

SUBDIVISION REVIEW SHEET

CASE NO.: C8-2020-0112

COMMISSION DATE: April 19, 2022

SUBDIVISION NAME: Braker Valley Subdivision Preliminary Plan

ADDRESS: 4806 Blue Goose Rd

APPLICANT: Ranch Road Braker Valley, LLC (Daniel E. Gilpin)

AGENT: BGE, Inc. (Chris Rawls)

ZONING: I-SF-4A

NEIGHBORHOOD PLAN: N/A

AREA: 164.96 acres

LOTS: 597

COUNTY: Travis

DISTRICT: 1

WATERSHED: Walnut Creek

JURISDICTION: Full Purpose

SIDEWALKS: Sidewalks will be constructed along Monument Valley Dr, Hudson Valley Bend, Watkins Glen Way, Studer Pass, Stanwick Pass, Ozark Glen Dr, E. Braker Ln, Chris Canyon Dr, Realitos Run, Crawford Glen Dr, Poage Pass, Holmont Dr, Jefferson Notch Dr, Arapaho Basin Dr, and Sungwoo Path, Jarvis Path, Spanish Plains Way, Fairmeade Dr, Royal Gorge Pass and Gravis Dr.

DEPARTMENT COMMENTS:

The request is for the approval of Braker Valley Subdivision Preliminary Plan, a 597 lot single-family subdivision on 164.96 acres.

The plat was disapproved for reasons on Mar. 22, 2022, but the applicant has since submitted an update that addresses those reasons. The plat complies with the criteria for approval in LDC 25-4-84(B) and staff recommends approval.

STAFF RECOMMENDATION:

Staff recommends approval of the plat, subject to the conditions listed in the comment report dated April 13, 2022 and attached as Exhibit C.

CASE MANAGER: Joey de la Garza

PHONE: 512-974-2664

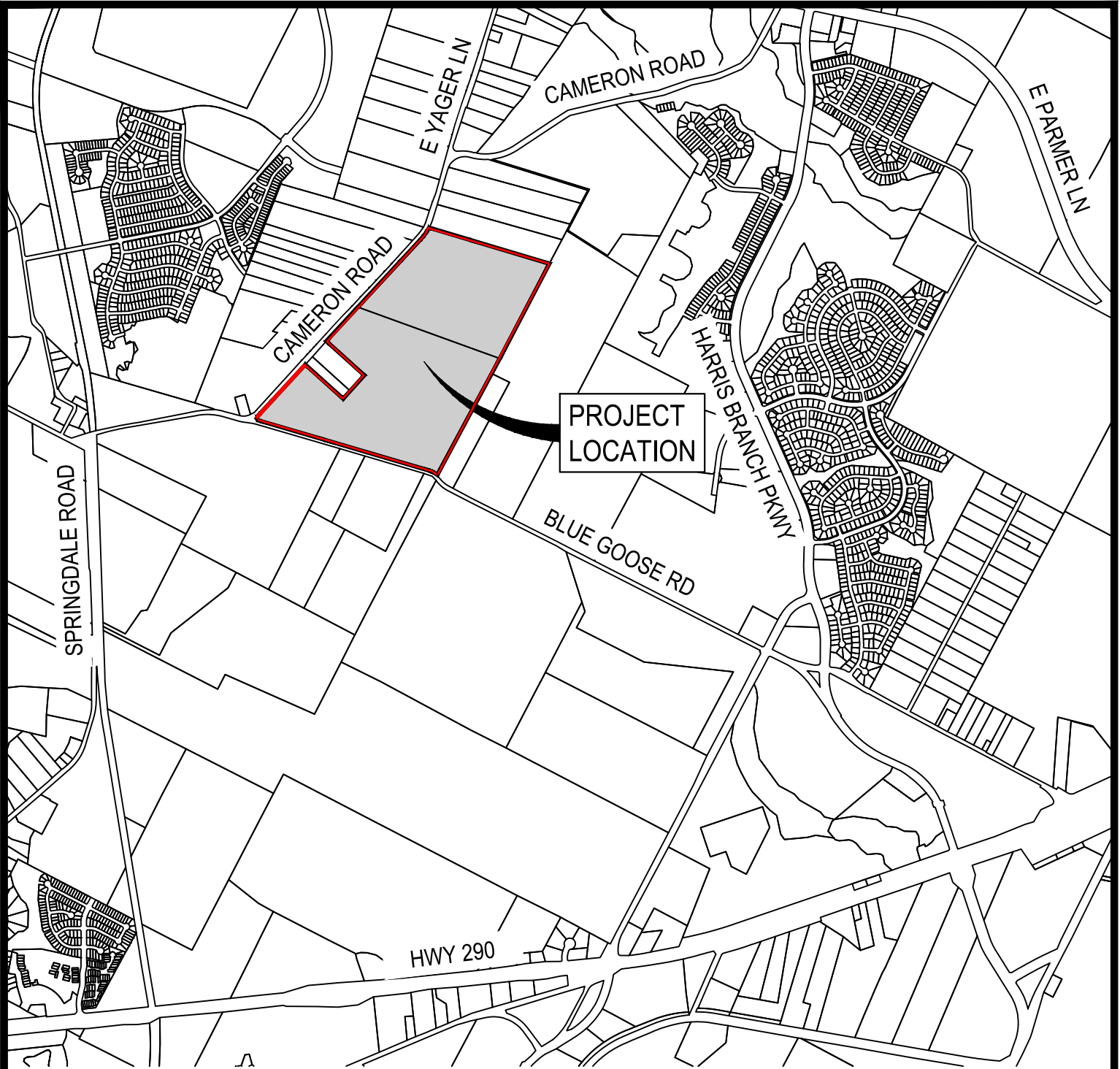
E-mail: joey.delagarza@austintexas.gov

ATTACHMENTS

Exhibit A: Vicinity map

Exhibit B: Proposed plat

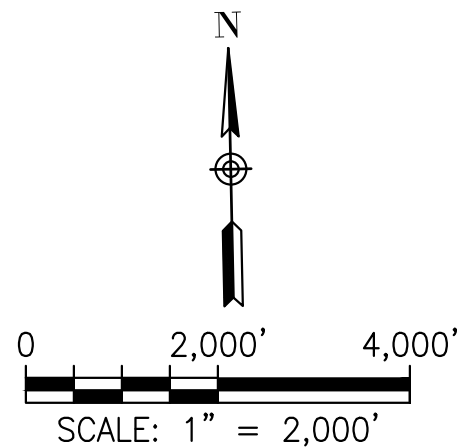
Exhibit C: Comment report dated April 13, 2022



LOCATION MAP

BRAKER VALLEY

Brown & Gay Engineers, Inc.
1701 Directors Blvd, Suite 1000
Austin, TX 78744
Tel: 512-879-0400 • www.bgeinc.com
TBPE Registration No. F-1046



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.

ENGINEERED FLOODPLAIN DELINEATED PER ATLAS 14 RAINFALL DATA FOR 100-YEAR STORM EVENT.

- 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 BY THE DEDICATION OF LOT 10, BLOCK B AND LOT 1, LOCK M AND DEVELOPED AT THE TIME OF ADJACENT FINAL PLATS.

CONTOUR DATA SOURCE:
2012 CAPCOG

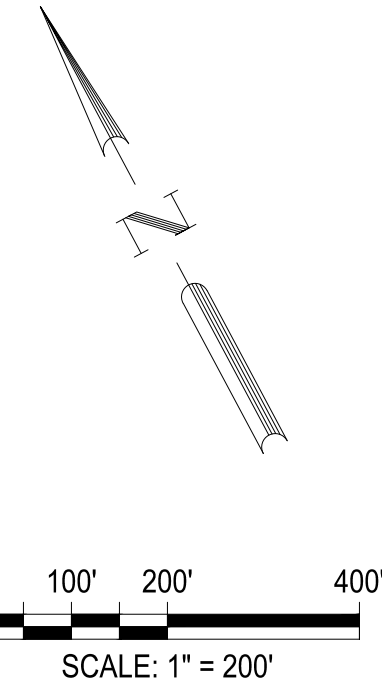
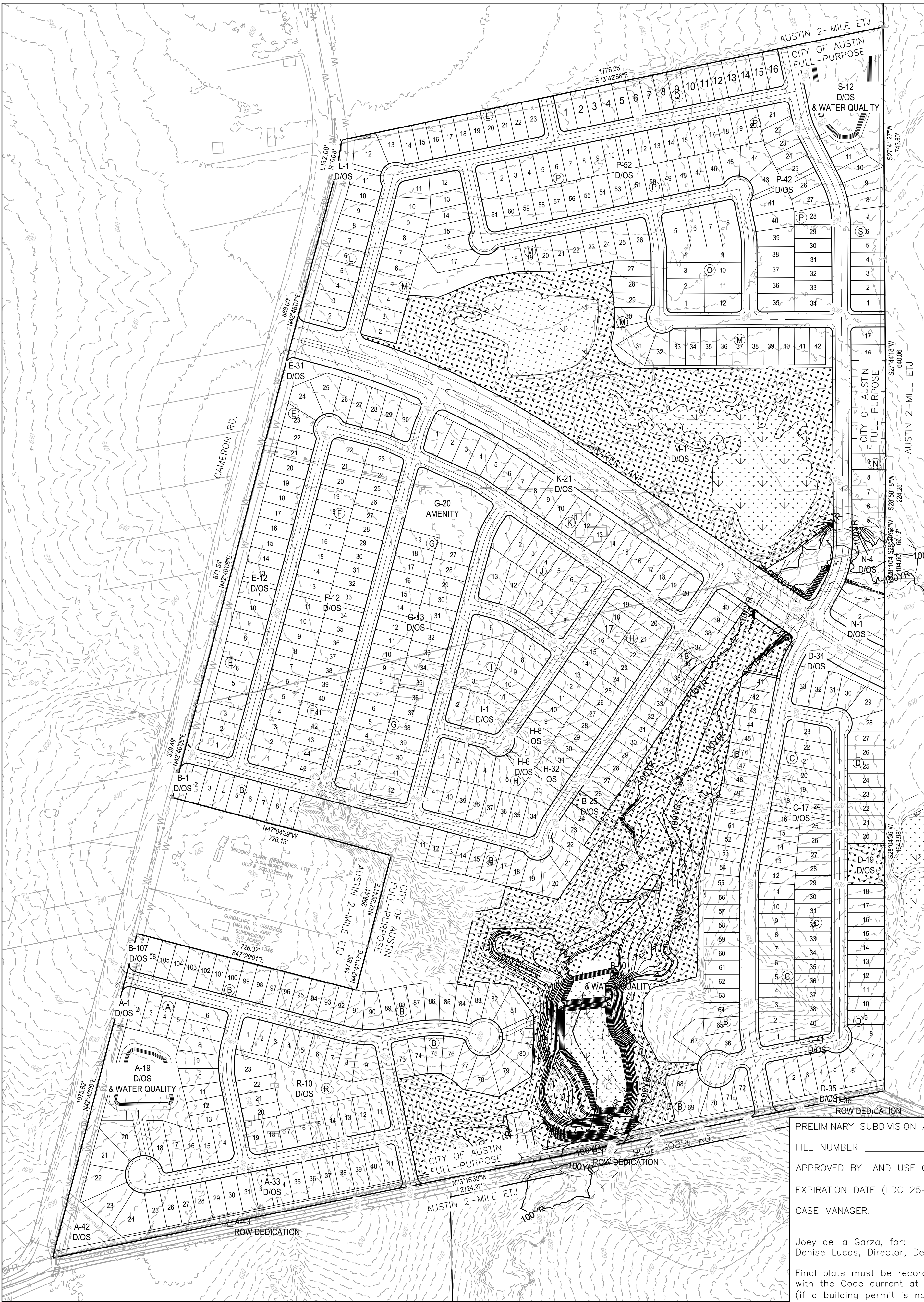
TREE PLANTING REQUIREMENTS
EACH SINGLE-FAMILY LOT IN A RESIDENTIAL SUBDIVISION MUST CONTAIN AT LEAST TWO TREES FOR SF4A ZONING AND THREE TREES FOR ALL OTHER SF ZONING. TREES MUST BE OF AT LEAST TWO DIFFERENT SPECIES LISTED IN ECM APPENDIX F. EACH TREE MUST HAVE A MINIMUM DIAMETER OF 2 INCHES AND EACH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

LOCATION
LOCATED DIRECTLY AT THE CORNER OF BLUE GOOSE RD AND CAMERON RD

A LAND USE COMMISSION VARIANCE WAS GRANTED TO LDC 25-8-341 TO ALLOW CUT OVER 4 FEET UP TO 11.5 FEET AND 25-8-342 TO ALLOW FILL OVER 4 FEET UP TO 17 FEET WITH THE FOLLOWING 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.
- ALL AREAS OF THE STORMWATER POND THAT ARE NOT COVERED BY DAM SAFETY REGULATIONS WILL BE REVEGETATED WITH STANDARD SPECIFICATIONS MANUAL 609S NATIVE SEEDING AND PLANTING FOR RESTORATION, USING A SELECTION OF LOW-GROWING, NON-WOODY VEGETATION THAT CAN BE MOWED.

- AUSTIN ENERGY NOTES:
- ALL LOTS LABELED AS OPEN SPACE WILL ALSO BE DEDICATED AS PUBLIC UTILITY EASEMENTS.
 - ON ANY FINAL PLATS OUT OF THIS PRELIMINARY PLAN, A FIFTEEN (15') FOOT PUBLIC UTILITY EASEMENT SHALL BE DEDICATED ALONG BRAKER LANE.
 - A TEN (10') FOOT PUBLIC UTILITY EASEMENT SHALL BE DEDICATED ALONG ALL OTHER STREETS IN THIS SUBDIVISION
 - 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.
 - A TWENTY-FIVE (25') AERIAL TRANSMISSION EASEMENT SHALL BE DEDICATED ALONG CAMERON ROAD.
 - A TWENTY-FIVE (25') PUBLIC UTILITY EASEMENT SHALL BE DEDICATED ALONG BLUE GOOSE ROAD.
 - 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 - 25.88 AC
 - WETLAND CEF - 6.52 AC
 - "D/OS" DRAINAGE/OPEN SPACE

EXISTING CEF AREA	5.81 AC
EXISTING CEF SETBACK AREA	25.17 AC
PROVIDED CEF AREA	6.52 AC
PROVIDED CEF SETBACK AREA	25.88 AC

TOTAL NO. OF LOTS: 626

NO. OF BLOCKS: 19
NO. OF SINGLE FAMILY LOTS: 597
NO. OF OPEN SPACE/DRAINAGE LOTS: 28
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.

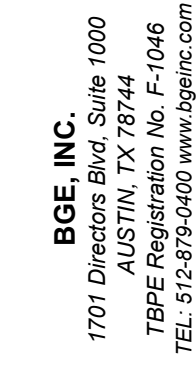
CHRISTOPHER R. RAWLS

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



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

DESIGNATION	DATE	REV
DESIGNED BY:	AWS	
REVIEWED BY:	CRR	
DRAWN BY:	SAM	
BRAKER VALLEY AUSTIN, TEXAS OVERALL PLAN		
SHEET 1 OF 7		



BGE, INC.
1701 Directors Blvd, Suite 1000
AUSTIN, TX 78744
TYPE Registration No. F-1046
TEL 512.679.9060 www.bgeinc.com

C8-2020-0112

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- AUSTIN ENERGY NOTES:
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PRELIMINARY SUBDIVISION APPROVAL SHEET x OF x

FILE NUMBER _____ APPLICATION DATE _____

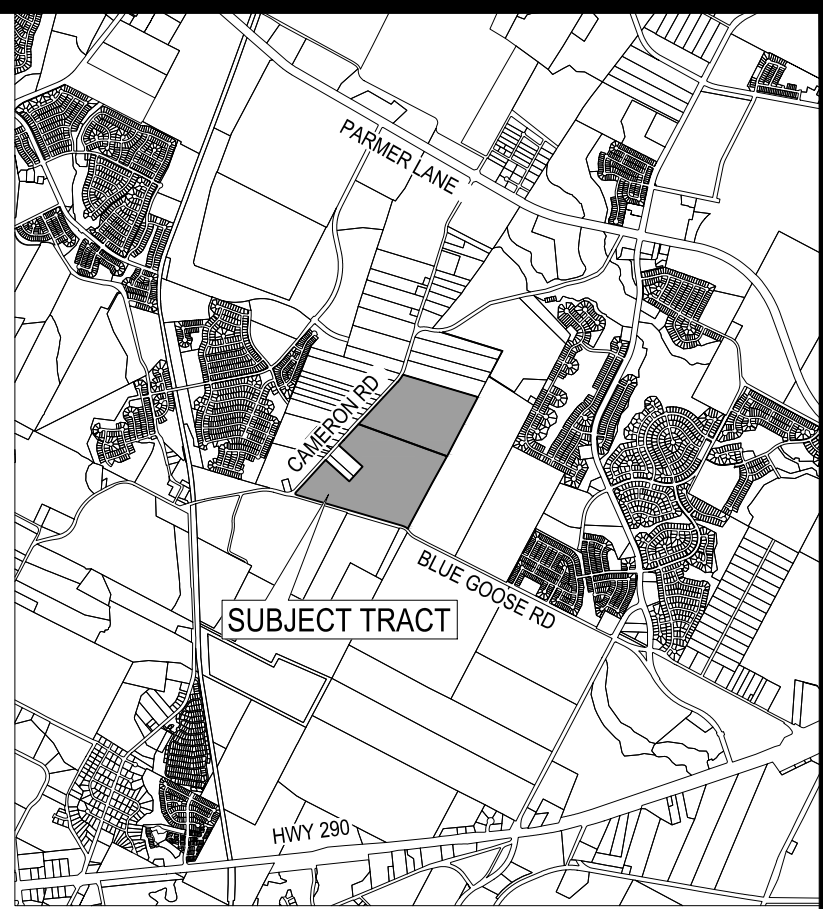
APPROVED BY LAND USE COMMISSION ON _____

EXPIRATION DATE (LDC 25-4-62) _____

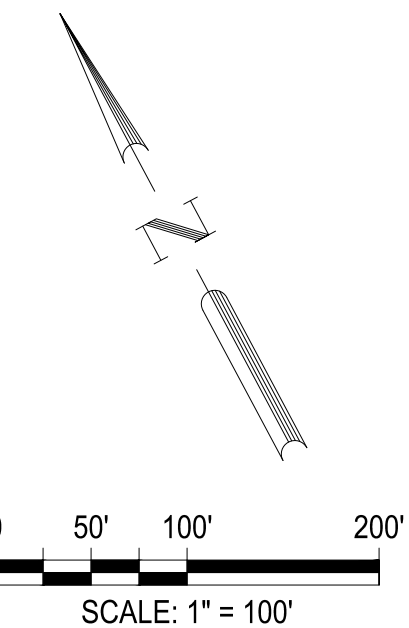
CASE MANAGER: _____

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.



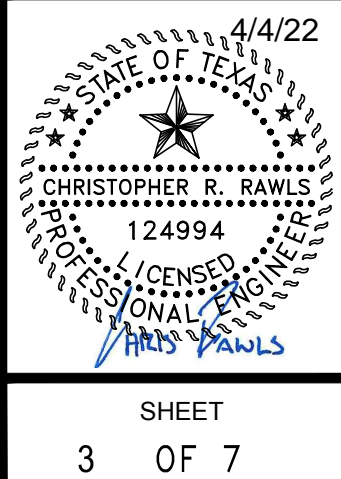
VICINITY MAP
N.T.S.
C.O.A. GRID NO. P29, P30
MAPSCO PAGE 527H, 527L, 527M



- LEGEND
- "D"/OS" DRAINAGE/OPEN SPACE LOT
- PROPERTY BOUNDARY
- MAJOR ELEV. CONTOUR
- MAJOR ELEV. CONTOUR
- PROPOSED SIDEWALK
- EXISTING CONDITIONS
- 100-YR FLOODPLAIN
- PROPOSED CONDITIONS
- 100-YR FLOODPLAIN
- EXISTING CRITICAL WATER QUALITY ZONE
- PROPOSED CRITICAL WATER QUALITY ZONE
- PROPOSED ROW DEDICATION
- BOLLARD
- BARBED WIRE FENCE
- CHAIN LINK FENCE
- FIRE HYDRANT
- 1/2" IRON ROD FOUND
- 1/2" IRON ROD W/ BGE INC CAP SET
- AXLE FOUND
- MAG NAIL W/ BGE INC WASHER SET
- CONCRETE NAIL IN REMAINS OF A FENCE POST BASE
- 5/8" SQUARE IRON ROD FOUND
- 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

BRAKER VALLEY
AUSTIN, TEXAS

PRELIMINARY PLAN 2 OF 2



SHEET
3 OF 7

C8-2020-0112

DESCRIPTION	DATE	APR
DESIGNED BY: AWS		
REVIEWED BY: CRR		
DRAWN BY: SAM		



BGE, INC.
1701 Drexel Blvd, Suite 1000
AUSTIN, TX 78744
TYPE Registration No. F-1046
TEL 512.479.9460 www.bgeinc.com

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APPENDIX Q-2
IMPERVIOUS COVER

SUBURBAN WATERSHEDS

NOTE: Q1 TABLES ARE NOT REQUIRED FOR SUBURBAN WATERSHEDS

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

ALLOWABLE IMPERVIOUS COVER BREAKDOWN BY SLOPE CATEGORY

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

PROPOSED TOTAL IMPERVIOUS COVER

TOTAL PROPOSED IMPERVIOUS COVER = 55.14 ACRES= 33%

PROPOSED IMPERVIOUS COVER ON SLOPES

SLOPE CATEGORIES	ACRES	IMPERVIOUS COVER - TOTAL		
		BUILDING / AND OTHER IMPERVIOUS COVER	% OF CATEGORY	DRIVEWAYS / ROADWAYS ACRES
0 - 15 %	157.172	35.08	22.3%	19.63
15 - 25 %	5.583	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	164.96			

Lot size	Number of lots	Assumed IC per lot (SF)	Proposed IC (SF)
greater than 3 ac.	0	10,000	-
greater than 1 ac. and no more than 3 ac.	0	7,000	-
greater than 15,000 SF and no more than 1 ac.	1	5,000	5,000
greater 10,000 SF and no more than 15,000 SF	12	3,500	42,000
10,000 SF or less in size	592	2,500	1,480,000
Total lots and proposed IC	605		1,527,000
ROW impervious cover			874,950
Other impervious cover, such as stormwater pond access drives			23,550
TOTAL			2,425,500

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

GENERAL NOTES:

- THE SUBJECT PROPERTY IS LOCATED IN TRAVIS COUNTY WITHIN THE CITY LIMITS OF THE CITY OF AUSTIN.
- 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.
- 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.
- 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.
- WATER QUALITY AND DETENTION FACILITIES WILL BE MAINTAINED BY THE CITY OF AUSTIN.
- 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.
- 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.
- EROSION/SEDIMENTATION CONTROLS ARE REQUIRED ON EACH LOT, INCLUDING SINGLE FAMILY AND MULTIFAMILY CONSTRUCTION, PURSUANT TO THE LAND DEVELOPMENT CODE AND ENVIRONMENTAL CRITERIA MANUAL.
- 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.
- ALL STREETS, DRAINAGE, SIDEWALKS, EROSION CONTROLS, ETC. ARE REQUIRED TO BE CONSTRUCTED AND INSTALLED TO CITY OF AUSTIN STANDARDS, UNLESS OTHERWISE NOTED.
- 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.
- AUSTIN ENERGY HAS THE RIGHT TO PRUNE AND/OR REMOVE TREES, SHRUBBERY, AND OTHER OBSTRUCTIONS 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.
- 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.
- 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 ELECTRICAL FACILITIES DESIGNED TO PROVIDE ELECTRIC SERVICE TO THIS PROJECT. AUSTIN ENERGY WORK SHALL ALSO BE INCLUDED WITHIN THE LIMITS OF CONSTRUCTION FOR THIS PROJECT.
- 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.
- ALL DRAINAGE EASEMENTS ON PRIVATE PROPERTY SHALL BE MAINTAINED BY THE PROPERTY OWNER OR ASSIGNS.
- 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:
 - A. STREET CONSTRUCTION AND RELATED INFRASTRUCTURE, INCLUDING PAVING, DRAINAGE, SIDEWALKS, WATER SUPPLY AND WASTEWATER COLLECTION, FOR THE FOLLOWING STREETS: ARAPHAHO BASIN DRIVE, BRIDWELL BEND, CHRIS CANYON DRIVE, CRAWFORD GLEN DRIVE, EAST BRAKER LANE, FAIRMEADE DRIVE, GANNET HOLLOW DRIVE, GLACIER VALLEY DRIVE, GRAVIS DRIVE, HOLIMONT 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 PLAINS WAY, STANWICK PASS, STUDER PASS, AND WATKINS GLEN WAY.
 - 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: ARAPHAHO BASIN DRIVE, BRIDWELL BEND, CHRIS CANYON DRIVE, CRAWFORD GLEN DRIVE, EAST BRAKER LANE, FAIRMEADE DRIVE, GANNET HOLLOW DRIVE, GLACIER VALLEY DRIVE, GRAVIS DRIVE, HOLIMONT 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 PLAINS WAY, STANWICK PASS, STUDER PASS, AND WATKINS GLEN WAY.
- PROPERTY OWNER AND/OR HIS/HER ASSIGNS SHALL PROVIDE FOR ACCESS TO THE DRAINAGE EASEMENTS AS MAY BE NECESSARY AND SHALL NOT PROHIBIT ACCESS BY CITY OF AUSTIN (OR OTHER APPROPRIATE JURISDICTION) FOR INSPECTION OR MAINTENANCE OF SAID EASEMENTS.
- 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.
- 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.
- THE UTILITY PROVIDERS FOR THE SUBDIVISION ARE AS FOLLOWS:

PHONE - AT&T
ELECTRIC - AUSTIN ENERGY
GAS - TEXAS GAS
- 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.

- ALL STREETS IN THIS SUBDIVISION ARE PUBLIC STREETS.
- THERE WILL BE NO DRIVEWAYS ON ANY PORTION OF A LOT WITH AN EXISTING SLOPE GREATER THAN 15%.
- ANY PLANNED TEMPORARY OR PERMANENT FENCING MUST NOT PREVENT ACCESS TO THE EASEMENT. AUSTIN ENERGY WILL INSTALL A LOCK ON THE GATE TO PROVIDE ACCESS. IDENTIFY LOCATION AND PROVIDE SPECIFICATIONS FOR PROPOSED FENCING. ACCESS MUST BE GIVEN 24 HOURS A DAY.
- PROPERTY OWNER IS RESPONSIBLE FOR ALL DAMAGES TO CURBING, LANDSCAPE, AND WALLS PLACED AROUND THE ELECTRIC TRANSMISSION STRUCTURES/POLES/LINES CAUSED BY AUSTIN ENERGY DURING MAINTENANCE AND REPAIRS.
- NO LOT SHALL BE OCCUPIED UNTIL THE STRUCTURE IS CONNECTED TO THE CITY OF AUSTIN WATER AND WASTEWATER UTILITY SYSTEM.
- DIRECT ACCESS TO EAST BRAKER LANE IS PROHIBITED FROM ALL LOTS. SIDE LOT ACCESS RESTRICTED FROM ALL LOTS.
- THE ENGINEER WHO PREPARED THESE PLANS IS RESPONSIBLE FOR THEIR ADEQUACY. IN APPROVING THESE PLANS, TRAVIS COUNTY/CITY OF AUSTIN MUST RELY UPON THE ADEQUACY OF THE WORK OF THE DESIGN ENGINEER.
- PRIOR TO CONSTRUCTION ON LOTS IN THIS SUBDIVISION, DRAINAGE PLANS WILL BE SUBMITTED TO THE CITY OF AUSTIN AND TRAVIS COUNTY FOR REVIEW. RAINFALL RUN-OFF SHALL BE HELD TO THE AMOUNT EXISTING AT UNDEVELOPED STATUS BY PONDING OR OTHER APPROVED METHODS. ALL PROPOSED CONSTRUCTION OR SITE ALTERATION REQUIRES THE APPROVAL OF A SEPARATE DEVELOPMENT PERMIT.
- SLOPE EASEMENT DEDICATION WILL BE REQUIRED FOR FILL/CUT SLOPES SUPPORTING ROADWAYS WHICH EXTEND BEYOND THE RIGHT-OF-WAY.
- WITHIN A SIGHT LINE EASEMENT ANY OBSTRUCTION OF SIGHT LINE BY VEGETATION, FENCING, EARTHWORK, BUILDINGS, SIGNS OR ANY OTHER OBJECT WHICH IS DETERMINED TO CAUSE A TRAFFIC HAZARD IS PROHIBITED AND MAY BE REMOVED BY ORDER OF THE TRAVIS COUNTY COMMISSIONERS COURT AT THE OWNER'S EXPENSE. THE PROPERTY OWNER IS TO MAINTAIN AN UNOBSTRUCTED VIEW CORRIDOR WITHIN THE BOUNDS OF SUCH EASEMENT AT ALL TIMES.
- A SETBACK SHALL BE PROVIDED FOR ALL DETENTION, RETENTION, AND WATER QUALITY FACILITIES FOR SINGLE-FAMILY OR DUPLEX RESIDENTIAL DEVELOPMENT. NO SUCH FACILITY SHALL BE LOCATED WITHIN 50FT OF A RESIDENTIAL STRUCTURE.
- ALL NON-RESIDENTIAL LOTS SHALL BE OWNED AND MAINTAINED BY HOMEOWNER'S ASSOCIATION.
- THE FULL LIMITS OF THE 100-YEAR FLOODPLAIN SHALL BE CONTAINED WITHIN A DEDICATED DRAINAGE EASEMENT OR LOT
- ALL STRUCTURES MUST HAVE A FINISHED FLOOD ELEVATION AT LEAST TWO FEET ABOVE THE 100-YEAR FLOODPLAIN AT THE TIME OF OBTAINING BUILDING PERMIT.
- BUILDING SETBACK LINES SHALL BE IN CONFORMANCE WITH CITY OF AUSTIN ZONING ORDINANCE REQUIREMENTS
- LOT 20, BLOCK G WILL BE MAINTAINED BY THE OWNER AND OR HIS/HER ASSIGNS. NO RESIDENTIAL DEVELOPMENT SHALL BE ALLOWED ON THIS LOT, IF CONVEYED TO A PUBLIC ENTITY OR NEIGHBORHOOD ASSOCIATION, RECREATIONAL FACILITIES AND REST AREAS MAY BE CONSTRUCTED.
- THE PLAT SHALL BE TRANSECTED BY A 15 FOOT PUBLIC ACCESS EASEMENT ADJACENT TO LOT 32, BLOCK A; LOT 28, BLOCK B; LOTS 18 AND 24, BLOCK C; LOT 20, BLOCK D; LOT 11, BLOCK E; LOTS 11 AND 34, BLOCK F; LOTS 12 AND 32; BLOCK G; LOTS 7 AND 32, BLOCK H; LOT 11, BLOCK I; AND LOTS 10 AND 53, BLOCK P. FOR A PEDESTRIAN/BICYCLE PATH CONNECTING BRIDWELL BEND AND BLUE GOOSE RD, MONUMENT VALLEY DRIVE AND SPANISH PLAINS WAY, ARAPAH0 BASIN DRIVE AND JEFFERSON NOTCH DRIVE, JEFFERSON NOTCH DRIVE AND CHRIS CANYON DRIVE, HUDSON VALLEY BEND AND CAMERON ROAD, AND HUDSON VALLEY BEND AND WATKINS GLEN WAY. THE PEDESTRIAN/BICYCLE PATH SHALL COMPLY WITH CITY OF AUSTIN STANDARDS. ALIGNMENT AND DESIGN OF THE PEDESTRIAN/BICYCLE PATH SHALL BE REVIEWED AND CONSTRUCTED AT THE TIME OF SITE PLAN APPLICATION.
- PUBLIC SIDEWALKS, BUILT TO CITY OF AUSTIN STANDARDS, ARE REQUIRED ALONG THE FOLLOWING STREETS AND AS SHOWN BY A DOTTED LINE ON THE FACE OF THE PLAT: APAPAH0 BASIN DRIVE, BRIDWELL BEND, CHRIS CANYON DRIVE, CRAWFORD GLEN DRIVE, EAST BRAKER LANE, FAIRMEADE DRIVE, GANNET HOLLOW DRIVE, GLACIER VALLEY DRIVE, GRAVIS DRIVE, HOLIMONT DRIVE, HUDSON VALLEY BEND, JARVIS PATH, JEFFERSON NOTCH DRIVE, MONUMENT VALLEY DRIVE, MYSTIC VALLEY DRIVE, OZARK GLEN DRIVE, POAGE PASS, REALITOS RUN, ROYAL GORGE PASS, SPANISH PLAINS WAY, STANWICK PASS, STUDER PASS, SUNGWO0 PATH, WATKINS GLEN WAY. THESE SIDEWALKS SHALL BE IN PLACE PRIOR TO THE LOT BEING OCCUPIED. FAILURE TO CONSTRUCT THE REQUIRED SIDEWALKS MAY RESULT IN THE WITHHOLDING OF CERTIFICATES OF OCCUPANCY, BUILDING PERMITS, OR UTILITY CONNECTIONS BY THE GOVERNING BODY OR UTILITY COMPANY.
- PUBLIC SIDEWALKS, BUILT TO CITY OF AUSTIN STANDARDS, ARE REQUIRED ALONG CAMERON ROAD AND BLUE GOOSE ROAD AS SHOWN BY A DOTTED LINE ON THE FACE OF THE PLAT. THE SIDEWALKS ALONG CAMERON ROAD AND BLUE GOOSE ROAD ARE SUBJECT TO THE APPROVAL OF TRAVIS COUNTY AT THE SITE PLAN PHASE. THE REQUIRED SIDEWALKS SHALL BE IN PLACE PRIOR TO THE LOT BEING OCCUPIED. FAILURE TO CONSTRUCT THE REQUIRED SIDEWALKS MAY RESULT IN THE WITHHOLDING OF CERTIFICATES OF OCCUPANCY, BUILDING PERMITS, OR UTILITY CONNECTIONS BY THE GOVERNING BODY OR UTILITY COMPANY.
- THE PRESENCE OF A CRITICAL ENVIRONMENTAL FEATURE ON OR NEAR A PROPERTY MAY AFFECT DEVELOPMENT. ALL ACTIVITIES WITHIN THE CEF BUFFER MUST COMPLY WITH THE CITY OF AUSTIN CODE AND CRITERIA. THE NATURAL VEGETATIVE COVER MUST BE RETAINED TO THE MAXIMUM EXTENT PRACTICABLE; CONSTRUCTION IS PROHIBITED; AND WASTEWATER DISPOSAL OR IRRIGATION IS PROHIBITED.
- EACH LOT WITHIN THIS SUBDIVISION SHALL HAVE SEPARATE SEWER TAPS, SEPARATE WATER METERS, AND THEIR RESPECTIVE PRIVATE WATER AND SEWER SERVICE LINES SHALL BE POSITIONED OR LOCATED IN A MANNER THAT WILL NOT CROSS LOT LINES.

STREET STANDARDS CHART						
STREET NAME	R.O.W. WIDTH	STREET LENGTH (LF)	PAVEMENT WIDTH	SIDEWALKS	CLASSIFICATION	CURB AND GUTTER
ARAPAH0 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	6'	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'	2280	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
SUNGWO0 PATH	50'	217	30' FACE TO FACE	4'	LOCAL	YES
WATKINS GLEN WAY	50'	832	30' FACE TO FACE	4'	LOCAL	YES
TOTALS		23414				

PRELIMINARY SUBDIVISION APPROVAL SHEET x OF x

FILE NUMBER _____ APPLICATION DATE _____

APPROVED BY LAND USE COMMISSION 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.

C8-2020-0112


DATE

REV

DESIGNED BY: AWS

REVIEWED BY: CRR

DRAWN BY: SAM

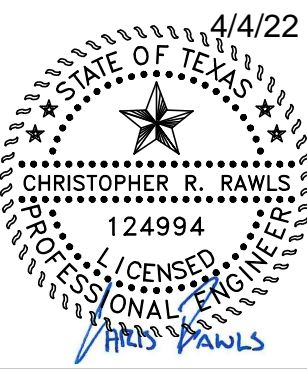


BGE, INC.

1701 Dredge Blvd, Suite 1000
AUSTIN, TX 78744
Type Registration No. F-1046
TEL 512.679.9460 www.bgeinc.com

BRAKER VALLEY
AUSTIN, TEXAS

NOTES



4/4/22

SHEET

4 OF 7

G:\TXC\Projects\DR\Horton\6957-00_Braker_Valley\03_CADD\01_Site\01_Preliminary\6957-C-SP-FRM-OVER.dwg Layout: LAND USE TABLE (1 OF 2) Plotted: 4/4/2022 1:06:04 PM

LOT AREA TABLE			
LOT #	BLOCK	LOT AREA (Sq. Ft.)	LOT TYPE
1	A	5066.72	D/OS
2	A	5881.05	RESIDENTIAL
3	A	5850.00	RESIDENTIAL
4	A	5850.00	RESIDENTIAL
5	A	5850.00	RESIDENTIAL
6	A	7086.04	RESIDENTIAL
7	A	5837.30	RESIDENTIAL
8	A	6690.90	RESIDENTIAL
9	A	6991.76	RESIDENTIAL
10	A	6375.07	RESIDENTIAL
11	A	5717.08	RESIDENTIAL
12	A	5343.96	RESIDENTIAL
13	A	5270.66	RESIDENTIAL
14	A	6494.82	RESIDENTIAL
15	A	6000.00	RESIDENTIAL
16	A	6405.92	RESIDENTIAL
17	A	7712.31	RESIDENTIAL
18	A	7891.66	RESIDENTIAL
19	A	68053.47	D/OS & WATER QUALITY
20	A	10239.48	RESIDENTIAL

LOT AREA TABLE			
LOT #	BLOCK	LOT AREA (Sq. Ft.)	LOT TYPE
21	A	9380.84	RESIDENTIAL
22	A	10217.74	RESIDENTIAL
23	A	11171.34	RESIDENTIAL
24	A	11543.41	RESIDENTIAL
25	A	6101.98	RESIDENTIAL
26	A	6000.00	RESIDENTIAL
27	A	6000.00	RESIDENTIAL
28	A	6000.00	RESIDENTIAL
29	A	6000.00	RESIDENTIAL
30	A	6000.00	RESIDENTIAL
31	A	6000.00	RESIDENTIAL
32	A	6000.00	RESIDENTIAL
33	A	1800.00	D/OS
34	A	6000.00	RESIDENTIAL
35	A	6000.00	RESIDENTIAL
36	A	6000.00	RESIDENTIAL
37	A	6000.00	RESIDENTIAL
38	A	6000.00	RESIDENTIAL
39	A	6000.00	RESIDENTIAL
40	A	6000.00	RESIDENTIAL

LOT AREA TABLE			
LOT #	BLOCK	LOT AREA (Sq. Ft.)	LOT TYPE
41	A	6551.71	RESIDENTIAL
42	A	48001.59	D/OS
43	A	21653.63	ROW DEDICATION
TOTAL	A	401030.44	

LOT AREA TABLE			
LOT #	BLOCK	LOT AREA (Sq. Ft.)	LOT TYPE
1	B	4696.44	D/OS
2	B	5400.00	RESIDENTIAL
3	B	5400.00	RESIDENTIAL
4	B	5400.00	RESIDENTIAL
5	B	5400.00	RESIDENTIAL
6	B	5400.00	RESIDENTIAL
7	B	5400.00	RESIDENTIAL
8	B	5400.00	RESIDENTIAL
9	B	5400.00	RESIDENTIAL
10	B	1011828.43	D/OS & WATER QUALITY
11	B	5400.00	RESIDENTIAL
12	B	5400.00	RESIDENTIAL
13	B	5400.00	RESIDENTIAL
14	B	5400.00	RESIDENTIAL
15	B	5400.00	RESIDENTIAL
16	B	5400.00	RESIDENTIAL
17	B	5400.00	RESIDENTIAL
18	B	5284.68	RESIDENTIAL
19	B	6437.47	RESIDENTIAL
20	B	8318.63	RESIDENTIAL

LOT AREA TABLE			
LOT #	BLOCK	LOT AREA (Sq. Ft.)	LOT TYPE
21	B	6693.18	RESIDENTIAL
22	B	6020.87	RESIDENTIAL
23	B	4934.99	RESIDENTIAL
24	B	4950.00	RESIDENTIAL
25	B	5301.89	D/OS
26	B	5500.00	RESIDENTIAL
27	B	5500.00	RESIDENTIAL
28	B	5500.00	RESIDENTIAL
29	B	5500.00	RESIDENTIAL
30	B	5500.00	RESIDENTIAL
31	B	5500.00	RESIDENTIAL
32	B	5500.00	RESIDENTIAL
33	B	5500.00	RESIDENTIAL
34	B	5500.00	RESIDENTIAL
35	B	5500.00	RESIDENTIAL
36	B	6875.00	RESIDENTIAL
37	B	6875.00	RESIDENTIAL
38	B	5500.00	RESIDENTIAL
39	B	5500.00	RESIDENTIAL
40	B	5499.16	RESIDENTIAL

LOT AREA TABLE			
LOT #	BLOCK	LOT AREA (Sq. Ft.)	LOT TYPE
41	B	6100.25	RESIDENTIAL
42	B	4950.00	RESIDENTIAL
43	B	4950.00	RESIDENTIAL
44	B	4950.00	RESIDENTIAL
45	B	4950.00	RESIDENTIAL
46	B	4950.00	RESIDENTIAL
47	B	4950.00	RESIDENTIAL
48	B	4950.00	RESIDENTIAL
49	B	4950.00	RESIDENTIAL
50	B	4950.00	RESIDENTIAL
51	B	4950.00	RESIDENTIAL
52	B	4950.00	RESIDENTIAL
53	B	4950.66	RESIDENTIAL
54	B	5465.88	RESIDENTIAL
55	B	5682.34	RESIDENTIAL
56	B	5175.00	RESIDENTIAL
57	B	5175.00	RESIDENTIAL
58	B	5175.00	RESIDENTIAL
59	B	5175.00	RESIDENTIAL
60	B	5175.00	RESIDENTIAL

LOT AREA TABLE			
LOT #	BLOCK	LOT AREA (Sq. Ft.)	LOT TYPE
61	B	5175.00	RESIDENTIAL
62	B	5175.00	RESIDENTIAL
63	B	5175.00	RESIDENTIAL
64	B	5470.34	RESIDENTIAL
65	B	5860.25	RESIDENTIAL
66	B	6846.41	RESIDENTIAL
67	B	7740.03	RESIDENTIAL
68	B	7640.63	RESIDENTIAL
69	B	8678.52	RESIDENTIAL
70	B	5081.18	RESIDENTIAL
71	B	3953.16	RESIDENTIAL
72	B	6174.20	RESIDENTIAL
73	B	6615.31	RESIDENTIAL
74	B	5962.14	RESIDENTIAL
75	B	6237.33	RESIDENTIAL
76	B	6936.65	RESIDENTIAL
77	B	6436.21	RESIDENTIAL
78	B	9234.92	RESIDENTIAL
79	B	10093.49	RESIDENTIAL
80	B	7122.08	RESIDENTIAL

LOT AREA TABLE			
LOT #	BLOCK	LOT AREA (Sq. Ft.)	LOT TYPE
81	B	8891.22	RESIDENTIAL
82	B	6598.45	RESIDENTIAL
83	B	5925.04	RESIDENTIAL
84	B	5856.48	RESIDENTIAL
85	B	5856.48	RESIDENTIAL
86	B	5856.48	RESIDENTIAL
87	B	5856.48	RESIDENTIAL
88	B	5542.95	RESIDENTIAL
89	B	5545.68	RESIDENTIAL
90	B	6643.63	RESIDENTIAL
91	B	6223.75	RESIDENTIAL
92	B	5400.00	RESIDENTIAL
93	B	5400.00	RESIDENTIAL
94	B	5400.00	RESIDENTIAL
95	B	5400.00	RESIDENTIAL
96	B	5400.00	RESIDENTIAL
97	B	5400.00	RESIDENTIAL
98	B	5400.00	RESIDENTIAL
99	B	5400.00	RESIDENTIAL
100	B	5400.00	RESIDENTIAL

LOT AREA TABLE			
LOT #	BLOCK	LOT AREA (Sq. Ft.)	LOT TYPE
101	B	5400.00	RESIDENTIAL
102	B	5400.00	RESIDENTIAL
103	B	5400.00	RESIDENTIAL
104	B	5400.00	RESIDENTIAL
105	B	5400.00	RESIDENTIAL
106	B	5419.11	RESIDENTIAL
107	B	4665.06	D/OS
108	B	20775.34	ROW DEDICATION
TOTAL	B	1640103.87	

LOT AREA TABLE			
LOT #	BLOCK	LOT AREA (Sq. Ft.)	LOT TYPE
1	C	5653.71	RESIDENTIAL
2	C	6165.38	RESIDENTIAL
3	C	5175.00	RESIDENTIAL
4	C	5175.00	RESIDENTIAL
5	C	5175.00	RESIDENTIAL
6	C	5175.00	RESIDENTIAL
7	C	5175.00	RESIDENTIAL
8	C	5175.00	RESIDENTIAL
9	C	5175.00	RESIDENTIAL
10	C	5175.00	RESIDENTIAL
11	C	6019.77	RESIDENTIAL
12	C	5897.42	RESIDENTIAL
13	C	5183.50	RESIDENTIAL
14	C	4976.36	RESIDENTIAL
15	C	4769.20	RESIDENTIAL
16	C	4562.04	RESIDENTIAL
17	C	2982.89	D/OS
18	C	4285.83	RESIDENTIAL
19	C	8298.06	RESIDENTIAL
20	C	7907.70	RESIDENTIAL

LOT AREA TABLE			
LOT #	BLOCK	LOT AREA (Sq. Ft.)	LOT TYPE
21	C	7517.34	RESIDENTIAL
22	C	7126.98	RESIDENTIAL
23	C	8047.68	RESIDENTIAL
24	C	4402.59	RESIDENTIAL
25	C	5101.41	RESIDENTIAL
26	C	4799.62	RESIDENTIAL
27	C	4979.27	RESIDENTIAL
28	C	5158.93	RESIDENTIAL
29	C	5336.34	RESIDENTIAL
30	C	5400.00	RESIDENTIAL
31	C	5400.00	RESIDENTIAL
32	C	5400.00	RESIDENTIAL
33	C	5400.00	RESIDENTIAL
34	C	5400.00	RESIDENTIAL
35	C	5400.00	RESIDENTIAL
36	C	5400.00	RESIDENTIAL
37	C	5400.00	RESIDENTIAL
38	C	5400.00	RESIDENTIAL
40	C	5879.01	RESIDENTIAL
41	C	2357.98	D/OS
TOTAL	C	1640103.87	

LOT AREA TABLE			
LOT #	BLOCK	LOT AREA (Sq. Ft.)	LOT TYPE
1	D	7779.95	RESIDENTIAL
2	D	5808.04	RESIDENTIAL
3	D	5808.04	RESIDENTIAL
4	D	5808.04	RESIDENTIAL
5	D	5461.13	RESIDENTIAL
6	D	8076.75	RESIDENTIAL
7	D	9368.21	RESIDENTIAL
8	D	6411.84	RESIDENTIAL
9	D	5400.00	RESIDENTIAL
10	D	5400.00	RESIDENTIAL
11	D	5400.00	RESIDENTIAL
12	D	5400.00	RESIDENTIAL
13	D	5400.00	RESIDENTIAL
14	D	5400.00	RESIDENTIAL
15	D	5400.00	RESIDENTIAL
16	D	5400.00	RESIDENTIAL
17	D	5400.00	RESIDENTIAL
18	D	5372.65	RESIDENTIAL
19	D	15863.09	D/OS
20	D	5400.00	RESIDENTIAL

LOT AREA TABLE			
LOT #	BLOCK	LOT AREA (Sq. Ft.)	LOT TYPE
21	D	5400.00	RESIDENTIAL
22	D	5400.00	RESIDENTIAL
23	D	5400.00	RESIDENTIAL
24	D	5400.00	RESIDENTIAL
25	D	5400.00	RESIDENTIAL
26	D	5400.00	RESIDENTIAL
27	D	5336.76	RESIDENTIAL
28	D	5722.59	RESIDENTIAL
29	D	7690.09	RESIDENTIAL
30	D	5800.71	RESIDENTIAL
31	D	5372.45	RESIDENTIAL
32	D	5625.00	RESIDENTIAL
33	D	6711.00	RESIDENTIAL
34	D	8285.77	D/OS
35	D	5853.69	D/OS
36	D	6753.65	ROW DEDICATION
TOTAL	D	225289.45	

LOT AREA TABLE			
LOT #	BLOCK	LOT AREA (Sq. Ft.)	LOT TYPE
1	E	6679.69	RESIDENTIAL
2	E	5618.84	RESIDENTIAL
3	E	5629.91	RESIDENTIAL
4	E	5640.99	RESIDENTIAL
5	E	5652.07	RESIDENTIAL
6	E	5663.15	RESIDENTIAL
7	E	5674.23	RESIDENTIAL
8	E	5685.31	RESIDENTIAL
9	E	5696.39	RESIDENTIAL
10	E	5707.47	RESIDENTIAL
11	E	5718.55	RESIDENTIAL
12	E	1717.73	D/OS
13	E	5732.95	RESIDENTIAL
14	E	5744.03	RESIDENTIAL
15	E	5755.11	RESIDENTIAL
16	E	5766.19	RESIDENTIAL
17	E	5777.27	RESIDENTIAL
18	E	5788.35	RESIDENTIAL
19	E	5799.43	RESIDENTIAL
20	E	5810.51	RESIDENTIAL

LOT AREA TABLE			
LOT #	BLOCK	LOT AREA (Sq. Ft.)	LOT TYPE
21	E	5821.37	RESIDENTIAL
22	E	5769.42	RESIDENTIAL
23	E	5942.04	RESIDENTIAL
24	E	8255.12	RESIDENTIAL
25	E	8606.16	RESIDENTIAL
26	E	6353.79	RESIDENTIAL
27	E	6729.17	RESIDENTIAL
28	E	6529.74	RESIDENTIAL
29	E	6394.97	RESIDENTIAL
30	E	7770.91	RESIDENTIAL
31	E	63253.61	D/OS
TOTAL	E	242684.47	

LOT AREA TABLE			
LOT #	BLOCK	LOT AREA (Sq. Ft.)	LOT TYPE
1	F	7151.71	RESIDENTIAL
2	F	6000.00	RESIDENTIAL
3	F	6000.00	RESIDENTIAL
4	F	6000.00	RESIDENTIAL
5	F	6000.00	RESIDENTIAL
6	F	6000.00	RESIDENTIAL
7	F	6000.00	RESIDENTIAL
8	F	6000.00	RESIDENTIAL
9	F	6000.00	RESIDENTIAL
10	F	6000.00	RESIDENTIAL
11	F	6000.00	RESIDENTIAL
12	F	3600.00	D/OS
13	F	6000.00	RESIDENTIAL
14	F	6000.00	RESIDENTIAL
15	F	6000.00	RESIDENTIAL
16	F	6000.00	RESIDENTIAL
17	F	6000.00	RESIDENTIAL
18	F	6000.00	RESIDENTIAL
19	F	6000.00	RESIDENTIAL
20	F	6000.00	RESIDENTIAL

LOT AREA TABLE			
LOT #	BLOCK	LOT AREA (Sq. Ft.)	LOT TYPE
21	F	6000.00	RESIDENTIAL
22	F	7065.87	RESIDENTIAL
23	F	6627.55	RESIDENTIAL
24	F	5400.00	RESIDENTIAL
25	F	5400.00	RESIDENTIAL
26	F	5400.00	RESIDENTIAL
27	F	5400.00	RESIDENTIAL
28	F	5400.00	RESIDENTIAL
29	F	5400.00	RESIDENTIAL
30	F	5400.00	RESIDENTIAL
31	F	5400.00	RESIDENTIAL
32	F	5400.00	RESIDENTIAL
33	F	5400.00	RESIDENTIAL
34	F	5520.00	RESIDENTIAL
35	F	5520.00	RESIDENTIAL
36	F	5520.00	RESIDENTIAL
37	F	5520.00	RESIDENTIAL
38	F	5520.00	RESIDENTIAL
39	F	5520.00	RESIDENTIAL
40	F	5520.00	RESIDENTIAL

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LOT AREA TABLE			
LOT #	BLOCK	LOT AREA (Sq. Ft.)	LOT TYPE
1	H	5951.71	RESIDENTIAL
2	H	5400.00	RESIDENTIAL
3	H	5400.00	RESIDENTIAL
4	H	5862.26	RESIDENTIAL
5	H	9258.23	RESIDENTIAL
6	H	3841.17	D/OS
7	H	4972.13	RESIDENTIAL
8	H	7576.36	OS
9	H	4950.00	RESIDENTIAL
10	H	4950.00	RESIDENTIAL
11	H	4950.00	RESIDENTIAL
12	H	4950.00	RESIDENTIAL
13	H	4950.00	RESIDENTIAL
14	H	4950.00	RESIDENTIAL
15	H	4950.00	RESIDENTIAL
16	H	4950.00	RESIDENTIAL
17	H	4950.00	RESIDENTIAL
18	H	4950.00	RESIDENTIAL
19	H	6001.71	RESIDENTIAL
20	H	6001.71	RESIDENTIAL

LOT AREA TABLE			
LOT #	BLOCK	LOT AREA (Sq. Ft.)	LOT TYPE
21	H	7425.00	RESIDENTIAL
22	H	5919.09	RESIDENTIAL
23	H	4950.00	RESIDENTIAL
24	H	4950.00	RESIDENTIAL
25	H	4950.00	RESIDENTIAL
26	H	4950.00	RESIDENTIAL
27	H	4950.00	RESIDENTIAL
28	H	4950.00	RESIDENTIAL
29	H	4950.00	RESIDENTIAL
30	H	4950.00	RESIDENTIAL
31	H	4950.01	RESIDENTIAL
32	H	6785.90	OS
33	H	7797.53	RESIDENTIAL
34	H	6896.57	RESIDENTIAL
35	H	5400.00	RESIDENTIAL
36	H	5400.00	RESIDENTIAL
37	H	5400.00	RESIDENTIAL
38	H	5400.00	RESIDENTIAL
39	H	5400.00	RESIDENTIAL
40	H	5400.00	RESIDENTIAL

LOT AREA TABLE			
LOT #	BLOCK	LOT AREA (Sq. Ft.)	LOT TYPE
41	H	6551.71	RESIDENTIAL
TOTAL	H	228091.09	

LOT AREA TABLE			
LOT #	BLOCK	LOT AREA (Sq. Ft.)	LOT TYPE
1	I	14538.36	D/OS
2	I	6506.66	RESIDENTIAL
3	I	6945.71	RESIDENTIAL
4	I	7054.95	RESIDENTIAL
5	I	7668.96	RESIDENTIAL
6	I	8183.15	RESIDENTIAL
7	I	6845.62	RESIDENTIAL
8	I	6024.27	RESIDENTIAL
9	I	5774.44	RESIDENTIAL
10	I	5259.93	RESIDENTIAL
11	I	4723.94	RESIDENTIAL
TOTAL	I	228091.09	

LOT AREA TABLE			
LOT #	BLOCK	LOT AREA (Sq. Ft.)	LOT TYPE
1	J	7145.55	RESIDENTIAL
2	J	6000.00	RESIDENTIAL
3	J	6000.00	RESIDENTIAL
4	J	6000.00	RESIDENTIAL
5	J	6000.00	RESIDENTIAL
6	J	6000.00	RESIDENTIAL
7	J	6911.71	RESIDENTIAL
8	J	6554.04	RESIDENTIAL
9	J	5401.91	RESIDENTIAL
10	J	5596.27	RESIDENTIAL
11	J	6170.49	RESIDENTIAL
12	J	7584.87	RESIDENTIAL
13	J	11622.71	RESIDENTIAL
TOTAL	J	86987.55	

LOT AREA TABLE			
LOT #	BLOCK	LOT AREA (Sq. Ft.)	LOT TYPE
1	K	7260.69	RESIDENTIAL
2	K	6165.52	RESIDENTIAL
3	K	6028.93	RESIDENTIAL
4	K	6452.45	RESIDENTIAL
5	K	6283.97	RESIDENTIAL
6	K	5894.11	RESIDENTIAL
7	K	5971.83	RESIDENTIAL
8	K	5998.90	RESIDENTIAL
9	K	6000.00	RESIDENTIAL
10	K	6000.00	RESIDENTIAL
11	K	6000.00	RESIDENTIAL
12	K	6000.00	RESIDENTIAL
13	K	6000.00	RESIDENTIAL
14	K	6000.00	RESIDENTIAL
15	K	6000.00	RESIDENTIAL
16	K	6000.00	RESIDENTIAL
17	K	5400.00	RESIDENTIAL
18	K	5400.00	RESIDENTIAL
19	K	5400.00	RESIDENTIAL
20	K	5950.88	RESIDENTIAL

LOT AREA TABLE			
LOT #	BLOCK	LOT AREA (Sq. Ft.)	LOT TYPE
21	K	20127.39	D/OS
TOTAL	K	140334.67	

LOT AREA TABLE			
LOT #	BLOCK	LOT AREA (Sq. Ft.)	LOT TYPE
1	L	29980.88	D/OS
2	L	5834.59	RESIDENTIAL
3	L	5833.60	RESIDENTIAL
4	L	5826.13	RESIDENTIAL
5	L	5818.66	RESIDENTIAL
6	L	5803.04	RESIDENTIAL
7	L	5673.35	RESIDENTIAL
8	L	5506.94	RESIDENTIAL
9	L	5340.54	RESIDENTIAL
10	L	5209.18	RESIDENTIAL
11	L	5025.98	RESIDENTIAL
12	L	9456.24	RESIDENTIAL
13	L	6803.64	RESIDENTIAL
14	L	5399.82	RESIDENTIAL
15	L	5400.00	RESIDENTIAL
16	L	5400.00	RESIDENTIAL
17	L	5400.00	RESIDENTIAL
18	L	5400.00	RESIDENTIAL
19	L	5400.00	RESIDENTIAL
20	L	5400.00	RESIDENTIAL

LOT AREA TABLE			
LOT #	BLOCK	LOT AREA (Sq. Ft.)	LOT TYPE
21	L	5400.00	RESIDENTIAL
22	L	5400.00	RESIDENTIAL
23	L	6551.71	RESIDENTIAL
TOTAL	L	157264.3	

LOT AREA TABLE			
LOT #	BLOCK	LOT AREA (Sq. Ft.)	LOT TYPE
1	M	707384.45	D/OS
2	M	5982.17	RESIDENTIAL
3	M	6000.00	RESIDENTIAL
4	M	7200.00	RESIDENTIAL
5	M	6000.00	RESIDENTIAL
6	M	6000.00	RESIDENTIAL
7	M	6000.00	RESIDENTIAL
8	M	6000.00	RESIDENTIAL
9	M	6000.00	RESIDENTIAL
10	M	6715.94	RESIDENTIAL
11	M	6131.51	RESIDENTIAL
12	M	6279.12	RESIDENTIAL
13	M	5650.82	RESIDENTIAL
14	M	6480.68	RESIDENTIAL
15	M	7661.53	RESIDENTIAL
16	M	7693.00	RESIDENTIAL
17	M	7259.23	RESIDENTIAL
18	M	4557.36	RESIDENTIAL
19	M	4964.80	RESIDENTIAL
20	M	5442.14	RESIDENTIAL

LOT AREA TABLE			
LOT #	BLOCK	LOT AREA (Sq. Ft.)	LOT TYPE
21	M	5884.22	RESIDENTIAL
22	M	6000.00	RESIDENTIAL
23	M	6000.00	RESIDENTIAL
24	M	5981.40	RESIDENTIAL
25	M	6341.50	RESIDENTIAL
26	M	8349.41	RESIDENTIAL
27	M	6267.63	RESIDENTIAL
28	M	6375.00	RESIDENTIAL
29	M	6083.41	RESIDENTIAL
30	M	5810.56	RESIDENTIAL
31	M	7989.61	RESIDENTIAL
32	M	6490.47	RESIDENTIAL
33	M	5924.86	RESIDENTIAL
34	M	6000.00	RESIDENTIAL
35	M	6000.00	RESIDENTIAL
36	M	6000.00	RESIDENTIAL
37	M	6000.00	RESIDENTIAL
38	M	6000.00	RESIDENTIAL
39	M	6000.00	RESIDENTIAL
40	M	6000.00	RESIDENTIAL

LOT AREA TABLE			
LOT #	BLOCK	LOT AREA (Sq. Ft.)	LOT TYPE
41	M	6000.00	RESIDENTIAL
42	M	6000.00	RESIDENTIAL
TOTAL	M	962900.82	

LOT AREA TABLE			
LOT #	BLOCK	LOT AREA (Sq. Ft.)	LOT TYPE
1	N	4466.22	D/OS
2	N	10114.73	RESIDENTIAL
3	N	9210.44	RESIDENTIAL
4	N	22100.15	D/OS
5	N	4756.71	RESIDENTIAL
6	N	4800.30	RESIDENTIAL
7	N	4843.90	RESIDENTIAL
8	N	5433.24	RESIDENTIAL
9	N	5485.25	RESIDENTIAL
10	N	5500.00	RESIDENTIAL
11	N	5500.00	RESIDENTIAL
12	N	5500.00	RESIDENTIAL
13	N	5500.00	RESIDENTIAL
14	N	5500.00	RESIDENTIAL
15	N	5500.00	RESIDENTIAL
16	N	5500.00	RESIDENTIAL
17	N	6276.69	RESIDENTIAL
TOTAL	N	115987.63	

LOT AREA TABLE			
LOT #	BLOCK	LOT AREA (Sq. Ft.)	LOT TYPE
1	O	7151.71	RESIDENTIAL
2	O	6000.00	RESIDENTIAL
3	O	6000.00	RESIDENTIAL
4	O	6007.32	RESIDENTIAL
5	O	8704.29	RESIDENTIAL
6	O	6444.85	RESIDENTIAL
7	O	6951.33	RESIDENTIAL
8	O	9614.64	RESIDENTIAL
9	O	6000.00	RESIDENTIAL
10	O	6000.00	RESIDENTIAL
11	O	6000.00	RESIDENTIAL
12	O	7151.71	RESIDENTIAL
TOTAL	O	82025.85	

LOT AREA TABLE			
LOT #	BLOCK	LOT AREA (Sq. Ft.)	LOT TYPE
1	P	6006.28	RESIDENTIAL
2	P	4945.44	RESIDENTIAL
3	P	4950.00	RESIDENTIAL
4	P	4950.00	RESIDENTIAL
5	P	4950.00	RESIDENTIAL
6	P	4950.00	RESIDENTIAL
7	P	4950.00	RESIDENTIAL
8	P	4950.00	RESIDENTIAL
9	P	4950.00	RESIDENTIAL
10	P	4950.00	RESIDENTIAL
11	P	4950.00	RESIDENTIAL
12	P	4950.00	RESIDENTIAL
13	P	4950.00	RESIDENTIAL
14	P	4950.00	RESIDENTIAL
15	P	4950.00	RESIDENTIAL
16	P	4950.00	RESIDENTIAL
17	P	4950.00	RESIDENTIAL
18	P	4950.00	RESIDENTIAL
19	P	4950.00	RESIDENTIAL
20	P	4950.00	RESIDENTIAL

LOT AREA TABLE			
LOT #	BLOCK	LOT AREA (Sq. Ft.)	LOT TYPE
21	P	6375.48	RESIDENTIAL
22	P	4899.56	RESIDENTIAL
23	P	4971.13	RESIDENTIAL
24	P	4950.00	RESIDENTIAL
25	P	4950.00	RESIDENTIAL
26	P	4950.00	RESIDENTIAL
27	P	6322.53	RESIDENTIAL
28	P	6326.48	RESIDENTIAL
29	P	5400.00	RESIDENTIAL
30	P	5400.00	RESIDENTIAL
31	P	5400.00	RESIDENTIAL
32	P	5400.00	RESIDENTIAL
33	P	5400.00	RESIDENTIAL
34	P	6551.71	RESIDENTIAL
35	P	7151.71	RESIDENTIAL
36	P	6000.00	RESIDENTIAL
37	P	6000.00	RESIDENTIAL
38	P	6000.00	RESIDENTIAL
39	P	6885.52	RESIDENTIAL
40	P	6908.34	RESIDENTIAL

LOT AREA TABLE			
LOT #	BLOCK	LOT AREA (Sq. Ft.)	LOT TYPE
41	P	7973.86	RESIDENTIAL
42	P	3223.75	D/OS
43	P	5869.44	RESIDENTIAL
44	P	9247.60	RESIDENTIAL
45	P	5977.48	RESIDENTIAL
47	P	5500.00	RESIDENTIAL
48	P	5500.00	RESIDENTIAL
49	P	5500.00	RESIDENTIAL
50	P	5500.00	RESIDENTIAL
51	P	5499.98	RESIDENTIAL
52	P	3300.00	D/OS
53	P	5500.02	RESIDENTIAL
54	P	5500.00	RESIDENTIAL
55	P	5500.00	RESIDENTIAL
56	P	5500.00	RESIDENTIAL
57	P	5500.00	RESIDENTIAL
58	P	5500.00	RESIDENTIAL
59	P	5500.00	RESIDENTIAL
60	P	5500.00	RESIDENTIAL
61	P	6463.31	RESIDENTIAL
TOTAL	P	335337.62	

LOT AREA TABLE			
LOT #	BLOCK	LOT AREA (Sq. Ft.)	LOT TYPE
1	Q	6551.71	RESIDENTIAL
2	Q	5399.97	RESIDENTIAL
3	Q	5399.95	RESIDENTIAL
4	Q	5399.94	RESIDENTIAL
5	Q	5399.92	RESIDENTIAL
6	Q	5399.90	RESIDENTIAL
7	Q	5399.88	RESIDENTIAL
8	Q	5399.86	RESIDENTIAL
9	Q	5399.84	RESIDENTIAL
10	Q	5399.82	RESIDENTIAL
11	Q	5399.80	RESIDENTIAL
12	Q	5399.78	RESIDENTIAL
13	Q	5399.76	RESIDENTIAL
14	Q	5399.74	RESIDENTIAL
15	Q	5399.72	RESIDENTIAL
16	Q	5951.20	RESIDENTIAL
TOTAL	Q	88100.79	

LOT AREA TABLE			
LOT #	BLOCK	LOT AREA (Sq. Ft.)	LOT TYPE
1	Q	6551.71	RESIDENTIAL
2	Q	5399.97	RESIDENTIAL
3	Q	5399.95	RESIDENTIAL
4	Q	5399.94	RESIDENTIAL
5	Q	5399.92	RESIDENTIAL
6	Q	5399.90	RESIDENTIAL
7	Q	5399.88	RESIDENTIAL
8	Q	5399.86	RESIDENTIAL
9	Q	5399.84	RESIDENTIAL
10	Q	5399.82	RESIDENTIAL
11	Q	5399.80	RESIDENTIAL
12	Q	5399.78	RESIDENTIAL
13	Q	5399.76	RESIDENTIAL
14	Q	5399.74	RESIDENTIAL
15	Q	5399.72	RESIDENTIAL
16	Q	5951.20	RESIDENTIAL
TOTAL	Q	88100.79	

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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 23 (15-8-7")			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 19			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
7024	CEDAR M 27 (9-9-8-8-6-4")	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 (9-7-7-5-4")			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 (10-9-7-5")	R		Y	100	21	Y
7033	CEDAR M 27 (8-7-7-5-5-5-5-4")			Y	100	27	Y
7034	CEDAR M 22 (8-5-5-5-5-4-4")			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 (12-8-7-7-6-4-4")			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 (9-8-7-7-5-5-5-5-4-4-4-4")	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 (9-7-7-6-5-5-5-5-5-4-4-4-4-4")	R		Y	100	42	Y
7052	CEDAR M 26 (12-6-6-6-6-5-5")			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 (11-9-7-7-6-6")			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 28 (8-7-6-5-5-4-4-4-4")	R		Y	100	28	Y
7065	CEDAR M 22 (12-7-6-6")			Y	100	22	Y
7066	CEDAR M 33 (9-8-8-6-6-6-5-5-4")			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	CEDAR 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	CEDAR M 24 (9-6-5-5-5-4-4")			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 28 (10-10-6-5-5-5-4")			Y	100	28
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")	R		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	MESQUITE 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 (11-10-9-9-7")	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	CEDAR 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	CEDAR 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 (11-6-5-5-4")			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 (8-6-6-4-4-4-4")	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	(8-6-5-4-4")		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	(8-6-6-5-4-4")		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	(13-6-6-6-6-5-4-4")		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")		Y	100	30	Y
7153	CEDAR M 19	(10-6-4-4-4")		Y	100	19	Y
7154	CEDAR M 25	(11-6-6-6-5-5")	R	Y	100	25	Y
7155	CEDAR M 19	(12-5-5-4")		Y	100	19	Y
7156	CEDAR M 22	(9-7-6-4-4-4")		Y	100	22	Y
7157	CEDAR M 29	(9-9-8-7-7-4-4")		Y	100	29	N
7158	CEDAR M 30	(11-8-7-7-6-5-4")		Y	100	30	Y
7159	CEDAR M 24	(9-6-6-6-4-4-4")		Y	100	24	N
7160	CEDAR M 22	(11-6-6-5-4")		Y	100	22	N
7161	CEDAR ELM M 22	(11-9-7-5")		Y	100	22	N
7162	CEDAR ELM M 20	(11-10-8")		Y	100	20	N
7163	CEDAR M 27	(11-11-8-6-6")		Y	100	27	N
7164	CEDAR M 20	(12-10-9")		Y	100	20	N
8001	GUM TREE M 20	(8-7-5-5-3-2-2")	R	Y	100	20	Y
8003	MESQUITE M 20	(10-8-7-5")		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")		N	50	10.5	N
8021	ARIZONA ASH M 21	(9-8-6-5-3")		N	50	10.5	N
8023	SPRUCE TREE 19		R	N	50	9.5	Y
8024	MESQUITE M 19	(13-11")		Y	100	19	N
8025	MESQUITE M 25	(7-7-6-6-6-5-5")		Y	100	25	N
8026	MESQUITE M 19	(10-8-5-4")		Y	100	19	N
8027	WILLOW M 20	(11-9-8")		Y	100	20	N
8033	WILLOW M 20	(14-12")		Y	100	20	N
8034	CEDAR M 31	(13-9-7-6-5-4-4")	R	Y	100	31	Y
8035	CEDAR M 22	(6-6-6-6-5-4-4")	R	Y	100	22	Y
8036	CEDAR M 30	(13-9-7-5-5-4-4")	R	Y	100	30	Y
8037	CEDAR M 30	(9-8-6-6-5-5-4-4-4")		Y	100	30	Y
8038	CEDAR M 27	(12-6-6-5-5-4-4")		Y	100	27	Y
8039	CEDAR M 26	(13-12-5-4-4")		Y	100	26	Y
8040	CEDAR M 26	(9-8-6-6-5-5-4")		Y	100	26	Y
8041	CEDAR M 28	(9-7-6-6-6-4-4-4")		Y	100	28	Y
8042	CEDAR M 22	(8-5-5-5-4-4-4")		Y	100	22	Y
8043	CEDAR M 22	(9-9-6-6-4")	R	Y	100	22	Y
8044	CEDAR M 22	(8-7-4-4-4-4-4-4")		Y	100	22	Y
8045	CEDAR M 21	(12-9-8")		Y	100	21	N
8046	CEDAR M 22	(9-6-4-4-4-4-4-4")		Y	100	22	Y
8047	CEDAR M 23	(10-9-6-6-4")		Y	100	23	N
8048	CEDAR M 29	(11-9-8-6-6-6")		Y	100	29	Y
8049	CEDAR M 23	(8-6-6-5-4-4-4")		Y	100	23	Y
8050	CEDAR M 27	(8-7-5-5-5-4-4-4-4")		Y	100	27	Y
8051	CEDAR M 19	(9-6-5-5-4")		Y	100	19	Y
8052	CEDAR M 24	(8-8-5-4-4-4")		Y	100	24	Y
8053	CEDAR M 34	(8-8-7-6-6-5-4-4-4-4-4-4")		Y	100	34	Y
8054	CEDAR M 29	(9-7-7-7-5-5-4-4")		Y	100	29	Y
8055	MESQUITE M 27	(20-13")		Y	100	27	Y
8056	CEDAR M 27	(11-9-7-6-5-4")		Y	100	27	Y
8057	CEDAR M 26	(12-9-6-4-4-4")		Y	100	26	Y
8058	CEDAR M 29	(9-9-6-5-5-4-4-4-4-4")		Y	100	29	Y
8059	MESQUITE M 21	(8-7-7-6-6")	R	Y	100	21	Y
8060	CEDAR M 23	(8-7-5-5-4-4-4")	R	Y	100	23	Y
8062	CEDAR M 26	(8-7-7-6-6-5-5")		Y	100	26	Y
8063	CEDAR M 39	(9-8-7-7-6-6-5-5-5-5-5")		Y	100	39	Y
8064	CEDAR M 30	(10-8-7-7-6-5-5-4-4-4-4")		Y	100	30	Y
8065	CEDAR M 22	(9-8-5-5-4-4")	R	Y	100	22	Y
8066	CEDAR M 23	(12-6-5-5-5")		Y	100	23	Y
8067	CEDAR M 29	(10-8-6-6-5-5-4-4-4")		Y	100	29	Y

**CITY OF AUSTIN –DEVELOPMENT SERVICES DEPARTMENT
SUBDIVISION APPLICATION – MASTER COMMENT REPORT**



CASE NUMBER: C8-2020-0112
UPDATE: U2
CASE MANAGER: Joey de la Garza PHONE #: 512-974-2664

PROJECT NAME: Braker Valley Subdivision Preliminary Plan
LOCATION: 4806 BLUE GOOSE RD

SUBMITTAL DATE: April 4, 2022
FINAL REPORT DATE: April 13, 2022

STAFF REPORT:

This report includes all staff comments received to date concerning your most recent subdivision application submittal. The comments may include requirements, recommendations, or information. The requirements in this report must be addressed by an updated submittal. The subdivision application will be approved when all requirements from each review discipline have been addressed. If you have any questions, concerns or if you require additional information about this report, please contact your case manager at the phone number listed above or by using the contact information listed for each reviewer in this report.

Any change to the plan/plat shall not cause noncompliance with any applicable code or criteria. In addition, any change to the plat may trigger new comments.

UPDATE DEADLINE INFORMATION (LDC 25-4-56; 25-4-82):

All comments must be addressed by filing an updated submittal prior to the update deadline of **April 4, 2022**. Otherwise, the application will expire. If this date falls on a weekend or City of Austin holiday, the next City of Austin workday will be the deadline.

Extension of Review Period, Extension of Update Deadline and Tolling of Application Period do not apply to applications for preliminary plan, plat or subdivision construction plans (LDC 25-1-88; 25-1-89; 25-1-90).

REVIEWERS:

Planner 1: Chima Onyia

Water Quality: Kyle Virr

PARD / Planning & Design: Justin Stewart

Environmental Review - Babatunde Daramola - 512-974-6316

Update 2 4/11/2022

Update 2 Comments cleared.

Flood Plain Review - Katina Bohrer - 512-974-3558

Update 2: Comments cleared.

PARD / Planning & Design Review - Justin Stewart - 512-974-9475

Update: 2

PR 1: Parkland dedication will be required per City Code §25-1-601, as amended, prior to approval of the first final plat upon submittal. Thank you for providing this reviewer with a parkland exhibit showing credited acreage, location of trail (and trail type), and two open field play areas.
Comment cleared.

Water Quality Review - Kyle Virr - 512-974-2538
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Release of this application does not constitute a verification of all data, information, and calculations supplied by the applicant. The engineer of record is solely responsible for the completeness, accuracy, and adequacy of his/her submittal, whether or not the application is reviewed for code compliance by city engineers.

WQ1 to WQ4: CLEARED

WQ5: The City maintains all water quality controls for single-family subdivision. All water quality controls to be City maintained must meet the maintenance and access requirements of DCM 1.2.4(E). Please demonstrate the plan provides the necessary space within the designated easements to meet the requirements of this section.

U1: Pending WQ4.

U2: ECM 1.6.5(A) states, "Full sedimentation/filtration or full sedimentation/biofiltration systems shall be required where the City is responsible for maintenance unless topographic constraints make this design unfeasible. Unfeasible is considered: assuming (for the purposes of this selection process only) a maximum ponding depth of three feet in the sedimentation basin, if it is not feasible to obtain an outlet for the drainage from the filtration basin within one hundred (100) feet of the crest of the filtration embankment, then the partial sedimentation/filtration configuration system may be used." **The applicant has agreed to implement a full sedimentation/filtration system for this subdivision. Comment cleared.**

End of Report