

SUBDIVISION REVIEW SHEET**CASE NO.:** C8-2020-0112.1A**COMMISSION DATE:** August 16, 2022**SUBDIVISION NAME:** Braker Valley Subdivision (a small lot subdivision)**ADDRESS:** 4806 Blue Goose Rd**APPLICANT:** RR Braker Valley, LP (Jeremy Smitheal)**AGENT:** BGE, Inc. (Chris Rawls)**ZONING:** I-SF-4A (single family residence, small lot subdivision)**NEIGHBORHOOD PLAN:** N/A**AREA:** 68.615 acres**LOTS:** 211**COUNTY:** Travis**DISTRICT:** 1**WATERSHED:** Walnut Creek**JURISDICTION:** Full Purpose

SIDEWALKS: Sidewalks will be constructed along Cameron Rd, Blue Goose Rd, Bridwell Bend, E Braker Ln, Fairmeade Dr, Gannet Hollow Dr, Glacier Valley Dr, Jarvis Path, Monument Valley Dr, Mystic Valley Dr, and Spanish Plains Way.

VARIANCE: 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 the 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.

DEPARTMENT COMMENTS:

The request is for the approval of Braker Valley Subdivision, a small lot subdivision comprised of 211 lots on 68.615 acres.

The plat does not comply with the criteria for approval in LDC 25-4-84(B) and staff recommends disapproval for the reasons listed in the attached comment report. An application that has been disapproved with reasons may be updated to address those reasons until the application expires. If the applicant submits an update to address the reasons for disapproval, that update will be presented to the Land Use Commission within fifteen days of submittal.

STAFF RECOMMENDATION:

Staff recommends disapproval of the plat for the reasons listed in the comment report dated August 11, 2022, and attached as Exhibit C.

CASE MANAGER: Joey de la Garza**PHONE:** 512-974-2664

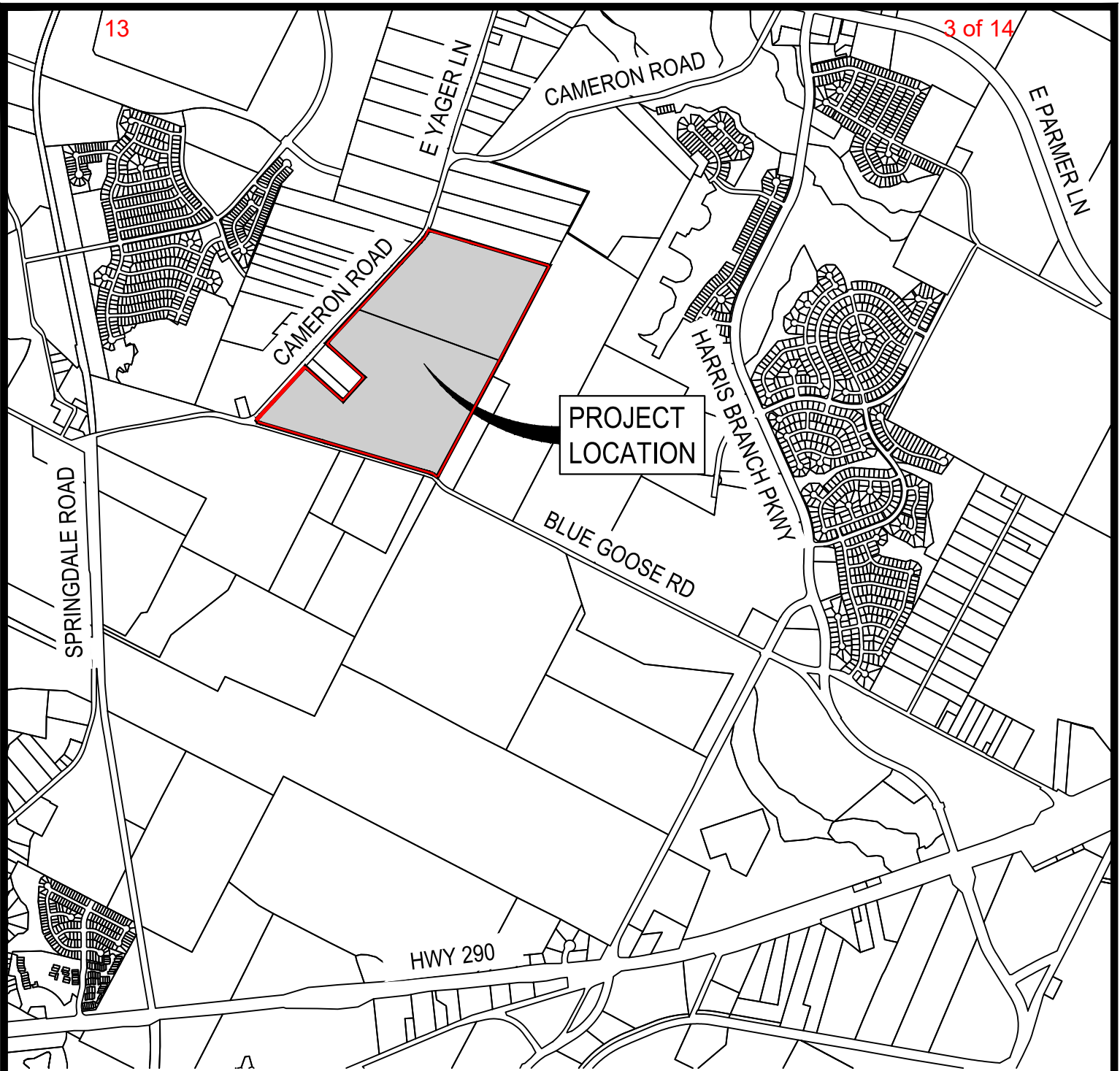
E-mail: joey.delagarza@austintexas.gov

ATTACHMENTS

Exhibit A: Vicinity map

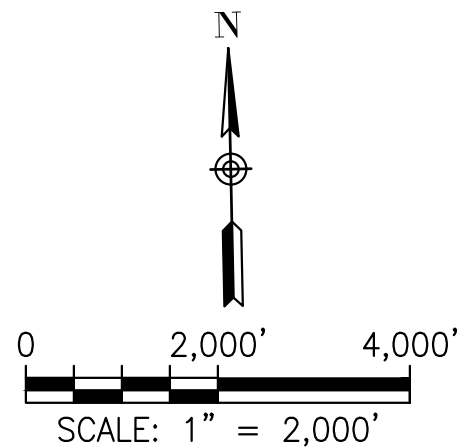
Exhibit B: Proposed plat

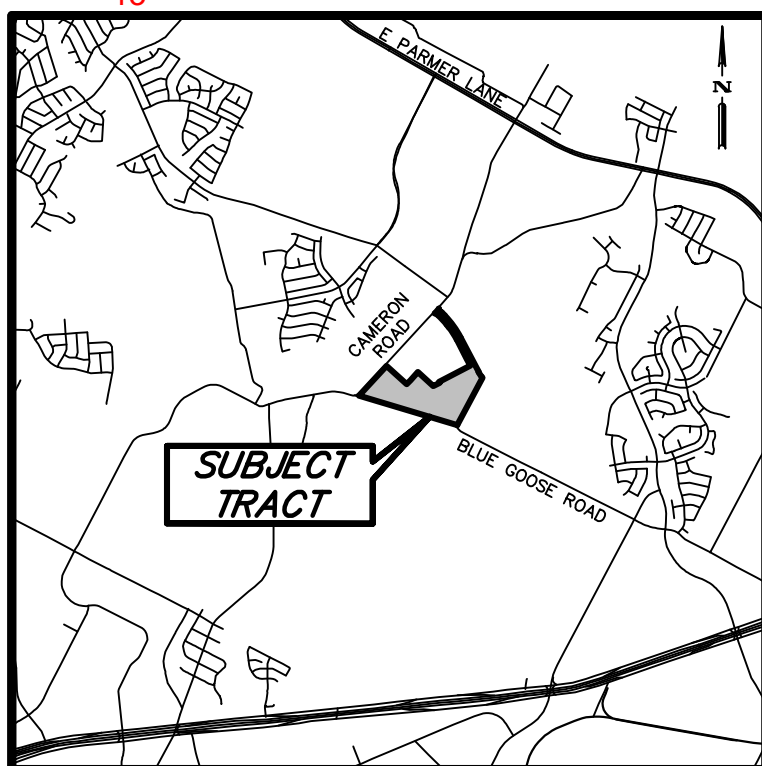
Exhibit C: Comment report dated August 11, 2022



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





VICINITY MAP
NOT TO SCALE



FINAL PLAT BRAKER VALLEY PHASE 1

A SUBDIVISION OF 68.614 ACRES OF LAND
LOCATED IN THE
LUCAS MUNOS SURVEY NO. 55,
ABSTRACT NO. 513
TRAVIS COUNTY, TEXAS

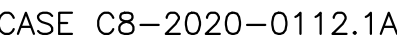


BGE, Inc.
101 West Louis Henna Blvd., Suite 400
Austin, Texas 78728
Tel: 512-879-0400 • www.bgeinc.com
TBPELS Registration No. F-1046
TBPELS Licensed Surveying Firm No. 10106502

SHEET 1 OF 7

CASE C8-2020-0112.1A







CURVE TABLE					
NUMBER	ARC LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD DISTANCE
C1	830.25'	2,440.00'	19°29'45"	N 37°23'35" W	826.25'
C2	39.29'	25.00'	90°03'24"	S 87°49'51" W	35.37'
C3	39.25'	25.00'	89°56'35"	S 02°10'10" E	35.34'
C4	871.08'	2,560.00'	19°29'45"	N 37°23'35" W	866.89'
C5	138.21'	940.00'	8°25'28"	S 31°51'26" E	138.09'
C6	39.34'	25.00'	90°09'07"	S 02°24'27" E	35.40'
C7	125.80'	275.00'	26°12'33"	S 60°35'18" E	124.70'
C8	191.62'	425.00'	25°49'59"	N 60°46'35" W	190.00'
C9	14.23'	15.00'	54°20'56"	S 75°02'03" E	13.70'
C10	309.33'	60.00'	295°23'14"	N 45°29'06" E	64.13'
C11	16.17'	15.00'	61°46'58"	N 17°42'46" W	15.40'
C12	164.20'	375.00'	25°05'19"	N 61°08'55" W	162.90'
C13	23.45'	15.00'	89°35'03"	S 61°30'54" W	21.14'
C14	31.42'	20.00'	89°59'55"	S 28°16'35" E	28.28'
C15	30.42'	20.00'	87°08'02"	N 63°09'21" E	27.57'
C16	30.42'	20.00'	87°08'02"	N 63°09'21" E	27.57'
C17	1.00'	25.00'	21°7'34"	N 18°09'21" E	1.00'
C18	23.56'	15.00'	90°00'00"	N 28°16'38" W	21.21'
C19	278.74'	60.00'	266°10'39"	S 59°48'42" W	87.64'
C20	22.56'	15.00'	86°10'39"	S 30°11'18" E	20.49'
C21	23.56'	15.00'	90°00'00"	N 61°43'22" E	21.21'
C22	146.31'	325.00'	25°47'37"	S 29°37'11" W	145.08'
C23	23.56'	15.00'	90°00'00"	N 02°29'01" W	21.21'
C24	39.20'	25.00'	89°50'53"	S 87°35'33" W	35.31'
C25	23.56'	15.00'	90°00'00"	S 87°30'59" W	21.21'
C26	87.15'	325.00'	15°21'52"	S 55°09'57" E	86.89'
C27	20.83'	15.00'	79°34'15"	N 23°03'45" W	19.20'
C28	23.56'	15.00'	90°00'00"	N 61°43'22" E	21.21'
C29	23.56'	15.00'	90°00'00"	S 28°16'38" E	21.21'
C30	123.80'	275.00'	25°47'37"	S 29°37'11" W	122.76'
C31	39.27'	25.00'	90°00'00"	N 61°43'22" E	35.36'
C32	23.56'	15.00'	90°00'00"	N 28°16'36" W	21.21'
C33	18.00'	15.00'	68°44'54"	S 72°20'56" W	16.94'
C34	307.86'	60.00'	293°59'00"	S 04°57'59" W	65.37'
C35	11.84'	15.00'	45°14'06"	S 50°39'34" E	11.54'
C36	23.56'	15.00'	90°00'00"	N 61°43'22" E	21.21'
C37	49.90'	330.00'	8°39'51"	S 21°03'18" W	49.85'
C38	62.84'	330.00'	10°54'40"	S 33°31'56" W	62.75'
C39	101.63'	330.00'	17°38'41"	S 47°48'36" W	101.23'
C40	36.77'	25.00'	84°16'39"	N 14°29'37" E	33.55'
C41	151.25'	1,011.67'	8°33'58"	S 31°59'00" E	151.11'
C42	41.73'	25.00'	95°38'29"	N 75°32'49" W	37.05'
C43	83.20'	270.00'	17°39'18"	S 47°48'17" W	82.87'
C44	23.56'	15.00'	90°00'00"	S 06°00'44" E	21.21'
C45	10.66'	15.00'	40°44'02"	S 71°22'46" E	10.44'
C46	140.11'	50.00'	160°33'25"	N 11°28'04" W	98.56'
C47	10.66'	15.00'	40°44'02"	S 48°26'37" W	10.44'
C48	10.40'	15.00'	39°42'54"	S 08°13'08" W	10.19'

CURVE TABLE					
NUMBER	ARC LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD DISTANCE
C49	137.95'	50.00'	158°04'36"	N 67°23'59" E	98.18'
C50	10.40'	15.00'	39°42'54"	N 53°25'10" W	10.19'
C51	23.56'	15.00'	90°00'00"	S 61°43'22" W	21.21'
C52	38.79'	25.00'	88°54'02"	S 27°42'57" E	35.01'
C53	23.56'	15.00'	90°00'00"	S 83°59'16" W	21.21'
C54	34.51'	25.00'	79°05'20"	N 11°28'04" W	31.83'
C55	20.59'	15.00'	78°38'47"	N 67°23'59" E	19.01'
C56	23.56'	15.00'	90°00'00"	S 28°16'38" E	21.21'
C57	53.50'	270.00'	11°21'14"	S 22°23'59" W	53.42'
C58	51.42'	270.00'	10°54'40"	S 33°31'56" W	51.34'
C59	47.08'	275.00'	9°48'33"	S 52°23'17" E	47.02'
C60	70.46'	275.00'	14°40'46"	S 64°37'57" E	70.26'
C61	8.26'	275.00'	1°43'15"	S 72°49'57" E	8.26'
C62	12.84'	425.00'	1°43'54"	N 72°49'41" W	12.84'
C63	42.95'	425.00'	5°47'26"	N 69°04'01" W	42.94'
C64	42.95'	425.00'	5°47'27"	N 63°16'34" W	42.94'
C65	42.95'	425.00'	5°47'27"	N 57°29'08" W	42.94'
C66	42.95'	425.00'	5°47'26"	N 51°41'41" W	42.94'
C67	32.94'	60.00'	31°27'05"	N 86°29'00" W	32.52'
C68	6.97'	425.00'	0°56'23"	N 48°19'46" W	6.97'
C69	39.00'	60.00'	37°14'32"	N 52°08'12" W	38.32'
C70	39.00'	60.00'	37°14'32"	N 14°53'39" W	38.32'
C71	31.46'	60.00'	30°02'29"	N 18°44'51" E	31.10'
C72	34.91'	60.00'	33°20'17"	N 50°26'15" E	34.42'
C73	37.07'	60.00'	35°24'12"	N 84°48'29" E	36.49'
C74	37.01'	60.00'	35°20'18"	S 59°49'15" E	36.42'
C75	57.94'	60.00'	55°19'47"	S 14°29'13" E	55.72'
C76	8.67'	15.00'	33°08'03"	N 03°23'21" W	8.55'
C77	7.50'	15.00'	28°38'56"	N 34°16'50" W	7.42'
C78	61.51'	375.00'	9°23'55"	N 53°18'12" W	61.45'
C79	54.02'	60.00'	51°34'54"	N 53°49'58" W	52.21'
C80	37.53'	60.00'	35°50'04"	S 82°27'33" W	36.92'
C81	40.11'	60.00'	38°17'56"	S 45°23'33" W	39.36'
C82	35.00'	60.00'	33°25'21"	S 09°31'55" W	34.51'
C83	35.00'	60.00'	33°25'21"	S 23°53'26" E	34.51'
C84	35.00'	60.00'	33°25'21"	S 57°18'47" E	34.51'
C85	11.27'	60.00'	10°45'44"	S 67°53'46" E	11.25'
C86	34.53'	60.00'	32°58'39"	S 46°01'34" E	34.06'
C87	35.00'	60.00'	33°25'21"	S 12°49'35" E	34.51'
C88	36.00'	60.00'	34°22'39"	S 21°04'26" W	35.46'
C89	36.00'	60.00'	34°22'39"	S 55°27'04" W	35.46'
C90	38.00'	60.00'	36°17'14"	N 89°12'59" W	37.37'
C91	44.73'	60.00'	42°42'50"	N 49°42'57" W	43.70'
C92	43.21'	60.00'	41°15'33"	N 07°43'45" W	42.28'
C93	11.68'	325.00'	2°03'33"	S 17°45'09" W	11.68'
C94	42.55'	325.00'	7°30'08"	S 22°31'59" W	42.52'
C95	42.75'	325.00'	7°32'09"	S 30°03'08" W	42.72'
C96	43.14'	325.00'	7°36'18"	S 37°37'21" W	43.11'

CURVE TABLE					
NUMBER	ARC LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD DISTANCE
C97	6.19'	325.00'	1°05'29"	S 41°58'15" W	6.19'
C98	42.21'	325.00'	7°26'31"	S 51°12'17" E	42.18'
C99	44.94'	325.00'	7°55'21"	S 58°53'13" E	44.90'
C100	88.99'	275.00'	18°32'26"	S 26°44'02" W	88.60'
C101	15.06'	275.00'	3°08'14"	S 37°34'22" W	15.06'
C102	16.20'	275.00'	3°22'30"	S 40°49'44" W	16.20'
C103	25.61'	270.00'	5°26'06"	S 53°54'53" W	25.60'
C104	32.73'	25.00'	75°00'49"	S 34°39'34" E	30.44'
C105	6.06'	25.00'	13°53'13"	S 09°47'27" W	6.04'
C106	32.91'	50.00'	37°42'33"	S 52°24'59" E	32.32'
C107	35.00'	50.00'	40°06'25"	N 88°40'31" E	34.29'
C108	35.00'	50.00'	40°06'25"	N 48°34'06" E	34.29'
C109	35.04'	50.00'	40°09'12"	N 08°26'17" E	34.33'
C110	9.89'	15.00'	37°45'36"	S 07°14'29" W	9.71'
C111	0.51'	15.00'	1°57'19"	S 27°05'56" W	0.51'
C112	9.66'	50.00'	11°04'00"	N 63°16'38" E	9.64'
C113	39.97'	50.00'	45°48'11"	N 34°50'33" E	38.91'
C114	31.43'	50.00'	36°01'10"	N 06°04'08" W	30.92'
C115	35.04'	50.00'	40°09'29"	N 44°09'28" W	34.33'
C116	24.01'	50.00'	27°30'34"	N 77°59'30" W	23.78'
C117	57.59'	270.00'	12°13'12"	S 45°05'14" W	57.48'
C118	10.22'	15.00'	39°01'22"	N 47°35'17" E	10.02'
C119	10.37'	15.00'	39°37'24"	N 86°54'40" E	10.17'
C120	29.90'	270.00'	6°20'45"	S 19°53'45" W	29.89'
C121	23.60'	270.00'	5°00'29"	S 25°34'21" W	23.59'
C122	43.05'	270.00'	9°08'11"	S 32°38'41" W	43.01'
C123	8.36'	270.00'	1°46'28"	S 38°06'01" W	8.36'
C124	3.55'	275.00'	0°44'26"	S 17°05'36" W	3.55'
C125	61.64'	375.00'	9°25'04"	N 62°42'41" W	61.57'
C126	41.05'	375.00'	6°16'20"	N 70°33'23" W	41.03'
C127	1.00'	20.00'	2°51'58"	S 15°17'24" W	1.00'
C128	30.42'	20.00'	87°08'02"	S 29°42'36" E	27.57'
C129	33.21'	25.00'	76°06'48"	N 68°39'55" E	30.82'
C130	19.91'	60.00'	19°00'54"	N 47°28'56" E	19.82'
C131	51.30'	60.00'	48°59'09"	N 81°28'57" E	49.75'
C132	15.49'	330.00'	2°41'23"	S 26°43'55" W	15.49'
C133	49.90'	330.00'	8°39'51"	S 21°03'18" W	49.85'
C134	10.93'	330.00'	1°53'54"	S 38°02'19" W	10.93'
C135	44.00'	330.00'	7°38'24"	S 33°16'09" W	43.97'
C136	7.91'	330.00'	1°22'22"	S 28°45'47" W	7.91'
C137	89.67'	330.00'	15°34'09"	S 48°50'52" W	89.40'
C138	11.95'	330.00'	2°04'32"	S 40°01'31" W	11.95'
C139	6.06'	25.00'	13°53'12"	N 23°39'58" E	6.04'

LINE TABLE		
NUMBER	BEARING	DISTANCE
L1	N 27°38'42" W	30.00'
L2	N 47°08'27" W	66.79'
L3	S 47°08'27" E	66.96'
L4	S 36°04'10" E	38.57'
L5	S 74°52'50" W	30.21'
L6	N 30°35'17" E	29.81'
L7	N 11°18'32" E	75.71'
L8	S 16°43'22" W	45.82'
L9	S 73°41'34" E	71.33'
L10	N 73°41'34" W	55.34'
L11	N 42°30'59" E	78.81'
L12	S 42°30'59" W	78.81'
L13	S 73°16'38" E	10.88'
L14	N 73°16'38" W	27.53'
L15	S 16°43'22" W	5.85'
L16	N 56°37'57" E	24.77'
L17	N 36°04'10" W	96.72'
L18	S 56°37'57" W	13.75'
L19	S 38°59'16" W	52.85'
L20	S 51°00'44" E	99.02'
L21	S 51°00'44" E	107.80'
L22	N 16°43'22" E	5.85'
L23	S 71°39'16" E	42.93'
L24	S 62°42'41" E	41.87'
L25	S 30°17'57" E	41.70'
L26	S 21°40'33" E	46.41'
L27	S 62°02'01" E	50.98'

LINE TABLE		
NUMBER	BEARING	DISTANCE
L28	N 33°08'48" E	45.23'
L29	S 73°16'38" E	56.05'
L30	S 51°48'23" E	30.06'
L31	N 21°24'23" W	10.52'
L32	N 30°40'13" E	41.22'
L33	N 21°17'15" E	30.78'
L34	S 30°04'07" W	100.51'
L35	S 34°57'17" E	46.10'
L36	N 16°43'22" E	43.94'
L37	S 38°53'01" E	89.57'
L38	N 47°12'25" W	78.22'
L39	N 00°27'25" E	53.03'
L40	N 31°47'16" E	57.63'
L41	S 51°41'44" E	55.06'
L42	S 57°29'09" E	55.06'
L43	S 63°16'33" E	55.06'
L44	S 69°03'58" E	55.06'
L45	S 73°23'46" E	48.04'
L46	S 73°36'09" E	44.40'
L47	S 64°37'57" E	39.60'

STREET NAMES		
STREET	R.O.W. WIDTH	CENTERLINE LENGTH
E BRAKER LANE	120 FT.	2,191 FT.
BRIDWELL LANE	50 FT.	868 FT.
GLACIER VALLEY DRIVE	50 FT.	476 FT.
WILLIAMS LANE	50 FT.	1,180 FT.
MYSTIC TIMBER DRIVE	50 FT.	520 FT.
FAIRMEADE DRIVE	50 FT.	189 FT.
JARVIS PATH	50 FT.	411 FT.
MONUMENT VALLEY DRIVE	60 FT.	1,545 FT.
SPANISH PLAINS WAY	50 FT.	1,024 FT.
TOTAL LINEAR FEET		8,404 FT.

GENERAL NOTES:

1. BEARING ORIENTATION IS BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE 4203, NAD83. COMBINED SCALE FACTOR = 0.99991777
2. THE SUBJECT PROPERTY IS LOCATED IN TRAVIS COUNTY WITHIN THE CITY LIMITS OF THE CITY OF AUSTIN.
3. 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.
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. EROSION/SEDIMENTATION CONTROLS ARE REQUIRED ON EACH LOT, INCLUDING SINGLE FAMILY AND MULTIFAMILY CONSTRUCTION, PURSUANT TO THE LAND DEVELOPMENT CODE AND ENVIRONMENTAL CRITERIA MANUAL.
8. 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.
9. ALL STREETS, DRAINAGE, SIDEWALKS, EROSION CONTROLS, ETC. ARE REQUIRED TO BE CONSTRUCTED AND INSTALLED TO CITY OF AUSTIN STANDARDS, UNLESS OTHERWISE NOTED.
10. 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.
11. 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.
12. 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.
13. 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.
14. 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.
15. ALL DRAINAGE EASEMENTS ON PRIVATE PROPERTY SHALL BE MAINTAINED BY THE PROPERTY OWNER OR ASSIGNS.
16. 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.
17. 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.
18. THE UTILITY PROVIDERS FOR THE SUBDIVISION ARE AS FOLLOWS:
PHONE – AT&T
ELECTRIC – AUSTIN ENERGY
GAS – TEXAS GAS
19. 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.
20. ALL STREETS IN THIS SUBDIVISION ARE PUBLIC STREETS.
21. THERE WILL BE NO DRIVEWAYS ON ANY PORTION OF A LOT WITH AN EXISTING SLOPE GREATER THAN 15%.
22. 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.
23. 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.
24. NO LOT SHALL BE OCCUPIED UNTIL THE STRUCTURE IS CONNECTED TO THE CITY OF AUSTIN WATER AND WASTEWATER UTILITY SYSTEM.

25. DIRECT ACCESS TO EAST BRAKER LANE IS PROHIBITED FROM ALL LOTS. SIDE LOT ACCESS RESTRICTED FROM ALL LOTS.
26. 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.
27. 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.
28. SLOPE EASEMENT DEDICATION WILL BE REQUIRED FOR FILL/CUT SLOPES SUPPORTING ROADWAYS WHICH EXTEND BEYOND THE RIGHT–OF–WAY.
29. 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.
30. ALL NON–RESIDENTIAL LOTS SHALL BE OWNED AND MAINTAINED BY HOMEOWNER'S ASSOCIATION.
31. ALL STRUCTURES MUST HAVE A FINISHED FLOOR ELEVATION AT LEAST TWO FEET ABOVE THE 100–YEAR FLOODPLAIN AT THE TIME OF OBTAINING BUILDING PERMIT
32. BUILDING SETBACK LINES SHALL BE IN CONFORMANCE WITH CITY OF AUSTIN ZONING ORDINANCE REQUIREMENTS.
33. 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: BRIDWELL BEND, EAST BRAKER LANE, FAIRMEADE DRIVE, GANNET HOLLOW DRIVE, GLACIER VALLEY DRIVE, JARVIS PATH, MONUMENT VALLEY DRIVE, MYSTIC VALLEY DRIVE, AND SPANISH PLAINS 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.
34. 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.
35. 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.
36. 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.
37. 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:
- a. 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.
- b. 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.
38. A 10–FOOT ELECTRIC TRANSMISSION, ELECTRIC DISTRIBUTION, ELECTRIC TELECOMMUNICATIONS, AND ELECTRIC FIBER EASEMENT IS HEREBY DEDICATED ALONG AND ADJACENT TO ALL STREETS WITHIN THE SUBDIVISION.
39. 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. ALL COSTS INCURRED BY AE AS RESULT OF AN OWNER'S FAILURE TO MAINTAIN REQUIRED CLEARANCES WILL BE CHARGED TO AND SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER.
40. ANY RELOCATION OF ELECTRIC FACILITIES SHALL BE AT LANDOWNER'S/DEVELOPER'S EXPENSE.
41. THE OWNER/DEVELOPER OF THIS PROPERTY SHALL PROVIDE AUSTIN ENERGY WITH 24 HOUR ACCESS ACROSS THE PROPERTY TO THE EASEMENT, FOR THE INSTALLATION AND ONGOING MAINTENANCE OF ELECTRIC FACILITIES IF THE SUBDIVISION IMPEDES FULL ACCESS TO OUR EASEMENT, A SEPARATE ACCESS EASEMENT MAY BE REQUIRED, IF THE PROPOSED SUBDIVISION IMPEDES FULL ACCESS TO OUR FACILITIES.
42. THE OWNER/DEVELOPER OF THIS PROPERTY SHALL PROVIDE AUSTIN ENERGY WITH 24–HOUR ACCESS ACROSS THE PROPERTY TO THE TRANSMISSION EASEMENT (EXISTING, PROPOSED, OR BY PRESCRIPTIVE RIGHTS), FOR THE INSTALLATION AND ONGOING MAINTENANCE OF ELECTRIC FACILITIES.
43. THE SUBDIVISION OWNER MUST PROVIDE AUSTIN ENERGY WITH ANY EASEMENT AND ACCESS REQUIRED, IN ADDITION TO THOSE INDICATED, FOR THE INSTALLATION AND ONGOING MAINTENANCE OF OVERHEAD AND UNDERGROUND ELECTRIC FACILITIES TO PROVIDE ELECTRIC SERVICE TO THE DEVELOPMENT AND WILL NOT BE LOCATED SO AS TO CAUSE THE SITE TO BE OUT OF COMPLIANCE THE CITY OF AUSTIN LAND DEVELOPMENT CODE
44. IF A TRANSMISSION EASEMENT (EXISTING, PROPOSED, OR PRESCRIPTIVE) IS ON THE PROPERTY, THEN ALL ROADS AND DRIVEWAYS WHICH CROSS OR PARALLEL THE TRANSMISSION EASEMENT MUST BE BUILT TO SUSTAIN NOT LESS THAN 48,000 LBS. TANDEM AXLE LOAD WITHIN THE EASEMENT TO ENSURE SAFETY AND ACCESS BY AUSTIN ENERGY AND THEIR CONTRACTORS.
45. IF A TRANSMISSION EASEMENT IS ON A PROPERTY SUBJECT TO A FUTURE SITE PLAN OR CONSTRUCTION, ALL CONSTRUCTION ACTIVITY OR GRADING WITHIN THE EASEMENT MUST BE COORDINATED WITH AUSTIN ENERGY PRIOR TO COMMENCEMENT, AND AE MUST BE PROVIDED WITH A MINIMUM OF A 48–HOUR NOTICE PRIOR TO THE COMMENCEMENT OF CONSTRUCTION OR GRADING. CALL ANDREW PEREZ AT 512–505–7153 TO SCHEDULE A MEETING 48 HOURS PRIOR TO COMMENCEMENT.
46. IF A TRANSMISSION EASEMENT IS PRESENT, THEN OWNER MAY NOT PLACE, ERECT, CONSTRUCT OR MAINTAIN THE FOLLOWING WITHIN THE ELECTRIC TRANSMISSION EASEMENT (EXISTING, PROPOSED, OR BY PRESCRIPTIVE RIGHTS):
- o ANY PERMANENT STRUCTURES, INCLUDING, BUT NOT LIMITED TO HABITABLE STRUCTURES SUCH AS HOMES, MOBILE HOMES, GARAGES, OR OFFICES;
- o 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 ELECTRICAL SAFETY CODE IN EFFECT AT THE TIME THE STRUCTURE IS ERECTED; NOR

- o 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.
47. THE WATER AND/OR WASTEWATER EASEMENTS INDICATED ON THIS PLAT ARE FOR THE PURPOSE OF CONSTRUCTION, OPERATION, MAINTENANCE, REPAIR, REPLACEMENT, UPGRADE, DECOMMISSIONING AND REMOVAL OF WATER AND/OR WASTEWATER FACILITIES AND APPURTENANCES. NO OBJECTS, INCLUDING BUT NOT LIMITED TO, BUILDINGS, RETAINING WALLS, TREES OR OTHER STRUCTURES ARE PERMITTED IN WATER AND/OR WASTEWATER EASEMENTS EXCEPT AS APPROVED BY AUSTIN WATER.
48. THE OWNER OF THIS SUBDIVISION AND THE OWNER'S SUCCESSORS AND ASSIGNS ARE RESPONSIBLE FOR CONSTRUCTION OF SUBDIVISION IMPROVEMENTS THAT COMPLY WITH CITY OF AUSTIN REGULATIONS. THE OWNER UNDERSTANDS THAT PLAT VACATION OR REPLATTING MAY BE REQUIRED, AT THE OWNER'S EXPENSE, IF PLANS TO CONSTRUCT THIS SUBDIVISION DO NOT COMPLY WITH THE REGULATIONS.
49. THIS SUBDIVISION PLAT WAS APPROVED AND RECORDED BEFORE THE CONSTRUCTION AND ACCEPTANCE OF STREETS AND OTHER SUBDIVISION IMPROVEMENTS. PURSUANT TO THE TERMS OF A SUBDIVISION CONSTRUCTION AGREEMENT BETWEEN THE SUBDIVIDER AND THE CITY OF AUSTIN, DATED _____, 20____, THE SUBDIVIDER IS RESPONSIBLE FOR THE CONSTRUCTION OF ALL STREETS AND FACILITIES NEEDED TO SERVE THE LOTS WITHIN THE SUBDIVISION. THIS RESPONSIBILITY MAY BE ASSIGNED IN ACCORDANCE WITH THE TERMS OF THAT AGREEMENT. FOR THE CONSTRUCTION AGREEMENT PERTAINING TO THIS SUBDIVISION, SEE THE SEPARATE INSTRUMENT RECORDED IN DOC# _____, IN THE OFFICIAL PUBLIC RECORDS OF _____ COUNTY, TEXAS.
50. THE OWNER OF THIS SUBDIVISION, AND HIS OR HER SUCCESSORS AND ASSIGNS, ASSUMES RESPONSIBILITY FOR PLANS FOR CONSTRUCTION OF SUBDIVISION IMPROVEMENTS WHICH COMPLY WITH APPLICABLE CODES AND REQUIREMENTS OF THE CITY OF AUSTIN. THE OWNER UNDERSTANDS AND ACKNOWLEDGES THAT PLAT VACATION OR REPLATTING MAY BE REQUIRED, AT THE OWNER'S SOLE EXPENSE, IF PLANS TO CONSTRUCT THIS SUBDIVISION DO NOT COMPLY WITH SUCH CODES AND REQUIREMENTS.
51. WATERWAY SETBACKS AS DEFINED BY THE LAND DEVELOPMENT CODE MAY BE LOCATED ON THIS PROPERTY. DEVELOPMENT IS LIMITED WITHIN WATERWAY SETBACKS.
52. SLOPES IN EXCESS OF 15 PERCENT EXIST ON BLOCK R, LOTS 6, 7, AND 9; BLOCK B, LOTS 73–74; BLOCK C, LOTS 16–20 AND 24; AND BLOCK B, LOT 50; AND BLOCK D, LOT 22. CONSTRUCTION ON SLOPES IS LIMITED PER THE LAND DEVELOPMENT CODE AND ENVIRONMENTAL CRITERIA MANUAL.
53. PLD HAS BEEN SATISFIED FOR 196 UNITS BY THE DEDICATION OF LOT 10 BLOCK B AND 1200 FT OF 8' ADA COMPLIANT CONCRETE TRAIL AND 4040 FT OF EARTHEN NATURE TRAIL WITH ASSOCIATED TRAIL HEAD CURB CUTS.
54. FRONTAGE FOR LOT 23, BLOCK C IS VIA MONUMENT VALLEY DRIVE.
55. LOT 1, BLOCK A AND LOT 107, BLOCK B ARE HEREBY DEDICATED TO THE CITY OF PFLUGERVILLE.

FINAL PLAT

BRAKER VALLEY PHASE 1

A SUBDIVISION OF 68.614 ACRES OF LAND
LOCATED IN THE
LUCAS MUNOS SURVEY NO. 55,
ABSTRACT NO. 513
TRAVIS COUNTY, TEXAS



BGE, Inc.
101 West Louis Henna Blvd., Suite 400
Austin, Texas 78728
Tel: 512-879-0400 • www.bgeinc.com
TBPELS Registration No. F-1046
TBPELS Licensed Surveying Firm No. 10106502

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CASE C8-2020-0112.1A

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



CASE NUMBER: C8-2020-0112.1A
 UPDATE: U1
 CASE MANAGER: Joey de la Garza PHONE #: 512-974-2664

PROJECT NAME: Braker Valley Subdivision Final Plat
 LOCATION: 4806 BLUE GOOSE RD

SUBMITTAL DATE: August 1, 2022
 FINAL REPORT DATE: August 11, 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 **September 7, 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).

UPDATE SUBMITTAL INSTRUCTIONS (LDC 25-1-83):

1. Applicants must make an appointment with Intake Staff (974-1770) in order to submit an update.
2. Your update must include the following items:
 - a. The revised plat/plan in pdf format
 - b. A letter that addresses each comment in the master comment report
3. Updates must be submitted on an approved submittal date. Refer to the submittal calendar for a list of approved submittal dates.

REVIEWERS:

Planner 1: Chima Onyia
 Electric Review : Betty Nguyen
 911 Addressing Review : Janny Phung
 Subdivision Review : Joey de la Garza

Electric Review - Betty Nguyen - betty.nguyen@austinenergy.com

EL1 UP1. Comments were not fully addressed. Note 38 on page 6 shows 10 foot electric distribution, electric telecommunications, and electric fiber easement (ETE) while plat face shows 10' PUE. Original comment required 10 foot electric distribution, electric telecommunications, and electric fiber easement instead. Please verify and amend accordingly.

EL2 - EL 3. UP 1. Comments cleared.

911 Addressing Review - Janny Phung - janny.phung@austintexas.gov

AD1: This plat review is Rejected;

AD2: In the vicinity map, add a label for **E BRAKER LN**

AD3: WILLIAMS LN - Duplicate with an active street name

NOTE: The standards applied to all new street names in Travis County can be found at this link:
http://www.austintexas.gov/sites/default/files/files/Information_Technology/911Addressing/Street_Name_Standards.pdf
 (This document takes less than 10 minutes to read.)

NOTE: A link to [Reserve A Street Name](#), which includes links to both the Standards and to an online searchable list of names already in use can be found by visiting the Addressing Website <http://www.austintexas.gov/department/911-addressing> and navigating to Reserve a Street Name. To search the Street Name Database efficiently, avoid using Internet Explorer.

NOTE: Before adding new street names to plat, you may verify that the names are not duplicates. Street names that are already in use or Reserved for use can be found at:
<https://www.austintexas.gov/page/street-name-database>

§25-4-155

End of Comments

ATD Engineering Review – Daniil Kontsevov – 512-978-1561

ATD 1. Sidewalks are required on the subdivision side of Cameron Road and Blue Goose Road. Identify the location of the sidewalks by a dotted line on the preliminary final plat. TCM, 4.2.1. LDC 30-3-191.

U1: Comment cleared.

Environmental Review - Babatunde Daramola - 512-974-6316

Update 1 8/9/2022

PLAT NOTES [LDC 25-1, Article 4]

EV 1 Add the following note: *"Waterway setbacks as defined by the Land Development Code may be located on this property. Development is limited within waterway setbacks."* [LDC 25-8, Article 7]
Update 1 Comment cleared.

EV 2 Remove critical water quality zone buffers from the plat.
Update 1 Comment cleared.

EV 3 This subdivision plan proposes single-family residential lot(s) on a slope with a gradient in excess of 15%. Provide a note stating: *"Slopes in excess of 15 percent exist on [insert Block __, Lot*

___]. Construction on slopes is limited per the Land Development Code and Environmental Criteria Manual.”

[LDC 25-8, Subchapter A, Article 7; ECM 1.8.0, 1.11.0]

Update 1 **Comment cleared.**

ESC FISCAL SURETY [LDC 25-1, Article 5; ECM Appendix S-1]

EV 4 Provide a conceptual erosion & sedimentation control plan along with the fiscal estimate for erosion/sedimentation controls and revegetation based on ECM Appendix S-1. A conceptual ESC plan is necessary to assess the accuracy of the ESC fiscal estimate. ESC fiscal surety must be posted with the City of Austin prior to Plat approval. Additional fiscal posting might be required at the time of subdivision construction plan ESC review.

- Sites with a limit of construction greater than one acre must include a \$3000 per acre LOC clean-up fee in the fiscal estimate. [LDC 25-8, Subchapter A, Article 5; ECM Appendix S-1]
- The revegetation line item quantity must equal the entire LOC area less any existing impervious cover proposed to remain and less proposed public streets and sidewalks. This is necessary in the event that construction ceases after vegetation has been removed from within the LOC. [LDC 25-8, Subchapter A, Article 5; ECM Appendix S-1]

Update 1 **Comment cleared.** The ESC fiscal estimate is approved. Please contact the Fiscal Office at fiscalsurety@austintexas.gov for ESC fiscal posting instructions. Fiscal Surety must be posted within 90 calendar days after the approval of plat review. [LDC 25-4-84(D)]

Flood Plain Review - Kena Pierce - 512-978-1832

Reviewer's Notes: This application is affected by a creek on or adjacent to the site has more than 64 acres of contributory drainage area. Per LDC 25-7-33, LDC 30-4-33, and DCM 1.2.6, applicant must determine location of floodplains on property or prove that creek has less than 64 acres of contributory drainage area. A floodplain study was previously reviewed under Project Assessment C8-2020-0112PA and approved under Preliminary Plan C8-2022-0112. Floodplain has been consolidated into one tract designated as a drainage/water quality/ Please see the following comments.

Notice to applicant: Applicant must remedy all compliance issues without creating additional compliance issues with the LDC and/or Criteria manuals. A response that fails to correct an issue, or which creates other issues does not comply with the LDC and is insufficient to address the comments. The comments provided describe an issue that must be remedied in order for the application to be approved. Any specific examples are provided as a courtesy and are not intended as an exhaustive list, especially as the site may be updated to have additional compliance issues. Contact this reviewer if you have any questions email kena.pierce@austintexas.gov.

FP 1. The site, as shown on the plan provided, is not in compliance with the following sections of the Land Development Code. Please correct your application to be in compliance with Code.
30-4-61 – Criteria for Approval of Development Applications
30-4-152 – Dedication of Easements and Rights-of-Way

Detailed information:

- a. Approved floodplain modeling has not been provided for this application.

Update 1: Comment cleared. Submitted. Thank you.

FP 2. The modeling provided does not meet requirements set in the Drainage Criteria Manual Section 2 “Determination of Storm Run Off.” Modeling must be in compliance with criteria prior to approval.

Detailed information:

- a. Approved floodplain modeling has not been provided for this application.

Update 1: Comment cleared. Submitted. Thank you.

FP 3. The modeling provided does not meet requirements set in the Drainage Criteria Manual Section 6 "Open Channels." Modeling must be in compliance with criteria prior to approval.

Detailed information:

- a. Approved floodplain modeling has not been provided for this application.

Update 1: Comment cleared. Submitted. Thank you.

FP FYI: Drainage easement notes and FEMA note included on front cover.

Subdivision Review - Joey de la Garza - 512-974-2664

SR 1 – SR 10, **U1: Comments cleared.**

SR 11, **U1: Comment pending.**

SR 12 – SR 19, **U1: Comments cleared.**

SR 20, **U1:** Remove plat note 38; 10' PUE is depicted on face of plat. 25-1-83

SR 21, **U1:** Remove plat note 41. 25-1-83

SR 22, **U1:** Remove plat note 42. 25-1-83

SR 23, **U1:** Remove plat note 45. 25-1-83

SR 24, **U1:** Remove plat note 50. 25-1-83

***FYI, all fees must be paid prior to approval of plat.**

End of Master Comment Report