply Rural Water Quality Transition Zone*), Section 25-8-482 (*Barton Springs Zone Water Quality Transition Zone*), Section 25-8-368 (*Restrictions on Development*

Impacting Lake Austin, Lady Bird Lake, and Lake Walter E. Long), or Article 7, Division 1 (*Critical Water Quality Zone Restrictions*), after determining that:


1. The criteria for granting a variance in Subsection (A) are met;
NA
2. The requirement for which a variance is requested prevents a reasonable, economic use of the entire property;
EI
3. The variance is the minimum deviation from the code requirement necessary to allow a reasonable, economic use of the entire property.
NA

Staff Determination: Staff determines that the findings of fact have been met. Staff recommends the following conditions:

In the two locations where roadways cross the Critical Water Quality Zone, culverts will be provided for the entire width of the half-Critical Water Quality Zone. This avoids the flow pinch-point of the single, narrow culvert originally proposed.

Revegetation for all areas of the stormwater pond that are not covered by dam safety regulations will be with Standard Specifications Manual 609S *Native Seeding and Planting for Restoration*, using a selection of low-growing, non-woody vegetation that can be mowed.

Environmental Reviewer
(DSD)



(Pamela Abee-Taulli)

Date: 3/26/2021


Managing Engineer
(DSD)

Beth Robinson

(Elizabeth Robinson)

Date: 04/13/2021

Deputy Environmental
Officer (WPD)



(Liz Johnston)

Date: 04/13/2021



January 28, 2021

City of Austin
Development Services Department
One Texas Center
505 Barton Springs Rd
Austin, TX 78704

RE: Braker Valley Subdivision – Request for Land Use Commission Variance – Grading in Excess of 4’ in a Classified Waterway

Section: City of Austin Land Development Code – 25-8-341, 25-8-342

Requirement: Cuts/fill on a tract of land may not exceed four feet of depth, except:...for construction of a water quality control or detention facility and appurtenances for conveyance such as swales, drainage ditches, and diversion berms, if:...the cut is not located on a slope with a gradient of more than 15 percent or within 100 feet of a classified waterway

Attachments:

- Application form: Cut in Excess of 4’
- Application form: Fill in Excess of 4’
- Context Map
- Vicinity aerials: May 2020
- Cut-Fill Topo Map
- Preliminary Plan
- Environmental Resource Inventory

Request: The applicant requests the ability to make cuts and fill in excess of four feet within the limits of a classified waterway (minor). The purpose of this grading is for the construction of an in-line detention and wet pond serving the subdivision. More details regarding the basis, justification, and environmental benefits of the request can be found in the attached application forms

Thank you for reviewing this request, and if there are any questions or concerns, please don’t hesitate to call or e-mail at the contact info listed below.

Sincerely,

A handwritten signature in blue ink that reads "CHRIS RAWLS".

Chris Rawls, PE
Project Manager
(512) 879-0426
crawls@bgeinc.com

Serving. Leading. Solving.™

BGE, Inc. • 1701 Directors Boulevard, Suite 1000 • Austin, Texas 78744 • 512-879-0400 • www.bgeinc.com



ENVIRONMENTAL COMMISSION VARIANCE APPLICATION FORM

PROJECT DESCRIPTION

Applicant Contact Information

Name of Applicant	BGE, Inc
Street Address	1701 Directors Blvd, Suite 1000
City State ZIP Code	Austin, TX 78744
Work Phone	512-879-0426
E-Mail Address	crawls@bgeinc.com

Variance Case Information

Case Name	Braker Valley Subdivision Preliminary Pan Project Assessment
Case Number	C8-2020-0112PA
Address or Location	4806 Blue Goose Rd
Environmental Reviewer Name	Pamela Abee-Taulli
Environmental Resource Management Reviewer Name	Pamela Abee-Taulli
Applicable Ordinance	Watershed Protection Ordinance
Watershed Name	Walnut Creek
Watershed Classification	<input type="checkbox"/> Urban <input checked="" type="checkbox"/> Suburban <input type="checkbox"/> Water Supply Suburban <input type="checkbox"/> Water Supply Rural <input type="checkbox"/> Barton Springs Zone

Edwards Aquifer Recharge Zone	<input type="checkbox"/> Barton Springs Segment <input type="checkbox"/> Northern Edwards Segment <input checked="" type="checkbox"/> Not in Edwards Aquifer Zones
Edwards Aquifer Contributing Zone	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Distance to Nearest Classified Waterway	Inline with existing centerline of minor waterway. Pond is inline, so cuts for wet pond occur directly over creek centerline.
Water and Waste Water service to be provided by	City of Austin
Request	<p>The variance request is as follows (Cite code references:</p> <p>The applicant requests the ability to make cuts in excess of four feet within the limits of the classified waterway. The purpose of these cuts is for the construction of a water quality control (wet pond) providing in-line treatment for a proposed subdivision. The existing channel can be utilized to provide net detention for the project with fairly minor grading; in utilizing that same channel for water quality, net impacts to the site can be reduced. More importantly, in utilizing the channel for water quality and detention, the applicant ensures that maintenance will be provided for the natural vegetation, as well as any vegetative improvements.</p>

Impervious cover	Existing	Proposed
square footage:	30,674	2,425,500
acreage:	0.704	55.68
percentage:	0.42%	33.75%
Provide general description of the property (slope range, elevation range, summary of vegetation / trees, summary of the geology, CWQZ, WQTZ, CEFs,	The northern portion of the property is fairly flat, with slopes in the 0-4% range. This northern portion also has very little tree cover, while the southern half of the site includes clusters of mostly multi-trunk cedars. A stream runs from the middle of the eastern boundary, cutting down and through the middle of the southern boundary, with various smaller tributaries throughout the southeastern area of the site. These areas are where the greatest slopes exist on the site, reaching 25-30% in some places along the banks. The area proposed for regional water quality/detention is a mostly flat, broad floodplain channel, with seasonal vegetation and very little tree cover. This area is classified as a minor waterway, with a contributing area of 64 to 320 acres (~249 acres, in this case). CEFs exist on the eastern boundary of the site, as well as two large wetland CEFs in the	

floodplain, heritage trees, any other notable or outstanding characteristics of the property)	northern boundary. Setbacks are provided for these CEFs, as well as 30+ acres of mitigation buffer zone, including the proposed pond and the open space area surrounding it.	
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Clearly indicate in what way the proposed project does not comply with current Code (include maps and exhibits)	Cuts in excess of 4' are prohibited within 100' of a classified waterway. In order to provide sufficient depth for the inline wet pond, cuts of up to 11.5' are required and proposed.
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FINDINGS OF FACT

As required in LDC Section 25-8-41, in order to grant a variance the Land Use Commission must make the following findings of fact:

Include an explanation with each applicable finding of fact.

Project: Braker Valley Subdivision Preliminary Plan Project Assessment

Ordinance: 25-8-341

A. Land Use Commission variance determinations from Chapter 25-8-41 of the City Code:

1. The requirement will deprive the applicant of a privilege available to owners of similarly situated property with approximately contemporaneous development subject to similar code requirements.

Yes / No In-channel detention basins and in-channel wet ponds are permitted in the CWQZ (25-8-261(F)), if designed in accordance with the ECM. Per the ECM, wet ponds should have a permanent pool depth of 6'-8'. In theory, if the channel in question has sufficiently steep banks, this depth can be achieved with cuts of less than 4'. Doing so, however, does create a much larger footprint. This site faces two additional, non-environmental constraints that aren't typically seen elsewhere: to the east, the City of Austin ASMP requires a collector road along the eastern boundary of the property, running parallel to the N-S portion of the waterway and crossing as the waterway turns

E-W. Through coordination with ATD, this collector road will now run through the subdivision itself (as Monument Valley Drive), avoiding two wetland CEFs that are situated directly in the path of the original proposed alignment along the boundary. To the north, the City and Travis County are in coordination for a proposed extension of Braker Lane, requiring a 120' ROW dedication bisecting the site. This alignment crosses the waterway just south of where it enters the eastern boundary of the site. These two constraints, in addition to both the City's and the developers desire to leave the area surrounding the two wetland ponds in the northern half of the tract untouched, severely limit the ability place detention and water quality controls upstream or outside of the CWQZ, rendering in-line detention and water quality as the only feasible option, neither of which are possible if subject to the 4' limit on grading.

2. The variance:

- a) Is not necessitated by the scale, layout, construction method, or other design decision made by the applicant, unless the design decision provides greater overall environmental protection than is achievable without the variance;

Yes / No In allowing cuts in excess of 4', the developer will be able to utilize inline water quality for the subdivision. That, in turn allows a greater portion of the site to be dedicated as CEF mitigation (30.21 acres vs the existing 25.17 acres), and expands the area required for enhanced natural vegetation, providing both an initial improvement to floodplain health and guarantee of future maintenance. Additionally, in consolidating the water quality volume into the area currently proposed for the wet ponds, overall grading within the CWQZ is reduced, allowing most of the existing channel to remain in its natural condition, with only those improvements that are deemed beneficial to floodplain health.

- b) Is the minimum deviation from the code requirement necessary to allow a reasonable use of the property;

Yes / No Cuts proposed within the classified waterway range from 0-11.5'. Cuts in excess of 8' are only proposed within the limits of the wet pond forebay, and cuts in excess of 4' are only proposed in the immediate vicinity of the wet pond and forebay. All other grading within the waterway has been minimized to the greatest extent possible.

- c) Does not create a significant probability of harmful environmental consequences.

Yes / No All areas proposed to be improved will be maintained by the City or HOA. The proposed wet pond will include enhanced vegetation per the design requirements of the ECM, and the surrounding area, including everything shown as CEF mitigation outside of the waterway, will have enhanced vegetation per the requirements of ECM 1.10.4

3. Development with the variance will result in water quality that is at least equal to the water quality achievable without the variance.

Yes / No Water quality calculations for required ponds are included with this application. Full treatment requirements will be met to the same extent that they would otherwise.

- B. Additional Land Use Commission variance determinations for a requirement of Section 25-8-422 (Water Quality Transition Zone), Section 25-8-452 (Water Quality Transition Zone), Article 7, Division 1 (Critical Water Quality Zone Restrictions), or Section 25-8-368 (Restrictions on Development Impacting Lake Austin, Lady Bird Lake, and Lake Walter E. Long):

1. The criteria for granting a variance in Subsection (A) are met;

Yes / No Please see responses to Subsection (A), above.

2. The requirement for which a variance is requested prevents a reasonable, economic use of the entire property;

Yes / No Inline water quality and detention are not feasible without cuts in excess of 4'. Due the presence of CEFs on the northern half of the site, the required 120' dedication of ROW for Braker Lane through the center of the site, and path that the waterway cuts (isolating one narrow corner of the site), the use of individual water quality ponds adjacent to and upstream of both the waterway and any slopes in excess of 15% would restrict developable area to less than that which is economically feasible.

3. The variance is the minimum deviation from the code requirement necessary to allow a reasonable, economic use of the entire property.

Yes / No Cuts proposed within the classified waterway range from 0-11.5'. Cuts in excess of 8' are only proposed within the limits of the wet pond forebay, and cuts in excess of 4' are only proposed in the immediate vicinity of the wet pond and forebay. All other grading within the waterway has been minimized to the greatest extent possible.

**Variance approval requires all above affirmative findings.

Exhibits for Commission Variance

- Aerial photos of the site
- Site photos
- Aerial photos of the vicinity
- Context Map—A map illustrating the subject property in relation to developments in the vicinity to include nearby major streets and waterways
- Topographic Map - A topographic map is recommended if a significant grade change on the subject site exists or if there is a significant difference in grade in relation to adjacent properties.
- For cut/fill variances, a plan sheet showing areas and depth of cut/fill with topographic elevations.
- Site plan showing existing conditions if development exists currently on the property
- Proposed Site Plan- full size electronic or at least legible 11x17 showing proposed development, include tree survey if required as part of site or subdivision plan
- Environmental Map – A map that shows pertinent features including Floodplain, CWQZ, WQTZ, CEFs, Setbacks, Recharge Zone, etc.
- An Environmental Resource Inventory pursuant to ECM 1.3.0 (*if required by 25-8-121*)
- Applicant's variance request letter



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PROJECT DESCRIPTION

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Edwards Aquifer Recharge Zone	<input type="checkbox"/> Barton Springs Segment <input type="checkbox"/> Northern Edwards Segment <input checked="" type="checkbox"/> Not in Edwards Aquifer Zones
Edwards Aquifer Contributing Zone	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Distance to Nearest Classified Waterway	Inline with existing centerline of minor waterway. Inline detention is proposed, so fill for downstream embankment is required immediately adjacent to creek centerline.
Water and Waste Water service to be provided by	City of Austin
Request	<p>The variance request is as follows (Cite code references:</p> <p>The applicant requests the ability to place fill in excess of four feet within the limits of the classified waterway. The purpose of this fill is for the construction of a berm on the downstream end of an in-line water quality and detention basin for a proposed subdivision. The existing channel can be utilized to provide net detention for the project with fairly minor grading; in utilizing that same channel for water quality, net impacts to the site can be reduced. More importantly, in utilizing the channel for water quality and detention, the applicant ensures that maintenance will be provided for the natural vegetation, as well as any vegetative improvements.</p>

Impervious cover	Existing	Proposed
square footage:	30,674	2,425,500
acreage:	0.704	55.68
percentage:	0.42%	33.75%
Provide general description of the property (slope range, elevation range, summary of vegetation / trees, summary of the geology, CWQZ,	The northern portion of the property is fairly flat, with slopes in the 0-4% range. This northern portion also has very little tree cover, while the southern half of the site includes clusters of mostly multi-trunk cedars. A stream runs from the middle of the eastern boundary, cutting down and through the middle of the southern boundary, with various smaller tributaries throughout the southeastern area of the site. These areas are where the greatest slopes exist on the site, reaching 25-30% in some places along the banks. The area proposed for regional water quality/detention is a mostly flat, broad floodplain channel, with seasonal vegetation and very little tree cover. This area is classified as a minor waterway, with a contributing area of 64 to 320 acres (~249 acres, in this case). CEFs exist	

WQTZ, CEFs, floodplain, heritage trees, any other notable or outstanding characteristics of the property)	on the eastern boundary of the site, as well as two large wetland CEFs in the northern boundary. Setbacks are provided for these CEFs, as well as 30+ acres of mitigation buffer zone, including the proposed pond and the open space area surrounding it.	
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Clearly indicate in what way the proposed project does not comply with current Code (include maps and exhibits)	Fill in excess of 4' is prohibited within 100' of a classified waterway. In order to provide adequate freeboard for the 75% PMF storm event, fill of up to 12' is required and proposed.
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FINDINGS OF FACT

As required in LDC Section 25-8-41, in order to grant a variance the Land Use Commission must make the following findings of fact:

Include an explanation with each applicable finding of fact.

Project: Braker Valley Subdivision Preliminary Plan Project Assessment

Ordinance: 25-8-341

- A. Land Use Commission variance determinations from Chapter 25-8-41 of the City Code:
1. The requirement will deprive the applicant of a privilege available to owners of similarly situated property with approximately contemporaneous development subject to similar code requirements.
- Yes / No In-channel detention basins and in-channel wet ponds are permitted in the CWQZ (25-8-261(F)), if designed in accordance with the ECM. This site faces two non-environmental constraints that aren't typically seen elsewhere, and which limit the footprint available for the WQ/detention improvements: to the east, the City of Austin ASMP requires a collector road along the eastern boundary of the property, running parallel to the N-S portion of the waterway and crossing as the waterway turns E-W. Through coordination with ATD, this collector road will now run through the subdivision

itself (as Monument Valley Drive), avoiding two wetland CEFs that are situated directly in the path of the original proposed alignment along the boundary. To the north, the City and Travis County are in coordination for a proposed extension of Braker Lane, requiring a 120' ROW dedication bisecting the site. This alignment crosses the waterway just south of where it enters the eastern boundary of the site. These two constraints, in addition to both the City's and the developers desire to leave the area surrounding the two wetland ponds in the northern half of the tract untouched, severely limit the ability place detention and water quality controls upstream or outside of the CWQZ, rendering in-line detention and water quality as the only feasible option. In order for a detention pond of any sort to be constructed, a berm is required at the most downstream point of the pond to impound water. With nearly 250 acres of runoff leaving the site through this channel, the depth of water in the pond exceeds 6', requiring that the berm and associated spillway be designed to pass the 75% PMF, further increasing the height of embankment required.

2. The variance:

- a) Is not necessitated by the scale, layout, construction method, or other design decision made by the applicant, unless the design decision provides greater overall environmental protection than is achievable without the variance;

Yes / No In allowing fill in excess of 4', the developer will be able to utilize inline water quality and detention for the subdivision. That, in turn allows a greater portion of the site to be dedicated as CEF mitigation (30.21 acres vs the existing 25.17 acres), and expands the area required for enhanced natural vegetation, providing both an initial improvement to floodplain health and guarantee of future maintenance. Additionally, in consolidating the water quality volume into the area currently proposed for the wet ponds, overall grading within the CWQZ is reduced, allowing most of the existing channel to remain in its natural condition, with only those improvements that are deemed beneficial to floodplain health.

- b) Is the minimum deviation from the code requirement necessary to allow a reasonable use of the property;

Yes / No Fill proposed within the classified waterway ranges from 0-12'. The only fill in excess of 4' is associated with the embankment on the downstream end of the detention pond. All other grading within the waterway has been minimized to the greatest extent possible.

- c) Does not create a significant probability of harmful environmental consequences.

Yes / No All areas proposed to be improved will be maintained by the City or HOA. The proposed wet pond will include enhanced vegetation per the design requirements of the ECM, and the surrounding are, including everything

shown as CEF mitigation outside of the waterway, will have enhanced vegetation per the requirements of ECM 1.10.4

3. Development with the variance will result in water quality that is at least equal to the water quality achievable without the variance.

Yes / No Water quality calculations for required ponds are included with this application. Full treatment requirements will be met to the same extent that they would otherwise.

- B. Additional Land Use Commission variance determinations for a requirement of Section 25-8-422 (Water Quality Transition Zone), Section 25-8-452 (Water Quality Transition Zone), Article 7, Division 1 (Critical Water Quality Zone Restrictions), or Section 25-8-368 (Restrictions on Development Impacting Lake Austin, Lady Bird Lake, and Lake Walter E. Long):

1. The criteria for granting a variance in Subsection (A) are met;

Yes / No Please see responses to Subsection (A), above.

2. The requirement for which a variance is requested prevents a reasonable, economic use of the entire property;

Yes / No Inline water quality and detention are not feasible without fill in excess of 4'. Due the presence of CEFs on the northern half of the site, the required 120' dedication of ROW for Braker Lane through the center of the site, and path that the waterway cuts (isolating one narrow corner of the site), the use of individual water quality ponds adjacent to and upstream of both the waterway and any slopes in excess of 15% would restrict developable area to less than that which is economically feasible.

3. The variance is the minimum deviation from the code requirement necessary to allow a reasonable, economic use of the entire property.

Yes / No Fill proposed within the classified waterway ranges from 0-12'. The only fill in excess of 4' is associated with the embankment on the downstream end of the detention pond. All other grading within the waterway has been minimized to the greatest extent possible.

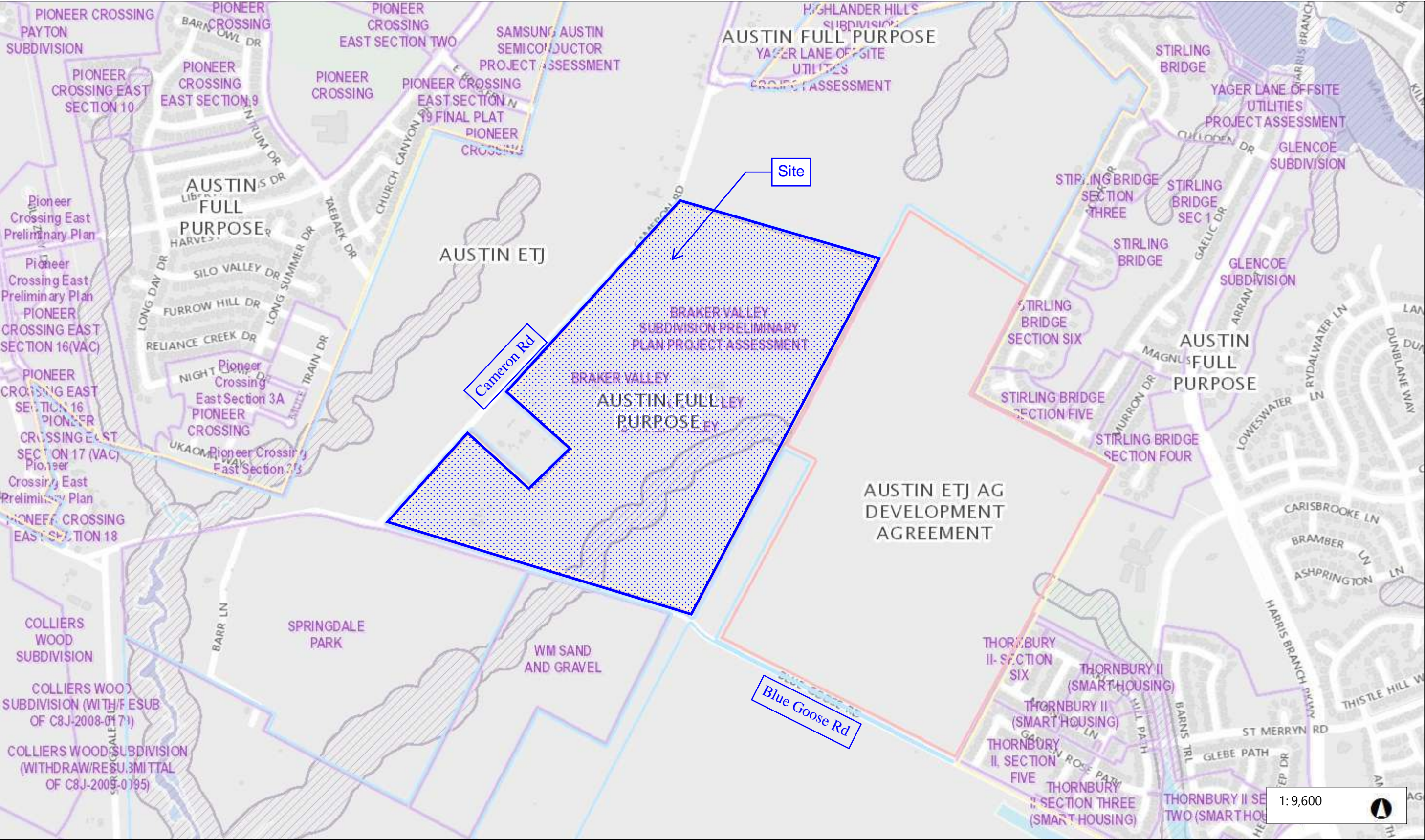
****Variance approval requires all above affirmative findings.**

Exhibits for Commission Variance

- Aerial photos of the site
- Site photos
- Aerial photos of the vicinity
- Context Map—A map illustrating the subject property in relation to developments in the vicinity to include nearby major streets and waterways
- Topographic Map - A topographic map is recommended if a significant grade change on the subject site exists or if there is a significant difference in grade in relation to adjacent properties.
- For cut/fill variances, a plan sheet showing areas and depth of cut/fill with topographic elevations.
- Site plan showing existing conditions if development exists currently on the property
- Proposed Site Plan- full size electronic or at least legible 11x17 showing proposed development, include tree survey if required as part of site or subdivision plan
- Environmental Map – A map that shows pertinent features including Floodplain, CWQZ, WQTZ, CEFs, Setbacks, Recharge Zone, etc.
- An Environmental Resource Inventory pursuant to ECM 1.3.0 (*if required by 25-8-121*)
- Applicant's variance request letter



Property Profile



Legend

- Jurisdiction**
- FULL PURPOSE
 - LIMITED PURPOSE
 - EXTRATERRITORIAL JURISDICTION
 - 2 MILE ETJ AGRICULTURAL AGREEMENT
 - OTHER CITY LIMITS
 - OTHER CITIES ETJ
- Subdivision Review Cases (All)**
- Fully Developed Floodplain**
- COA Fully Developed 25-Year
 - COA Fully Developed 100-Year
 - COA Master Plan 25-Year
 - COA Master Plan 100-Year
 - 100-Year (Detailed-AE)
 - 100-Year (Shallow-AO, AH)
 - 100-Year (Approx-A)
- Creek Buffers/Waterway Setback**
- Critical Water Quality Zone
 - Water Quality Transition Zone

Notes

0.3 0 0.15 0.3 Miles

NAD_1983_StatePlane_Texas_Central_FIPS_4203_Feet

Date Printed:

This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey. This product has been produced by the City of Austin for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.

Date: Sat, 09 May 2020 Notes:



G:\TXC\Projects\DR\Horton\6957-00_Braker_Valley\03_Exhibits\SV Cut-Fill Depth Exhibit.dwg Layout: Layout1 Plotted: 1/26/2021 2:58:31 PM



DATE	REV	DESCRIPTION
APR		

DESIGNED BY: AWS
REVIEWED BY: CRR
DRAWN BY: SAM

BGE

BGE, INC.
1701 Directors Blvd, Suite 1000
AUSTIN, TX 78744
TEPE Registration No. F-1646
TEL 512.979.9060 www.bgeinc.com

**BRAKER VALLEY
AUSTIN, TEXAS**

CUT / FILL DEPTH EXHIBIT

SHEET
1 OF 1

C8-2020-0112PA

BRAKER VALLEY SUBDIVISION
PRELIMINARY PLAN
AUSTIN, TEXAS

SUMMARY NOTES

LEGAL DESCRIPTION:
ABS 513 SUR 55 MUNOS L ACR 88.279, 76.683 (1-D-1)

LAND USE SUMMARY
GROSS ACREAGE: 164.962 ACRES

ZONING:
CITY OF AUSTIN, TRAVIS COUNTY
I-SF-4A

FLOODPLAIN INFORMATION
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) #48453C0460K TRAVIS COUNTY, TEXAS DATED JANUARY 6, 2016, COMMUNITY #480624.

WATERSHED
• THIS PROJECT IS LOCATED IN THE WALNUT CREEK AND HARRIS BRANCH WATERSHED, WHICH ARE CLASSIFIED AS SUBURBAN WATERSHEDS.
• THIS PROJECT IS NOT LOCATED OVER THE EDWARDS AQUIFER RECHARGE ZONE.

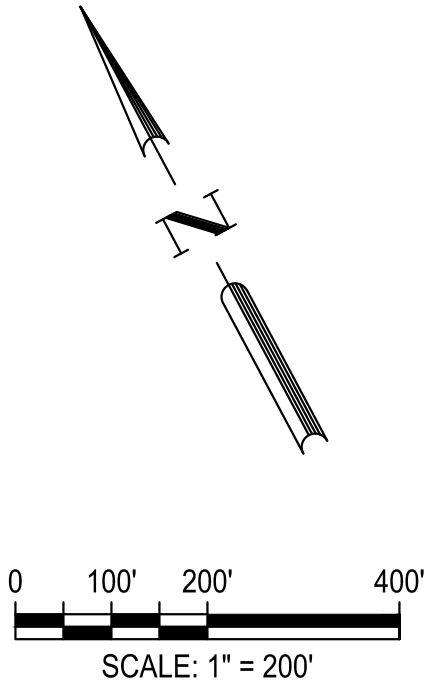
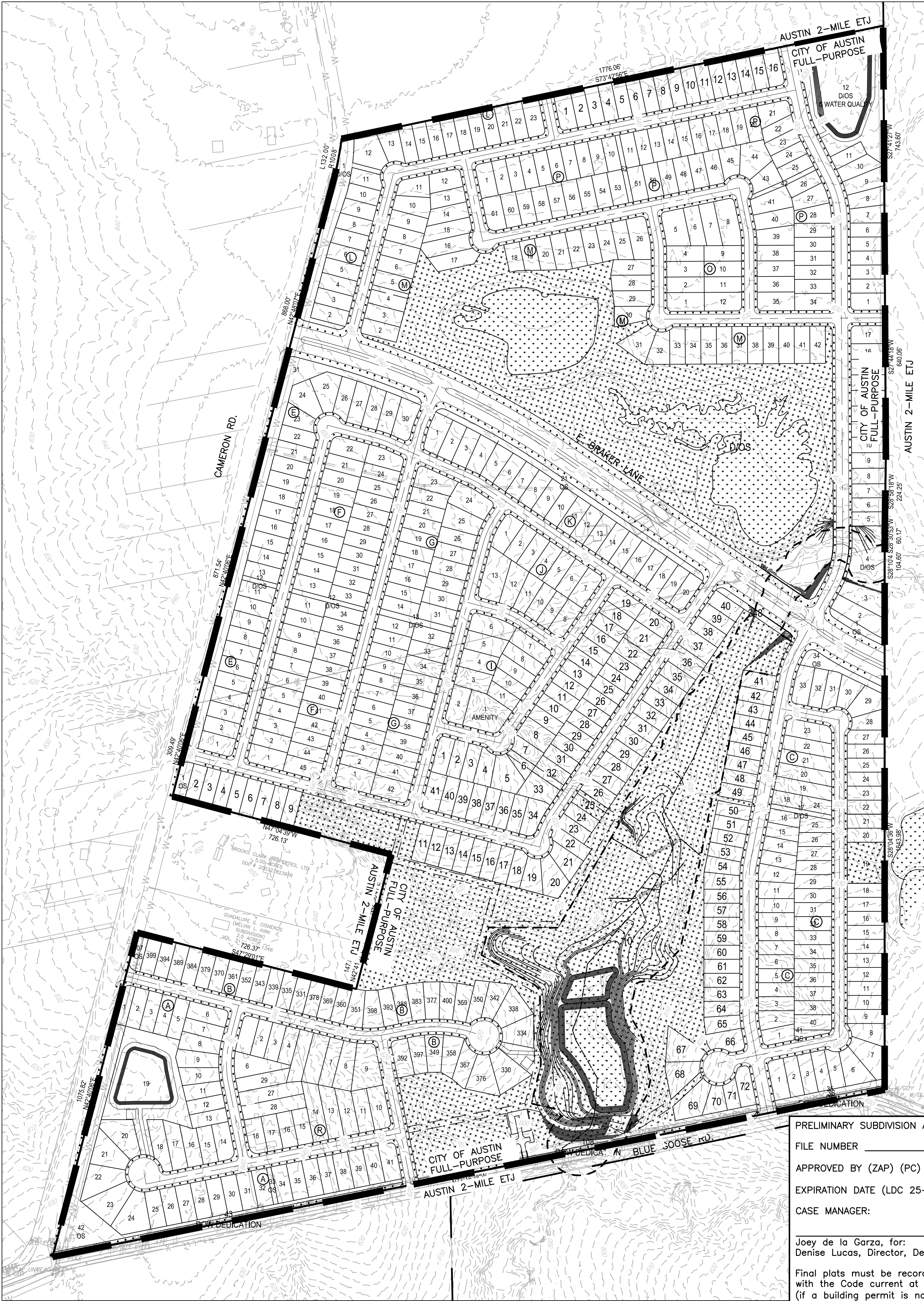
WATER SERVICE INFORMATION
CITY OF AUSTIN WATER PRESSURE ZONE: NORTH
CITY OF AUSTIN WATER & WASTEWATER GRID MAP: P29, P30
FIRE FLOW DEMAND W/O SPRINKLER - 1500 GPM

PARKLAND:
PARKLAND REQUIREMENTS SHALL BE SATISFIED PRIOR TO FINAL PLAT APPROVAL.

CONTOUR DATA SOURCE:
2012 CAPCOG

TREE PLANTING REQUIREMENTS
EACH SINGLE-FAMILY LOT IN A RESIDENTIAL SUBDIVISION MUST CONTAIN AT LEAST TWO TREES FOR SF4A ZONING AND THREE TREES FOR ALL OTHER SF ZONING. TREES MUST BE OF AT LEAST TWO DIFFERENT SPECIES LISTED IN ECM APPENDIX F. EACH TREE MUST HAVE A MINIMUM DIAMETER OF 2 INCHES AND EACH TREE MUST BE MAINTAINED IN ACCORDANCE WITH THE ECM.

AUSTIN ENERGY NOTES:
1. ALL LOTS LABELED AS OPEN SPACE WILL ALSO BE DEDICATED AS PUBLIC UTILITY EASEMENTS.
2. ON ANY FINAL PLATS OUT OF THIS PRELIMINARY PLAN, A FIFTEEN (15') FOOT PUBLIC UTILITY EASEMENT SHALL BE DEDICATED ALONG BRAKER LANE.
3. A TEN (10') FOOT PUBLIC UTILITY EASEMENT SHALL BE DEDICATED ALONG ALL OTHER STREETS IN THIS SUBDIVISION
4. 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. AUSTIN ENERGY WILL NOT RENDER ELECTRIC SERVICE UNLESS REQUIRED CLEARANCES ARE MAINTAINED.
5. A TWENTY-FIVE (25') AERIAL TRANSMISSION EASEMENT SHALL BE DEDICATED ALONG CAMERON ROAD.
6. A TWENTY-FIVE (25') PUBLIC UTILITY EASEMENT SHALL BE DEDICATED ALONG BLUE GOOSE ROAD.
7. OWNER MAY NOT PLACE, ERECT, CONSTRUCT, OR MAINTAIN WITHIN THE ELECTRIC TRANSMISSION EASEMENT:
• ANY PERMANENT STRUCTURES, INCLUDING, BUT NOT LIMITED TO HABITABLE STRUCTURES SUCH AS HOMES, MOBILE HOMES, GARAGES, OR OFFICES,
• ANY STRUCTURE OF ANY KIND IN SUCH PROXIMITY TO THE ELECTRIC TRANSMISSION OR DISTRIBUTION LINES, POLES, STRUCTURES, TOWERS, OR APPURTENANT FACILITIES AS WOULD CONSTITUTE A VIOLATION OF THE NATIONAL ELECTRIC SAFETY CODE IN EFFECT AT THE TIME THE STRUCTURE IS ERECTED, NOR
• ANY STRUCTURES, INCLUDING BUT NOT LIMITED TO, FENCES, STORAGE SHEDS, DRAINAGE, FILTRATION OR DETENTION PONDS WHICH WOULD IMPAIR AUSTIN ENERGY'S ACCESS TO THE TRANSMISSION EASEMENTS OR ITS LINES, POLES, STRUCTURES, TOWERS OR APPURTENANT FACILITIES IN THE EASEMENTS.



LEGEND	
	EXISTING CWQZ
	PROPOSED CWQZ
	FULLY-DEVELOPED
	100-YEAR FLOODPLAIN
	CEF MITIGATION BUFFER - 30.21 AC
	WETLAND CEF - 6.52

EXISTING CEF AREA	5.81 AC
EXISTING CEF SETBACK AREA	25.17 AC
PROVIDED CEF AREA	6.52 AC
PROVIDED CEF SETBACK	30.21 AC

TOTAL NO. OF LOTS: 626

NO. OF BLOCKS: 17
NO. OF SINGLE FAMILY LOTS: 604
NO. OF OPEN SPACE/DRAINAGE LOTS: 22
NO. OF AMENITY LOTS: 1
TOTAL LINEAR FOOTAGE OF STREETS: 23,024 LF

SURVEY:

LANFORD TRACT:
DON L. LANFORD AND MURIEL A. LANFORD, CO-TRUSTEES
OF THE DON AND MURIEL LANFORD LIVING TRUST
(76.683 ACRES)
VOL. 12650, PG. 160
76.71 ACRES OUT OF THE LUCAS MUNOZ SURVEY
NUMBER 55, ABSTRACT A-513, IN TRAVIS COUNTY, TX

WILLIAMS TRACT:
WILLIAMS LTD.
(88.279 ACRES)
VOL. 8339, PG. 625
94.50 ACRES OUT OF THE LUCAS MUNOZ SURVEY
NUMBER 55, ABSTRACT A-513, IN TRAVIS COUNTY, TX

ENGINEER'S CERTIFICATION

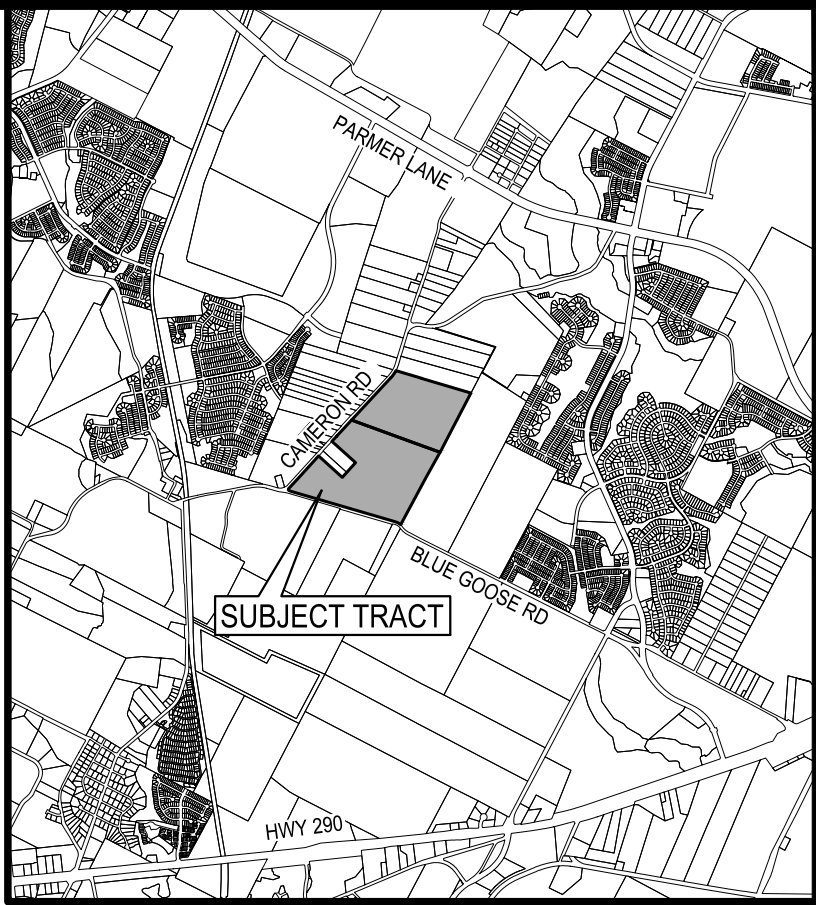
I, CHRISTOPHER R. RAWLS, P.E., AM AUTHORIZED UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF ENGINEERING AND HEREBY CERTIFY THAT THIS PLAN IS FEASIBLE FROM AN ENGINEERING STANDPOINT AND COMPLIES WITH THE ENGINEERING RELATED PORTIONS OF TITLE 25 OF THE CITY OF AUSTIN LAND DEVELOPMENT CODE AND IS TRUE TO THE BEST OF MY KNOWLEDGE.

CHRISTOPHER R. RAWLS, P.E. LICENSE NO. 124994

PRELIMINARY SUBDIVISION APPROVAL SHEET x OF x
FILE NUMBER _____ APPLICATION DATE _____
APPROVED BY (ZAP) (PC) ON _____
EXPIRATION DATE (LDC 25-4-62) _____
CASE MANAGER: _____

Joey de la Garza, for:
Denise Lucas, Director, Development Services Department

Final plats must be recorded by the expiration Date. Subsequent Site Plans which do not comply with the Code current at the time of filing, and all require Building permits or notice of construction (if a building permit is not required), must also be approved prior to the Project Expiration Date.

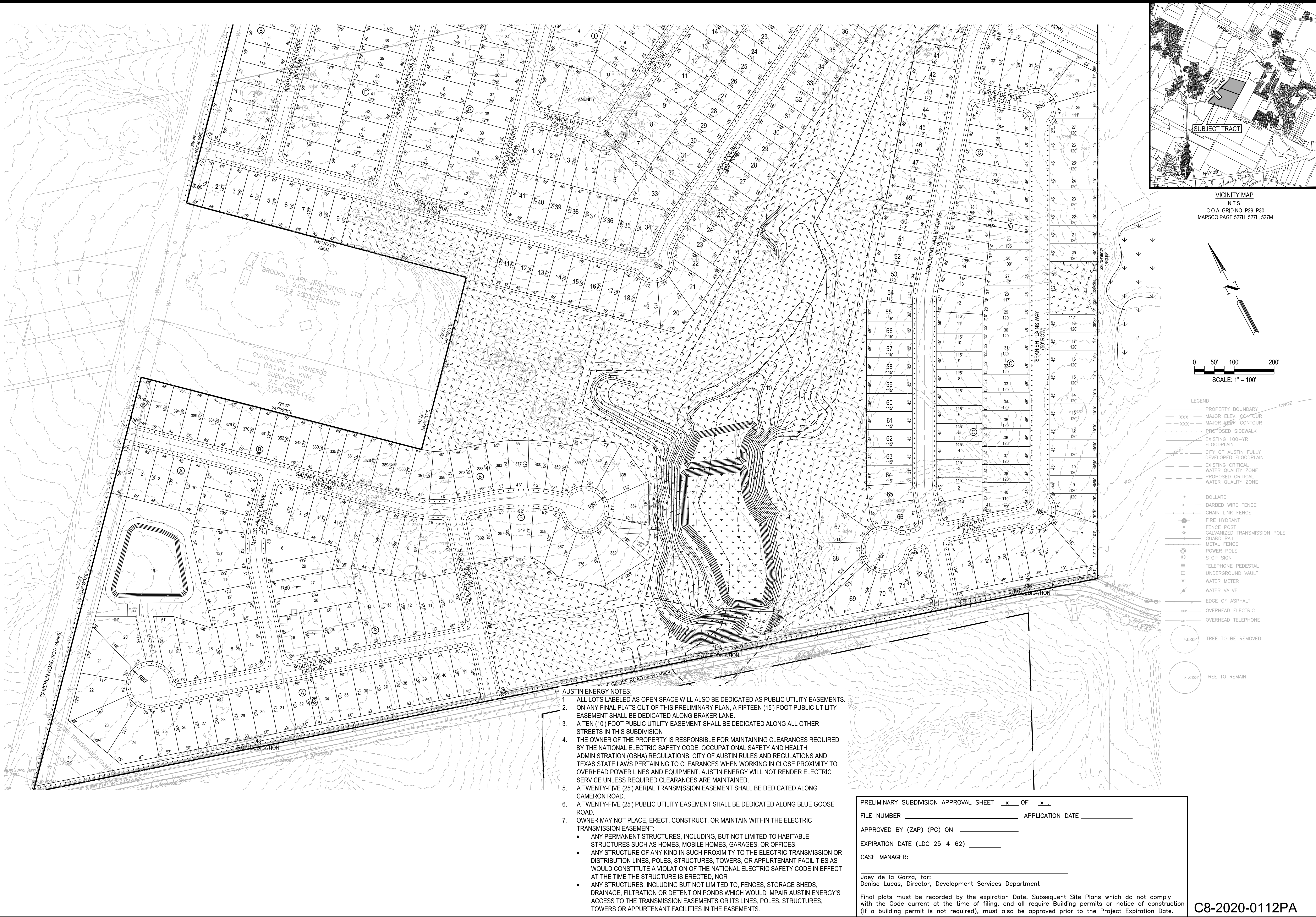


VICINITY MAP
N.T.S.
C.O.A. GRID NO. P29, P30
MAPSCOP PAGE 527H, 527L, 527M

DESCRIPTION		DATE	APR
DESIGNED BY:	AWS		
REVIEWED BY:	CRR		
DRAWN BY:	SAM		
BGE			
BGE, INC. 1701 Directors Blvd, Suite 1000 AUSTIN, TX 78744 TYPE Registration No. F-1046 TEL 512-679-0460 www.bgeinc.com			
BRAKER VALLEY AUSTIN, TEXAS			
OVERALL PLAN			
SHEET 1 OF 5			

C8-2020-0112PA

g:\TXC\Projects\DR\Horton\6957-00_braker_valley\03_CADD\01_Shts\01_preliminary\6957-C-SP-PRM.dwg Layout: 20F2 Plotted: 1/26/2021 3:57:32 PM



VICINITY MAP
N.T.S.
C.O.A. GRID NO. P29, P30
MAPSCO PAGE 527H, 527L, 527M

0 50' 100' 200'
SCALE: 1" = 100'

- LEGEND
- PROPERTY BOUNDARY
 - XXX MAJOR ELEV. CONTOUR
 - XXX MAJOR MINOR CONTOUR
 - PROPOSED SIDEWALK
 - EXISTING 100-YR FLOODPLAIN
 - CITY OF AUSTIN FULLY DEVELOPED FLOODPLAIN
 - EXISTING CRITICAL WATER QUALITY ZONE
 - PROPOSED CRITICAL WATER QUALITY ZONE
 - BOLLARD
 - BARBED WIRE FENCE
 - CHAIN LINK FENCE
 - FIRE HYDRANT
 - FENCE POST
 - GALVANIZED TRANSMISSION POLE
 - GUARD RAIL
 - METAL FENCE
 - POWER POLE
 - STOP SIGN
 - TELEPHONE PEDESTAL
 - UNDERGROUND VAULT
 - WATER METER
 - WATER VALVE
 - EDGE OF ASPHALT
 - OVERHEAD ELECTRIC
 - OVERHEAD TELEPHONE
 - TREE TO BE REMOVED
 - TREE TO REMAIN

- AUSTIN ENERGY NOTES:
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PRELIMINARY SUBDIVISION APPROVAL SHEET x OF x
FILE NUMBER _____ APPLICATION DATE _____
APPROVED BY (ZAP) (PC) ON _____
EXPIRATION DATE (LDC 25-4-62) _____
CASE MANAGER: _____

Joey de la Garza, for:
Denise Lucas, Director, Development Services Department

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C8-2020-0112PA

BRAKER VALLEY
AUSTIN, TEXAS

PRELIMINARY PLAN 2 OF 2

BGE, INC.
1701 Directa Blvd Suite 1000
AUSTIN, TX 78744
TYPE Registration No. F-1046
TEL 512.675.9460 www.bgeinc.com

DESIGNED BY: AWS
REVIEWED BY: CRR
DRAWN BY: SAM



DESCRIPTION	DATE	APR
REV		

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 - ANY STRUCTURES, INCLUDING BUT NOT LIMITED TO, FENCES, STORAGE SHEDS, DRAINAGE, FILTRATION OR DETENTION PONDS WHICH WOULD IMPAIR AUSTIN ENERGY'S ACCESS TO THE TRANSMISSION EASEMENTS OR ITS LINES, POLES, STRUCTURES, TOWERS OR APPURTENANT FACILITIES IN THE EASEMENTS.

SUBURBAN WATERSHEDS

IMPERVIOUS COVER ALLOWED AT 50% X GROSS SITE AREA - 82.48 ACRES

TOTAL ACREAGE 15 - 25 % =	5.58	X 10 %	0.558
---------------------------	------	--------	-------

TOTAL PROPOSED IMPERVIOUS COVER = 55.14 ACRES = 33

SLOPE CATEGORIES	ACRES	■IMPERVIOUS COVER: TOTAL BUILDING / AND OTHER IMPERVIOUS COVER			DRIVEWAYS / ROADWAYS ACRES
		ACRES	% OF CATEGORY		
0 - 15 %	157.172	35.08	22.3%	19.63	
15 - 25 %	5.593	0.51	9.2%	0.34	
25 - 35 %	1.482	0.00	0.0%	0.08	
OVER 35 %	0.724	0.00	0.0%	0.04	
TOTAL SITE AREA	164.298				

Watershed Name	Existing Site Area Draining to Watershed (AC)	Proposed Site Area Draining to Watershed (AC)	Proposed Quantity of Diversion (AC)
Walnut Creek	151.3	152.19	0.89
Harris Branch	13.66	12.77	-0.89

THE SUBJECT PROPERTY IS LOCATED IN TRAVIS COUNTY WITHIN THE CITY LIMITS OF THE CITY OF AUSTIN.

2. ALL STREETS IN THE SUBDIVISION WILL BE CONSTRUCTED USING CITY OF AUSTIN URBAN STANDARDS WITH CURB AND GUTTER AND SIDEWALKS AND WILL BE DEDICATED AS PUBLIC R.O.W. AT FINAL PLATTING. STREET WIDTH AND SIDEWALK LOCATIONS SHALL BE SHOWN ON THE SUBDIVISION CONSTRUCTION PLANS.
3. PUBLIC SIDEWALK BUILT TO CITY OF AUSTIN STANDARDS IS REQUIRED. FAILURE TO CONSTRUCT THE REQUIRED SIDEWALK(S) MAY RESULT IN THE WITHHOLDING OF CERTIFICATES OF OCCUPANCY, BUILDING PERMITS, OR UTILITY CONNECTIONS BY THE GOVERNING BODY OR UTILITY COMPANY.
4. 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) #48453C0460K TRAVIS COUNTY, TEXAS DATED JANUARY 6, 2016, COMMUNITY #480624.
5. WATER QUALITY AND DETENTION FACILITIES WILL BE MAINTAINED BY THE CITY OF AUSTIN.
6. THE WATER AND WASTEWATER UTILITY SYSTEM SERVING THIS SUBDIVISION MUST BE IN ACCORDANCE WITH THE CITY OF AUSTIN UTILITY DESIGN CRITERIA. THE WATER AND WASTEWATER UTILITY PLAN MUST BE REVIEWED AND APPROVED BY THE AUSTIN WATER UTILITY. ALL WATER AND WASTEWATER CONSTRUCTION MUST BE INSPECTED BY THE CITY OF AUSTIN. THE LANDOWNER MUST PAY THE CITY INSPECTION FEE WITH THE UTILITY CONSTRUCTION.
7. WATER QUALITY CONTROLS ARE REQUIRED FOR ALL DEVELOPMENT WITH IMPERVIOUS COVER IN EXCESS OF 20% OF THE NET SITE AREA PURSUANT TO THE LAND DEVELOPMENT CODE, AND THE ENVIRONMENTAL CRITERIA MANUAL.
8. EROSION/SEDIMENTATION CONTROLS ARE REQUIRED ON EACH LOT, INCLUDING SINGLE FAMILY AND MULTIFAMILY CONSTRUCTION, PURSUANT TO THE LAND DEVELOPMENT CODE AND ENVIRONMENTAL CRITERIA MANUAL.
9. MAINTENANCE OF THE WATER QUALITY CONTROLS REQUIRED ABOVE SHALL BE TO THE STANDARDS AND SPECIFICATIONS CONTAINED IN THE ENVIRONMENTAL CRITERIA MANUAL AND OTHER ORDINANCES AND REGULATIONS OF THE CITY OF AUSTIN.
10. ALL STREETS, DRAINAGE, SIDEWALKS, EROSION CONTROLS, ETC. ARE REQUIRED TO BE CONSTRUCTED AND INSTALLED TO CITY OF AUSTIN STANDARDS, UNLESS OTHERWISE NOTED.
11. NO BUILDING SHALL BE OCCUPIED UNTIL THE ASSOCIATED STORM WATER QUALITY AND DETENTION CONTROL FACILITIES HAVE BEEN CONSTRUCTED, INSPECTED, AND ACCEPTED BY THE CITY OF AUSTIN, IF APPLICABLE.
12. AUSTIN ENERGY HAS THE RIGHT TO PRUNE AND/OR REMOVE TREES, SHRUBBERY, AND OTHER OBSTRUCTION TO THE EXTENT NECESSARY TO KEEP THE EASEMENTS CLEAR. AUSTIN ENERGY WILL PERFORM ALL TREE WORK IN COMPLIANCE WITH THE CITY OF AUSTIN LAND DEVELOPMENT CODE.
13. THE OWNER/DEVELOPER OF THIS SUBDIVISION SHALL PROVIDE AUSTIN ENERGY 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 THE CITY OF AUSTIN LAND DEVELOPMENT CODE.
14. THE OWNER SHALL BE RESPONSIBLE FOR ANY INSTALLATION OF TEMPORARY EROSION CONTROL, REVEGETATION AND TREE PROTECTION. IN ADDITION, THE OWNER SHALL BE RESPONSIBLE FOR ANY TREE PRUNING AND TREE REMOVAL THAT IS WITHIN TEN FEET OF THE CENTER LANE OF THE OVERHEAD ELECTRIC FACILITIES DESIGNED TO PROVIDE ELECTRIC SERVICE TO THIS PROJECT. AUSTIN ENERGY WORK SHALL ALSO BE INCLUDED WITHIN THE LIMITS OF CONSTRUCTION FOR THIS PROJECT.
15. NO OBJECTS, INCLUDING BUT NOT LIMITED TO BUILDINGS, FENCES, LANDSCAPING, OR OTHER STRUCTURES ARE PERMITTED IN DRAINAGE EASEMENT EXCEPT AS APPROVED BY THE CITY OF AUSTIN AND TRAVIS COUNTY.
16. ALL DRAINAGE EASEMENTS ON PRIVATE PROPERTY SHALL BE MAINTAINED BY THE PROPERTY OWNER OR ASSIGNS.
17. PRIOR TO THE RECORDING OF ANY FINAL PLAT OF ALL OR A PORTION OF THIS PRELIMINARY PLAN, FISCAL SURETY SHALL BE PROVIDED IN ACCORDANCE WITH SEC. 25-1-112 OF THE LAND DEVELOPMENT CODE FOR THE FOLLOWING SUBDIVISION IMPROVEMENTS:
 - 17.A. STREET CONSTRUCTION AND RELATED INFRASTRUCTURE, INCLUDING PAVING, DRAINAGE, SIDEWALKS, WATER SUPPLY AND WASTEWATER COLLECTION, FOR THE FOLLOWING STREETS: ARAPAHO BASIN DRIVE, BRIDWELL BEND, CHRIS CANYON DRIVE, CRAWFORD GLEN DRIVE, EAST BRAKER LANE, FAIRMEAD DRIVE, GANNET HOLLOW DRIVE, GLACIER VALLEY DRIVE, GRAVIS DRIVE, HOLMONT DRIVE, HUDSON VALLEY BEND, JARVIS PATH, JEFFERSON NOTCH DRIVE, MONUMENT VALLEY DRIVE, MYSTIC VALLEY COVE, NEUHAUS COVE, OZARK GLEN COVE, POAGE PASS, REALITOS RUN, ROYAL GORGE PASS, SPANISH PLAIN WAY, STANWICK PASS, STUDER PASS, AND WATKINS GLEN WAY.
 - 17.B. ENVIRONMENTAL AND SAFETY CONTROLS, AND OTHER RELATED ITEMS (E.G., EROSION AND SEDIMENTATION CONTROLS, RESTORATION, CHANNEL WORK, PIPE IN EASEMENTS, DETENTION, 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: ARAPAHO BASIN DRIVE, BRIDWELL BEND, CHRIS CANYON DRIVE, CRAWFORD GLEN DRIVE, EAST BRAKER LANE, FAIRMEAD DRIVE, GANNET HOLLOW DRIVE, GLACIER VALLEY DRIVE, GRAVIS DRIVE, HOLMONT DRIVE, HUDSON VALLEY BEND, JARVIS PATH, JEFFERSON NOTCH DRIVE, MONUMENT VALLEY DRIVE, MYSTIC VALLEY COVE, NEUHAUS COVE, OZARK GLEN COVE, POAGE PASS, REALITOS RUN, ROYAL GORGE PASS, SPANISH PLAIN WAY, STANWICK PASS, STUDER PASS, AND WATKINS GLEN WAY.
18. PROPERTY OWNER AND/OR HIS/HER ASSIGNS SHALL PROVIDE FOR ACCESS TO THE DRAINAGE EASEMENTS AND MAY BE NECESSARY AND SHALL NOT PROHIBIT ACCESS BY CITY OF AUSTIN (OR OTHER APPROPRIATE JURISDICTION) FOR INSPECTION OR MAINTENANCE OF SAID EASEMENTS.
19. THE OWNER/DEVELOPER IS ADVISED TO OBTAIN APPROVAL FOR ANY NEEDED LICENSE AGREEMENTS PRIOR TO APPROVAL OF THE CONSTRUCTION PLANS. OTHER SPECIAL OR NONSTANDARD TREATMENTS OF THE R.O.W. MAY ALSO REQUIRE A LICENSE AGREEMENT.
20. APPROVAL OF THIS PRELIMINARY PLAN DOES NOT CONSTITUTE APPROVAL OF ANY DEVIATION FROM THE CITY'S LAND DEVELOPMENT REGULATIONS IN THE FINAL PLAT, CONSTRUCTION PLAN 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 IT IS SUBSEQUENTLY DETERMINED THAT THE DESIGN WOULD ADVERSELY IMPACT THE PUBLIC'S SAFETY, HEALTH, WELFARE, OR PROPERTY.
21. THE UTILITY PROVIDERS FOR THE SUBDIVISION ARE AS FOLLOWS:
 - PHONE - AT&T
 - ELECTRIC - AUSTIN ENERGY
 - GAS - TEXAS GAS
22. TWO-YEAR PEAK FLOW CONTROL AS DETERMINED UNDER THE DRAINAGE CRITERIA MANUAL AND THE ENVIRONMENTAL CRITERIA MANUAL IS REQUIRED PURSUANT TO THE CITY OF AUSTIN LAND DEVELOPMENT CODE.

- PRELIMINARY SUBDIVISION APPROVAL SHEET x OF x .
- FILE NUMBER _____ APPLICATION DATE _____
- APPROVED BY (ZAP) (PC) ON _____
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- Final plats must be recorded by the expiration Date. Subsequent Site Plans which do not comply with the Code current at the time of filing, and all require Building permits or notice of construction (if a building permit is not required), must also be approved prior to the Project Expiration Date.

STREET NAME	R.O.W. WIDTH	STREET LENGTH (LF)	PAVEMENT WIDTH	SIDEWALKS	CLASSIFICATION	CURB AND GUTTER
ARAPAHO BASIN DRIVE	50'	1135	30' FACE TO FACE	4'	LOCAL	YES
BRIDWELL BEND	50'	868	30' FACE TO FACE	4'	LOCAL	YES
CHRIS CANYON DRIVE	50'	1050	30' FACE TO FACE	4'	LOCAL	YES
CRAWFORD GLEN DRIVE	50'	1338	30' FACE TO FACE	4'	LOCAL	YES
EAST BRAKER LANE	120'	2191	50' FACE TO FACE	4'	ARTERIAL - MAAD 4	YES
FAIRMEADE DRIVE	50'	189	30' FACE TO FACE	4'	LOCAL	YES
GANNET HOLLOW DRIVE	50'	1180	30' FACE TO FACE	4'	LOCAL	YES
GLACIER VALLEY DRIVE	50'	490	30' FACE TO FACE	4'	LOCAL	YES
GRAVIS DRIVE	50'	145	30' FACE TO FACE	4'	LOCAL	YES
HOLIMONT DRIVE	50'	652	30' FACE TO FACE	4'	LOCAL	YES
HUDSON VALLEY BEND	50'	1865	30' FACE TO FACE	4'	LOCAL	YES
JARVIS PATH	50'	408	30' FACE TO FACE	4'	LOCAL	YES
JEFFERSON NOTCH DRIVE	50'	1350	30' FACE TO FACE	4'	LOCAL	YES
MONUMENT VALLEY DRIVE	60'	3514	30' FACE TO FACE	8' SHARED USE	RESIDENTIAL COLLECTOR	YES
MYSTIC VALLEY DRIVE	50'	400	30' FACE TO FACE	4'	LOCAL	YES
OZARK GLEN DRIVE	50'	735	30' FACE TO FACE	4'	LOCAL	YES
POAGE PASS	50'	348	30' FACE TO FACE	4'	LOCAL	YES
REALITOS RUN	50'	2260	30' FACE TO FACE	4'	LOCAL	YES
ROYAL GORGE PASS	50'	401	30' FACE TO FACE	4'	LOCAL	YES
SPANISH PLAINS WAY	50'	1213	30' FACE TO FACE	4'	LOCAL	YES
STANWICK PASS	50'	343	30' FACE TO FACE	4'	LOCAL	YES
STUDER PASS	50'	290	30' FACE TO FACE	4'	LOCAL	YES
SUNGWOO PATH	50'	217	30' FACE TO FACE	4'	LOCAL	YES
WATKINS GLEN WAY	50'	832	30' FACE TO FACE	4'	LOCAL	YES
TOTALS		23414				

g:\TXC\Projects\DR\Horton\6957-00_braker_valley\03_CADD\01_Shts\01_preliminary\6957-00_braker_valley\03_CADD\01_Shts\01_preliminary\6957-00_braker_valley.dwg Layout: 5 TREE LIST Plotted: 1/26/2021 3:59:07 PM

BRAKER VALLEY PRELIMINARY PLAN - TREE LIST							
#	DESCRIPTION	ROW	HERITAGE	APPENDIX F	MITIGATION %	CALIPER INCHES	REMOVED?
7000	MESQUITE M 19 (10-9-8")		R	Y	100	19	Y
7001	CEDAR M 32 (9-9-8-7-7-6-4-4")		R	Y	100	32	Y
7002	MESQUITE M 24 (19-10")			Y	100	24	N
7003	MESQUITE M 25 (10-8-8-7-7")			Y	100	25	Y
7004	HACKBERRY M 21 (15-4-7")			Y	100	23	Y
7005	MESQUITE M 22 (16-12")			Y	100	22	N
7006	MESQUITE M 36 (20-18-15")			Y	100	36	N
7007	MESQUITE M 28 (15-11-8-6")			Y	100	28	N
7008	HACKBERRY M 24 (17-13")			Y	100	24	Y
7009	MESQUITE M 14			Y	100	19	Y
7010	MESQUITE M 26 (13 13 12")			Y	100	26	Y
7011	MESQUITE M 26 (14-13-10")			Y	100	26	N
7012	CHINESE TALLOW M 20 (10-7-4-3-3-3")			N	50	10	N
7013	CEDAR M 20 (8-6-6-4-4-4")		R	Y	100	20	Y
7014	MESQUITE M 25 (14-12-10")		R	Y	100	25	Y
7015	CEDAR M 21 (12-7-6-5")			Y	100	21	Y
7016	CEDAR M 22 (9-8-7-6-4")		R	Y	100	22	Y
7017	CEDAR M 28 (12-7-7-6-6-5")			Y	100	28	Y
7018	MESQUITE M 21 (8-7-7-6-5")			Y	100	21	Y
7019	MESQUITE M 19 (11-8-8")			Y	100	19	Y
7020	MESQUITE M 23 (8-7-6-6-5-5")		R	Y	100	23	Y
7021	MESQUITE M 19 (8-6-5-5-5")		R	Y	100	19	Y
7022	CEDAR M 27 (8-7-6-6-6-6-4-3")			Y	100	27	Y
7023	HACKBERRY M 26 (7-7-6-6-5-5-5-4")			Y	100	26	Y
7074	CFDAR M 27 (9-9-8-8-6-8")		R	Y	100	27	Y
7025	CEDAR M 25 (8 7 6 6 5 5 4")			Y	100	25	Y
7026	CEDAR M 23 (8-7-7-6-5-5")			Y	100	23	Y
7027	CEDAR M 31 (9-9-8-8-6-5-4-4")			Y	100	31	Y
7028	CEDAR M 23 (10-6-5-5-5-4")		R	Y	100	23	Y
7029	CEDAR M 21 (8-7-7-5-4")			Y	100	21	Y
7030	CEDAR M 22 (8-5-5-4-4-4")			Y	100	22	Y
7031	CEDAR M 20 (8-8-7-5-4")		R	Y	100	20	Y
7032	CEDAR M 21 (10-8-7-5")		R	Y	100	21	Y
7033	CEDAR M 27 (8-7-7-5-5-5-4-4")			Y	100	27	Y
7034	CEDAR M 22 (8-5-5-5-4-4")			Y	100	22	Y
7035	CEDAR M 22 (8-7-6-6-6-5")			Y	100	22	Y
7036	CEDAR M 27 (8-8-8-7-7-6-6-4")			Y	100	27	Y
7037	CEDAR M 22 (8-6-5-5-4-4-4")			Y	100	22	Y
7038	CEDAR M 21 (10-9-5-4-4")			Y	100	21	Y
7039	CEDAR M 26 (10-6-6-6-6-4-4")			Y	100	26	Y
7040	CEDAR M 30 (12-9-7-7-6-4-4")			Y	100	30	Y
7041	CEDAR M 36 (9-9-7-7-7-7-6-5-5")			Y	100	36	Y
7042	CEDAR M 31 (8-6-6-6-6-6-6-5-5")			Y	100	31	Y
7043	CEDAR M 26 (10-9-9-8-6")			Y	100	26	Y
7044	CEDAR M 26 (10-9-9-8-6")			Y	100	26	Y
7045	CEDAR M 21 (12 7 7 5")			Y	100	21	Y
7046	CEDAR M 38 (9-8-7-7-5-5-5-4-4-4-4")		R	Y	100	38	Y
7047	CEDAR M 23 (8-8-7-5-5-4")			Y	100	23	Y
7048	CEDAR M 32 (10-9-7-6-6-5-5-5")			Y	100	32	Y
7049	CEDAR M 19 (13-6-5")			Y	100	19	Y
7050	CEDAR M 25 (9-8-7-7-5-5")			Y	100	25	Y
7051	CEDAR M 42 (9-7-7-6-5-5-5-5-4-4-4-4-4")		R	Y	100	42	Y
7052	CEDAR M 26 (12-6-6-6-5-5")			Y	100	26	Y
7053	CEDAR M 24 (9-8-8-7-6")			Y	100	24	Y
7054	CEDAR M 24 (11-7-5-5-5-4")			Y	100	24	Y
7055	CEDAR M 31 (9-8-7-7-6-6-5-5")		R	Y	100	31	Y
7056	CEDAR M 23 (14-6-6-5")			Y	100	23	Y
7057	CEDAR M 25 (9-7-7-6-6-5")			Y	100	25	Y
7058	CEDAR M 31 (9-9-6-6-5-5-5-4-4")		R	Y	100	31	Y
7059	CEDAR M 20 (10-7-6-6")			Y	100	20	Y
7060	CEDAR M 26 (13-8-7-6-5")			Y	100	26	Y
7061	CEDAR M 29 (11-9-7-7-6-8")			Y	100	29	Y
7062	CEDAR M 37 (9-8-7-7-6-6-5-5-4-4-4")		R	Y	100	37	Y
7063	CEDAR M 20 (10-6-5-5-4")		R	Y	100	20	Y
7064	CEDAR M 38 (8-7-6-5-5-4-4-4-4")		R	Y	100	38	Y
7065	CEDAR M 22 (12-7-6-8")			Y	100	22	Y
7066	CEDAR M 33 (9-8-8-6-6-6-6-5-5-4")			Y	100	33	Y
7067	CEDAR M 34 (9-6-6-6-6-5-4-4-4-4-4")			Y	100	34	Y

7068	MESQUITE M 22 (14-7-5-4")			Y	100	22	
7069	CEDAR M 24 (9-9-7-5-5-4")		R	Y	100	24	
7070	CEDAR M 42 (12-10-9-9-7-6-5-5-5-4")			Y	100	42	
7071	CEDAR M 28 (10-8-7-4-4-4-4-4")			Y	100	28	
7072	CEDAR M 21 (10-9-5-4-4")			Y	100	21	
7073	CEDAR M 19 (8-7-6-5-4")			Y	100	19	
7074	CFDAR M 25 (10-8-6-4-4-4-4")			Y	100	25	
7076	CEDAR M 28 (9-7-7-6-5-4-4-4")			Y	100	28	
7077	CEDAR M 30 (10-8-7-6-5-5-5-4")			Y	100	30	
7078	CEDAR M 40 (11-8-8-8-7-7-5-5-5-5")			Y	100	40	
7079	CEDAR M 25 (10-8-6-6-5-4")			Y	100	25	
7080	CEDAR M 26 (10-9-8-7-4-4")			Y	100	26	
7081	CFDAR M 24 (9-6-5-5-4-4")			Y	100	24	
7082	CEDAR M 37 (11-8-7-7-7-5-5-4-4-4-4")		R	Y	100	37	
7083	CEDAR M 34 (10-9-8-7-7-6-5-5")			Y	100	34	
7084	CEDAR M 23 (10-8-7-5-5")			Y	100	23	
7085	CEDAR M 32 (12-6-6-6-6-6-5-4")		R	Y	100	32	
7087	CEDAR M 27 (10-9-8-7-5-5")			Y	100	27	
7088	CEDAR M 26 (9-6-6-5-5-4-4-4")			Y	100	26	
7089	CEDAR M 33 (9-9-8-7-7-6-6-5")		R	Y	100	33	
7090	CEDAR M 26 (10-10-6-5-5-5-5-4")			Y	100	26	
7091	CEDAR M 26 (9-8-7-6-5-4-4")			Y	100	26	
7092	CEDAR M 32 (14-9-9-7-5-5")		R	Y	100	32	
7093	CEDAR M 26 (8-8-8-6-5-4-4")		R	Y	100	26	
7094	CEDAR M 32 (8-8-8-6-6-6-5-5-4-4")			Y	100	32	
7095	CEDAR M 27 (8-7-6-6-5-5-4-4")			Y	100	27	
7096	CEDAR M 28 (13-7-5-5-4-4-4")		K	Y	100	28	
7097	CEDAR M 35 (12-8-8-6-6-5-5-4-4")		R	Y	100	35	
7098	CEDAR M 29 (11-7-5-5-5-5-4-4")		R	Y	100	29	
7099	CEDAR M 22 (13-12-6")			Y	100	22	
7100	CEDAR M 25 (9-8-6-6-6-5")			Y	100	25	
7101	CEDAR M 28 (10-8-6-6-6-5-5")			Y	100	28	
7102	CEDAR M 27 (11-6-6-5-4-4-4-4")			Y	100	27	
7103	CEDAR M 33 (12-10-7-6-6-4-4-4")		R	Y	100	33	
7104	CEDAR M 30 (8-7-7-6-6-5-5-4-4")			Y	100	30	
7105	CEDAR M 33 (13-7-7-6-5-5-5-5")			Y	100	33	
7106	CEDAR M 29 (11-10-9-8-7")		R	Y	100	29	
7107	CEDAR M 20 (12-6-5-4")			Y	100	20	
7108	MESQUITE M 23 (10-6-6-5-4-4")		R	Y	100	23	
7109	CEDAR M 31 (9-7-7-5-5-5-4-4-4-4")			Y	100	31	
7110	CEDAR M 30 (14-9-5-5-5-4-4")			Y	100	30	
7111	CEDAR M 33 (9-7-6-6-5-5-5-5-4-4")			Y	100	33	
7112	CEDAR M 29 (10-9-6-5-5-5-4-4-4")			Y	100	29	
7113	CEDAR M 20 (14-6-5")			Y	100	20	
7114	CEDAR M 19 (12-5-4-4")			Y	100	19	
7115	CFDAR M 24 (12-8-6-5-4")			Y	100	24	
7116	CEDAR M 22 (13-13-5")			Y	100	22	
7117	CEDAR M 33 (10-6-6-6-6-5-4")			Y	100	33	
7118	CEDAR M 21 (9-6-5-5-4-4")			Y	100	21	
7119	CEDAR M 28 (14-7-7-5-5-4")			Y	100	28	
7120	CEDAR M 33 (10-9-7-6-6-6-6-5")			Y	100	33	
7121	CFDAR M 25 (12-6-6-5-4-4")			Y	100	25	
7122	CEDAR M 20 (14 5 7")			Y	100	20	
7123	CEDAR M 36 (12-8-8-7-7-5-5-4-4")			Y	100	36	
7124	CEDAR M 22 (8-7-6-5-5-4")			Y	100	22	
7125	CEDAR M 28 (10-6-6-6-6-6-4")			Y	100	28	
7126	CEDAR M 23 (10-9-8-4-4")			Y	100	23	
7127	CEDAR M 21 (11-6-5-5-1")			Y	100	21	
7128	CEDAR M 29 (9-8-8-7-7-5-4")			Y	100	29	
7129	CEDAR M 39 (10-10-9-7-6-6-5-5-5-5")			Y	100	39	
7130	CEDAR M 25 (10-6-5-5-5-4-4")			Y	100	25	
7131	CEDAR ELM M 19 (13-12")			Y	100	19	
7132	CEDAR M 22 (11-6-6-5-4")			Y	100	22	
7133	CEDAR M 36 (12-11-10-9-6-6-6")			Y	100	36	
7134	CEDAR M 31 (12-7-7-6-6-6-5")			Y	100	31	
7135	CEDAR M 22 (10-6-5-4-4-4")		R	Y	100	22	
7136	CEDAR M 22 (8-6-4-4-4-4-4")		R	Y	100	22	
7137	CEDAR M 24 (9-6-5-5-5-4-4")			Y	100	24	
7138	CEDAR M 29 (12-10-8-5-5-5")		R	Y	100	29	
7139	CEDAR M 19 (9-7-4-4-4")		R	Y	100	19	
7140	CEDAR M 28 (12-7-6-6-5-4-4")			Y	100	28	
7141	CEDAR M 23 (10-7-7-7-6-6")			Y	100	23	

7142	CEDAR M 19 (9-6-5-4-4")			Y	100	19	N
7143	CEDAR M 34 (8-8-7-7-6-5-5-5-4")			Y	100	34	Y
7144	CEDAR M 27 (11-8-5-5-5-4-4")			Y	100	27	Y
7145	CEDAR M 21 (8-6-6-7-4-4")			Y	100	21	N
7146	MESQUITE M 25 (11-8-7-7-5")			Y	100	25	Y
7147	CEDAR M 20 (10-6-5-4-4")			Y	100	20	Y
7148	CEDAR M 32 (13-8-6-6-6-5-4-4")			Y	100	32	N
7149	CEDAR M 32 (12-9-7-7-5-4-4-4")			Y	100	32	N
7150	CEDAR M 24 (11-6-6-5-4-4")			Y	100	24	N
7151	CEDAR M 26 (14-9-6-4-4")			Y	100	26	N
7152	CEDAR M 30 (12-11-9-6-5-5-5")			Y	100	30	Y
7153	CEDAR M 19 (10-6-4-4-4-4")			Y	100	19	Y
7154	CEDAR M 25 (11-6-6-6-5-5-5")	R		Y	100	25	Y
7155	CEDAR M 19 (12-5-5-4-4")			Y	100	19	Y
7156	CEDAR M 22 (9-7-6-4-4-4-4")			Y	100	22	Y
7157	CEDAR M 29 (9-9-8-7-7-4-4-4")			Y	100	29	N
7158	CEDAR M 30 (11-8-7-7-6-5-4-4")			Y	100	30	Y
7159	CEDAR M 24 (9-6-6-6-4-4-4-4")			Y	100	24	N
7160	CEDAR M 22 (11-6-6-6-5-4-4")			Y	100	22	N
7161	CEDAR ELM M 22 (11-9-7-7-4-4")			Y	100	22	N
7162	CEDAR ELM M 20 (11-10-8-7-4-4")			Y	100	20	N
7163	CEDAR M 27 (11-11-8-6-6-6")			Y	100	27	N
7164	CEDAR M 20 (12-10-9-7-4-4")			Y	100	20	N
8001	GUM TREE M 20 (8-7-5-3-2-2-2-2")	R		Y	100	20	Y
8003	MESQUITE M 20 (10-8-7-5-4-4")			Y	100	20	Y
8015	MULBERRY 21			Y	100	21	N
8016	MULBERRY 22			Y	100	22	N
8020	ARIZONA ASH M 21 (9-7-7-6-6-3-3")			N	50	10-5	N
8021	ARIZONA ASH M 21 (9-8-6-3-3-3")			N	50	10-5	N
8023	SPRUCE TREE 19	R		N	50	9-5	Y
8024	MESQUITE M 19 (13-11-						