

**SUBDIVISION REVIEW SHEET****CASE NO.:** C8-2020-0112**COMMISSION DATE:** February 1, 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 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 February 6, 2020, and attached as Exhibit C.

**CASE MANAGER:** Joey de la Garza**PHONE:** 512-974-2664**E-mail:** [joey.delagarza@austintexas.gov](mailto:joey.delagarza@austintexas.gov)**ATTACHMENTS**

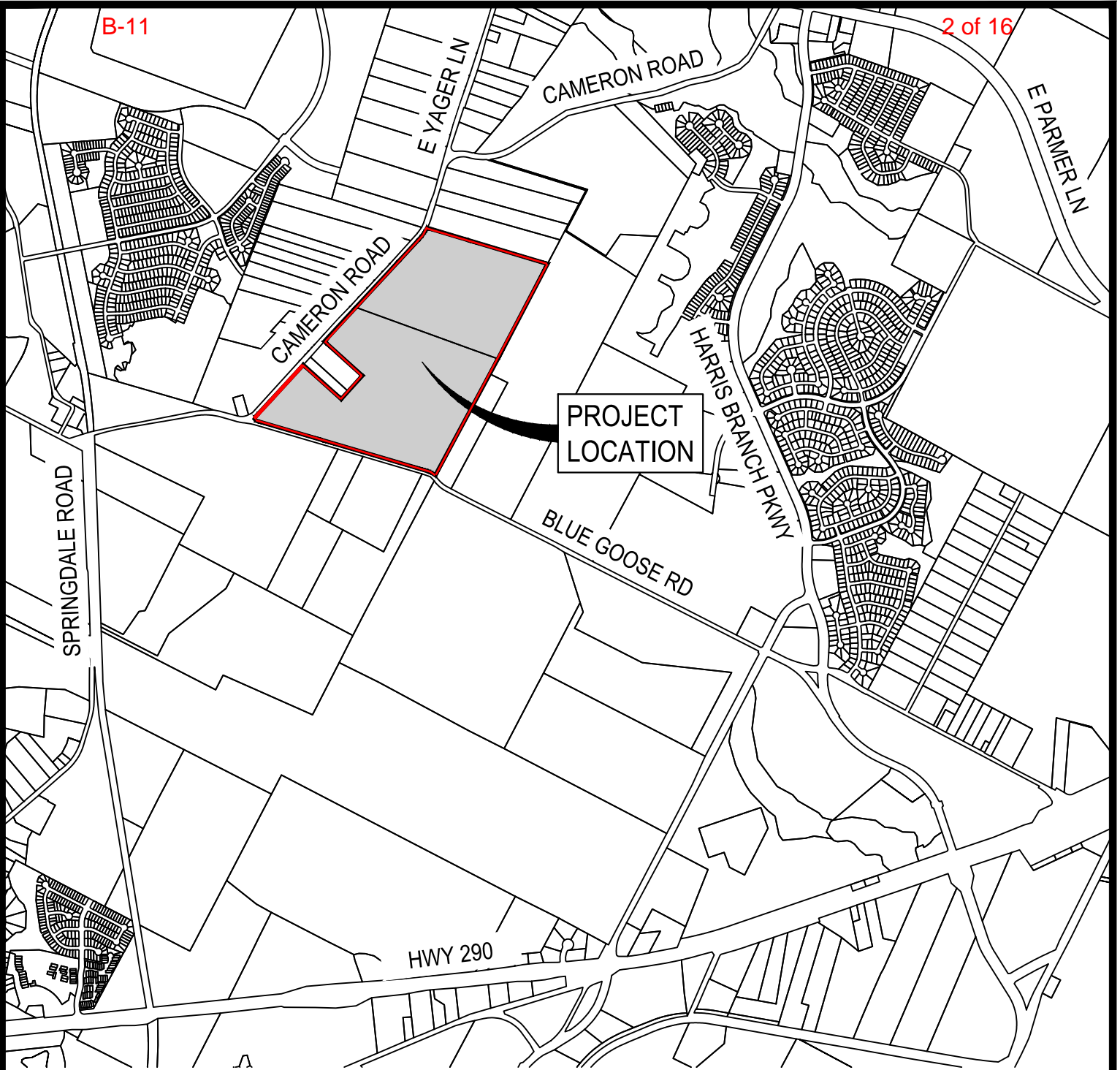
Exhibit A: Vicinity map

Exhibit B: Proposed plat

Exhibit C: Comment report dated February 28, 2022

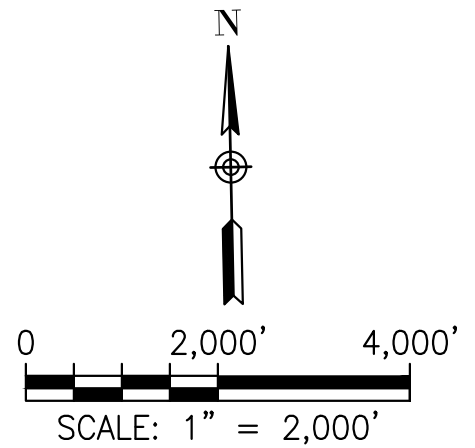
B-11

2 of 16



## LOCATION MAP BRAKER VALLEY

**Brown & Gay Engineers, Inc.**  
1701 Directors Blvd, Suite 1000  
Austin, TX 78744  
Tel: 512-879-0400 • [www.bgeinc.com](http://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.

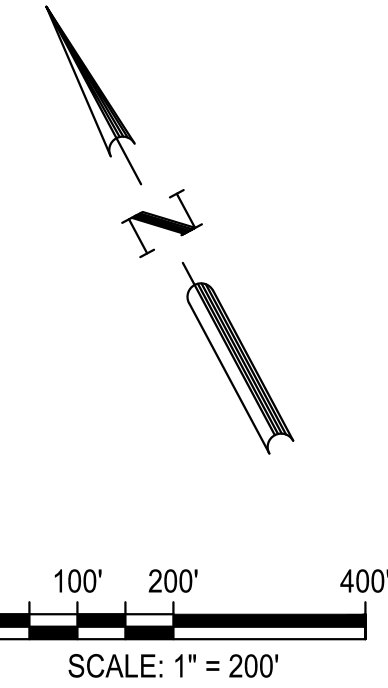
**WATER SERVICE INFORMATION**  
CITY OF AUSTIN WATER PRESSURE ZONE: NORTH  
CITY OF AUSTIN WATER & WASTEWATER GRID MAP: P29, P30  
FIRE FLOW DEMAND W/O SPRINKLER - 1500 GPM

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

**CONTOUR DATA SOURCE:**  
2012 CAPCOG

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

- 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 - 30.21 AC
	WETLAND CEF - 6.52

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

TOTAL NO. OF LOTS: 626

NO. OF BLOCKS: 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, P.E. LICENSE NO. 124994



DATE	DESCRIPTION
APR	

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



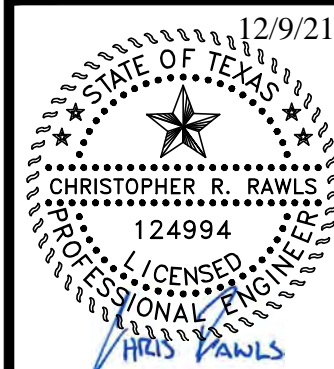
BGE, INC.  
1701 Directors Blvd, Suite 1000  
AUSTIN, TX 78744  
TYPE Registration No. F-1046  
TEL. 512-679-0460 www.bgeinc.com

**OWNERS:**  
RR BRAKER VALLEY LP  
100 CONGRESS AVENUE, SUITE 1450  
AUSTIN, TX, 78701  
PHONE: 949-680-5494

**ENGINEER:**  
BGE, INC.  
1701 DIRECTORS BLVD, SUITE 1000  
AUSTIN, TX 78744  
PHONE: 512-879-0400

**SURVEYOR:**  
BGE, INC.  
101 W. LOUIS HENNA BLVD, SUITE 400  
AUSTIN, TX 78728  
PHONE: 512-879-0400

BRAKER VALLEY  
AUSTIN, TEXAS  
OVERALL PLAN



SHEET  
1 OF 5

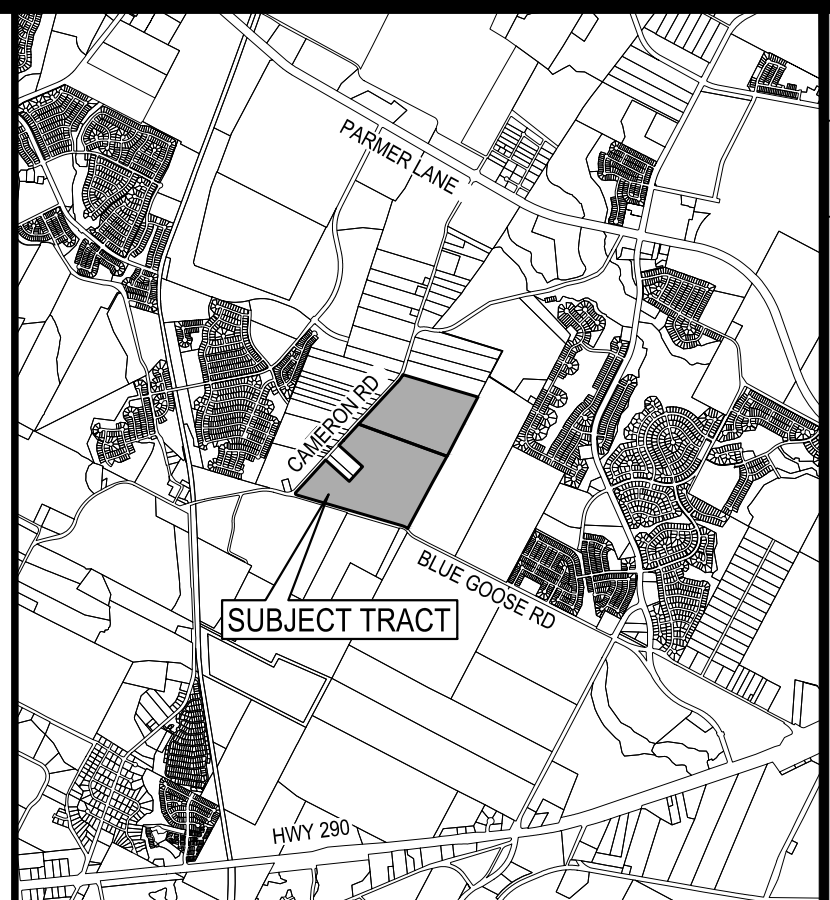
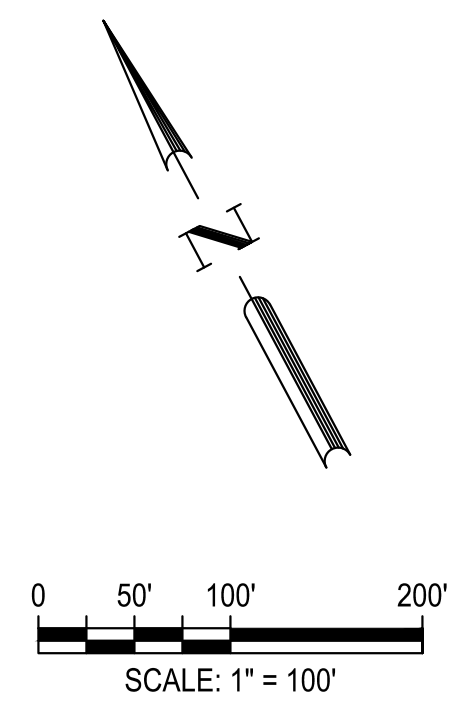
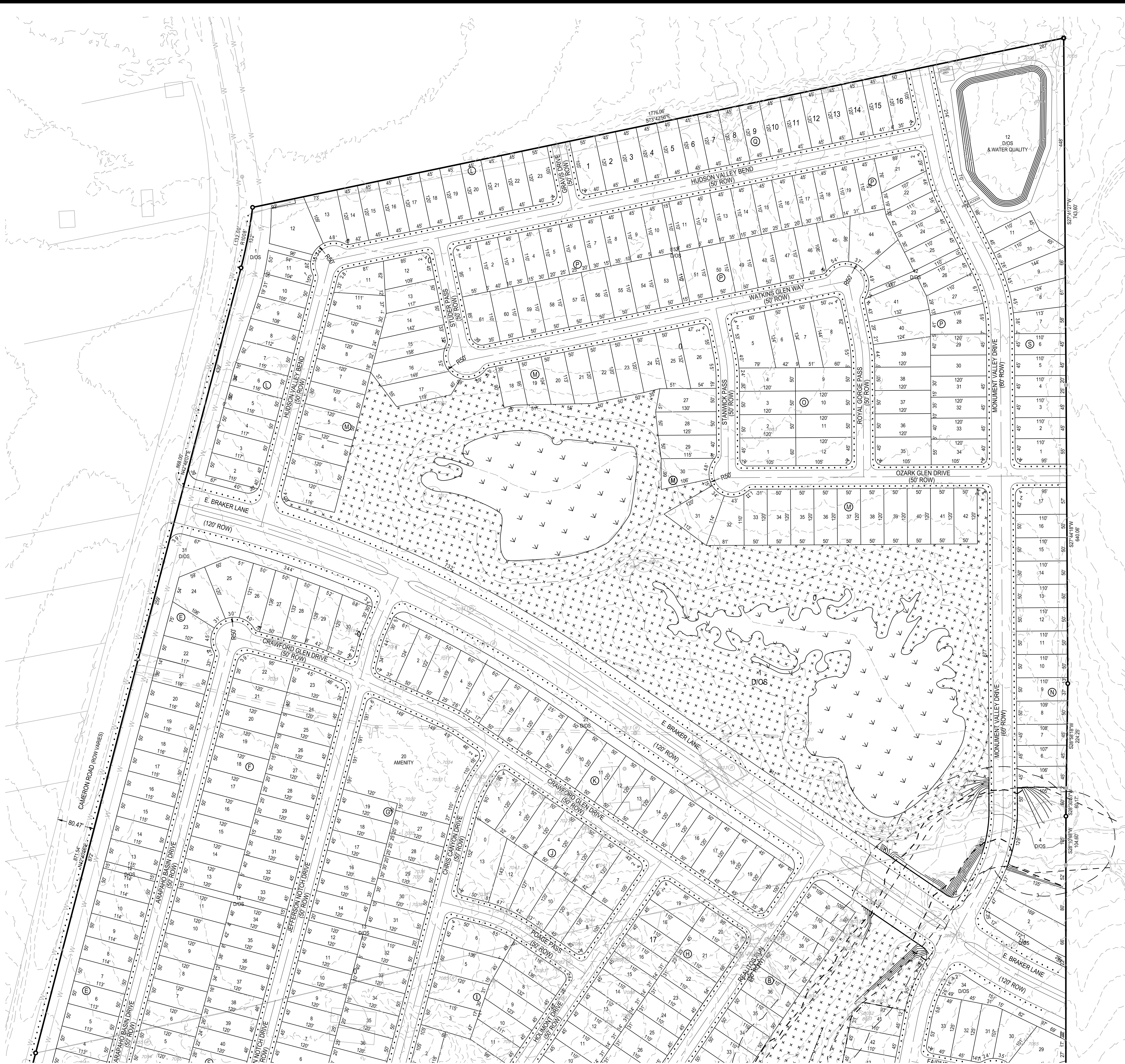
C8-2020-0112PA

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

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

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





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

- LEGEND
- PROPERTY BOUNDARY
  - MAJOR ELEV. CONTOUR
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  - PROPOSED SIDEWALK
  - EXISTING 100-YR FLOODPLAIN
  - CITY OF AUSTIN FULLY DEVELOPED FLOODPLAIN
  - EXISTING CRITICAL WATER QUALITY ZONE
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  - OVERHEAD TELEPHONE
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DESIGNATION	DATE	REV
DESIGNED BY:	AWs	
REVIEWED BY:	CRR	
DRAWN BY:	SAM	

**BGE, INC.**  
1701 Directors Blvd, Suite 1000  
AUSTIN, TX 78744  
TYPE Registration No. F-1646  
TEL 512.675.9460 www.bgeinc.com

**BRAKER VALLEY  
AUSTIN, TEXAS**

**PRELIMINARY PLAN 1 OF 2**

STATE OF TEXAS  
12/9/21  
CHRISTOPHER R. RAWLS  
124994  
SEAL  
JAMES PAULS

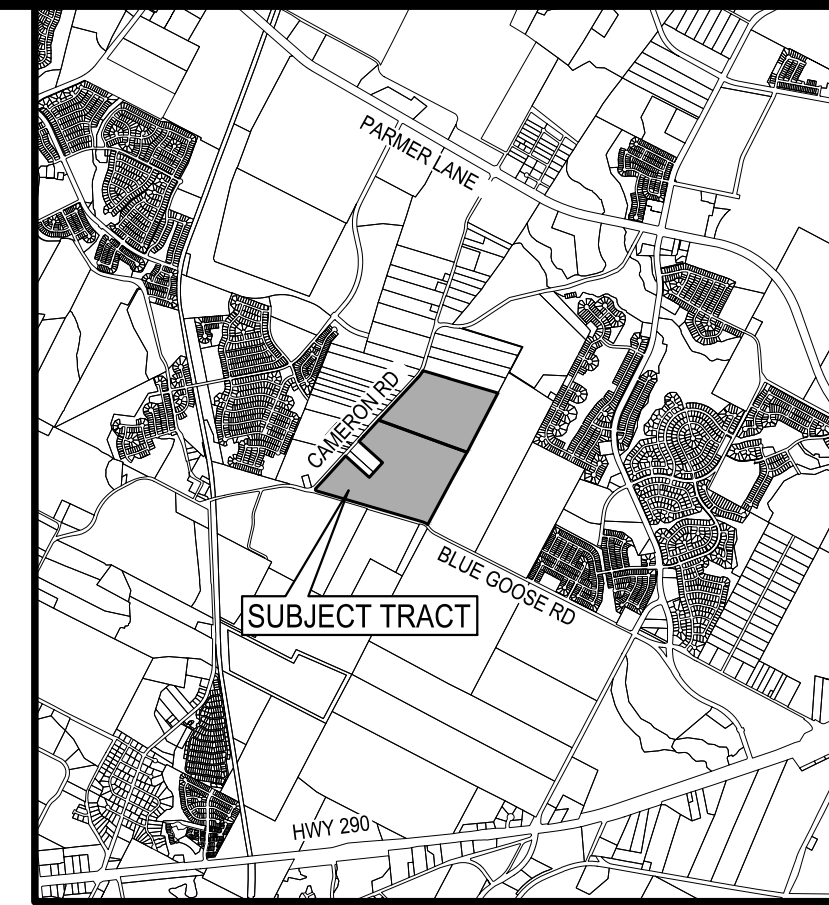
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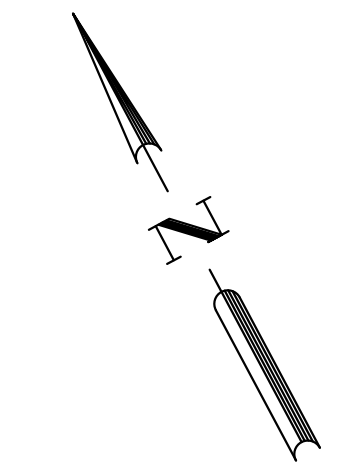


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VICINITY MAP  
N.T.S.  
C.O.A. GRID NO. P29, P30  
MAPSCO PAGE 527H, 527L, 527M



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

## LEGEND

- XXX — PROPERTY BOUNDARY
- XXX — MAJOR ELEV. CONTOUR
- XXX — PROPOSED SIDEWALK
- — — EXISTING 100-YR FLOODPLAIN
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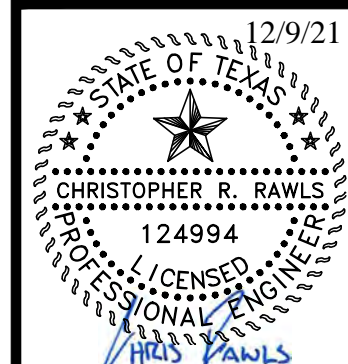
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BRAKER VALLEY  
AUSTIN, TEXAS

PRELIMINARY PLAN 2 OF 2



SHEET  
3 OF 5

C8-2020-0112PA

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



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1701 Drexel Blvd Suite 1000  
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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:
  - 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.
  - 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.
- ALL SIGNS SHALL COMPLY WITH THE AUSTIN SIGN ORDINANCE OF THE CITY OF AUSTIN LAND DEVELOPMENT CODE.
- 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.
- WATER AND WASTEWATER SHALL BE PROVIDED BY THE CITY OF AUSTIN.
- 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 XX, BLOCK YY 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 L; 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, ARAPHAHO 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: APAPHAHO 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, SUNGWOO 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.

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

PRELIMINARY SUBDIVISION APPROVAL SHEET   x   OF   x  .

FILE NUMBER \_\_\_\_\_ APPLICATION DATE \_\_\_\_\_

APPROVED BY (ZAP) (PC) ON \_\_\_\_\_

EXPIRATION DATE (LDC 25--4--62) \_\_\_\_\_

CASE MANAGER:

\_\_\_\_\_

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

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

C8-2020-0112PA

6 of 16

DATE

APR

DESCRIPTION

DESIGNED BY: AWS

REVIEWED BY: CRR

DRAWN BY: SAM

BGE, INC.

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

BRAKER VALLEY  
AUSTIN, TEXAS

NOTES

12/9/21

STATE OF TEXAS

SEAL

CHRISTOPHER R. RAWLS  
124994  
LICENSED PROFESSIONAL ENGINEER

SHEET  
4 OF 5



g:\TXC\Projects\DR\Horton\6957-00\_braker\_valley\03\_CADD\01\_preliminary\6957-C-SP-PLM.dwg Layout: 5 TREE LIST Plotted: 12/9/2021 4:25:12 PM

BRAKER VALLEY PRELIMINARY PLAN - TREE LIST							
#	DESCRIPTION	ROW	HERITAGE	APPENDIX F	MITIGATION %	CALIPER INCHES	REMOVED?
7000	MESQUITE M 19 (10-9-8")	R		Y	100	19	Y
7001	CEDAR M 32 (9-9-8-7-7-6-4-4")	R		Y	100	32	Y
7002	MESQUITE M 24 (19-10")			Y	100	24	N
7003	MESQUITE M 25 (10-8-8-7-7")			Y	100	25	Y
7004	HACKBERRY M 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 (8-7-6-6-6-4-3")			Y	100	27	Y
7023	HACKBERRY M 26 (7-7-6-6-5-5-4")			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 (8-5-5-5-4-4-4")			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 (10-9-9-8-8")			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 (10-9-7-6-6-5-5-5-5")			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 (12-6-6-6-5-5")			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 (9-8-7-7-6-6-5-5-4-4-4-4")	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 (12-10-9-9-7-6-5-5-5-4-4")			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 (11-8-8-8-7-7-5-5-5-5-5")			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	CEDAR M 25 (9-8-6-6-6-5")			Y	100	25
7101	CEDAR M 28 (10-8-6-6-6-5-5")			Y	100	28
7102	CEDAR M 27 (11-6-6-5-4-4-4-4")			Y	100	27
7103	CEDAR M 33 (12-10-7-6-6-4-4-4")	R		Y	100	33
7104	CEDAR M 30 (8-7-7-6-6-5-5-4-4")			Y	100	30
7105	CEDAR M 33 (13-7-7-6-5-5-5-5")			Y	100	33
7106	CEDAR M 29 (11-10-9-9-7")	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 (12-8-8-7-7-5-5-4-4-4")			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 (10-10-9-7-6-6-5-5-5-5-5")			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 (12-10-8-5-5-5-5")	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 (10-7-7-7-6-6-6")			Y	100	23

7142	CEDAR M 19	(9-6-5-4-4")		Y	100	19	N
7143	CEDAR M 34	(8-8-7-7-6-5-5-5-4-4")		Y	100	34	Y
7144	CEDAR M 27	(11-8-5-5-5-4-4-4")		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	(8-7-5-5-3-2-2-2")	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	(7-7-6-6-6-5-5-5")		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	(9-8-6-6-5-4-4-4-4")		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	(8-7-6-6-5-5")		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")		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")		Y	100	29	Y



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

CASE NUMBER: C8-2020-0112  
UPDATE: U0  
CASE MANAGER: Joey de la Garza      PHONE #: 512-974-2664  
  
PROJECT NAME: Braker Valley Subdivision Preliminary Plan  
LOCATION: 4806 BLUE GOOSE RD

SUBMITTAL DATE: January 3, 2022  
FINAL REPORT DATE: January 28, 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).

**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. This report
  - b. The revised plat/plan in pdf format
  - c. A letter that addresses each comment in the master comment report
3. Updates must be submitted on an approved submittal date, between the hours of 8:30 am and 4:00 pm. Refer to the submittal calendar for a list of approved submittal dates.

**REVIEWERS:**

Planner 1: Chima Onyia  
Electric: Andrea Katz  
Site Plan Plumbing: Cory Harmon  
ATD Engineering: Bryan Golden  
Drainage Engineering: Kyle Virr  
Environmental: Babatunde Daramola

Flood Plain: Katina Bohrer  
PARD / Planning & Design: Justin Stewart  
Subdivision: Joey de la Garza  
Water Quality: Kyle Virr  
Wetlands Biologist: John Clement



**AW Utility Development Services - Bradley Barron - 512-972-0078**
**AW1. Per Utility Criteria Manual Section 2, §15-9, §25-4, §25-5, §25-9, and the Uniform Plumbing Code:**

The landowner intends to serve the site with City of Austin water and wastewater utilities. The landowner, at own expense, will be responsible for providing any water and wastewater utility improvements, offsite main extensions, utility relocations and or abandonments required. Each lot must have a separate water and wastewater utility connection and no existing or proposed plumbing may cross lot lines. 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.

FYI. The landowner must pay the tap and impact fee once the landowner makes an application for a City of Austin water and wastewater utility tap permit.

**911 Addressing Review - Jorge Perdomo - 512-974-1620**

AD1: This plat review is cleared; however, any changes to street names, street name labels, or street layouts will require a new review.

NOTE: RESERVED- POAGE PASS , SUNGWOO PATH

§25-4-155

End of Comments

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

Update:0

PR 1: Parkland dedication is required per City Code §25-1-601, as amended, prior to approval of the first final plat in this subdivision. Please reference parkland early determination letter issued on 5/7/21 stating PARD will require land. Please set up a meeting with this reviewer to discuss park lay-out, creditable acres, timing of dedication, etc.

**Wetlands Biologist Review - John Clement - 512-974-1475**

**WB1. U0.** Within a CEF buffer the natural vegetative cover must be retained to the maximum extent practicable; construction is prohibited; and wastewater disposal or irrigation is prohibited. [LDC 25-8-281]

Additional information:

- a) The addition of a note to the preliminary plan stating the above requirements will demonstrate compliance and clear this comment.

**WB2. U0. FYI only.** Construction plans must demonstrate compliance with floodplain modification requirements. [LDC 25-8-261; 25-8-364; ECM 1.7]

Additional information:

- a) Floodplain modification outside of the proposed CWQZ requires a Zone 1 Functional Assessment of floodplain health as described in ECM Appendix X, and restoration or mitigation compliant with ECM 1.7.5. and 1.7.6 if the area is determined to be in "fair" or "poor" condition. Modification of a floodplain outside of the CWQZ that is in "good" or "excellent" condition and is not otherwise compliant with 25-8-364(B) requires a Land Use Commission variance. This requirement will be



applied to the subdivision construction plan and any other relevant site plans based on this preliminary plan.

- b) Floodplain modification that is not compliant with LDC 25-8-261 and 25-8-262 will require a Land Use Commission variance. This requirement will be applied to the subdivision construction plan and any other relevant site plans based on this preliminary plan.

**ATD Engineering Review - Bryan Golden - 512-974-2426**

- ATD 1. TR1. Please show a survey tie across all existing streets bordering or traversing this subdivision and show the entire right-of-way (i.e. show the opposite right-of-way line) to verify right-of-way width. LDC 25-4-131. This applies specifically to Blue Goose Road and Cameron Road. FYI: The adopted ASMP requires 78 ft. of ROW for Blue Goose Road and Cameron Road. **Indicate area to be dedicated. The new property line bearing should reflect area of ROW to be dedicated at the time of final plat.**
- ATD 2. Show the location of **6 foot** sidewalks according to City Standards along E. Braker Lane . LDC 25-6-352; TCM, 4.2.1. Please revise the street table accordingly.
- ATD 3. Show the location of sidewalks and pedestrian paths by a dotted line within all pedestrian access ways.

**Drainage Engineering Review - Kyle Virr - 512-974-2538**

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.

- DE1: DCM 1.2.2(D) states, "Stormwater runoff peak flow rates shall not be increased at any point of discharge from a site for the two (2), ten (10), twenty-five (25) and one hundred (100) year storm frequency events". Please provide the information necessary to verify compliance.
- DE2: Please provide an electronic copy of the model used for hydrologic engineering and planning for the site.
- DE3: Please clarify the following items on the drainage area map:
- Contours
  - Flow paths and Tc path
  - Area designation (outline, name, size, amount of impervious cover)
  - Off-site areas draining onto the site
  - Existing and/or proposed infrastructure (storm sewers, outfalls, ponds, etc.)
  - Point(s) of analysis
  - Conveyance downstream
- DE4: Show individual drainage areas and sub-areas based on improvements and final grading. Distinguish by heavy dashed lines on drainage layout sheet. Separate on site and off site areas in order to satisfy DCM 1.2.2(D) [Application packet]
- DE5: Please show all drainage easements on the storm drainage plan. [LDC 25-7-152]



- DE6: The owner of real property proposed to be developed shall dedicate to the public an easement or right-of way for a drainage facility, open or enclosed, and stormwater flow to the limits of the 100-year floodplain. [LDC 25-7-152]
- DE7: Show drainage area maps and calculate fully developed condition flows for the offsite contributing areas passing through site. Drainage easements are required for conveyance of offsite flows through the site. [LDC 25-7-151 & 25-7-152].
- DE8: Ponds must comply with applicable portions of the Maintenance and Construction requirements of DCM 1.2.4 (E) (1-18). If an applicant desires a waiver from these requirements, please provide a separate submittal with a sealed waiver request letter to the Drainage Engineering reviewer with clear justification for the departure from the DCM. The City charges a drainage waiver fee.
- DE9: DCM 1.2.3 (C) states, "If a development is located within 550 feet of an existing storm drain system, the developer shall provide all the necessary infrastructure designed in accordance with the criteria in this manual to connect appropriately to the storm drain system." Please provide information to verify compliance.
- DE10: Proposed improvements encroach on the Erosion Hazard Zone Buffer established by the Watershed Protection Department. Provide an analysis in accordance with City of Austin Drainage Criteria Manual Appendix E, Criteria for Establishing an Erosion Hazard Zone. [LDC 25-7-32, DCM Appendix E]

<b>Environmental Review - Babatunde Daramola - 512-974-6316</b>
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Update 0      1/25/2022

**COVERSHEET NOTES [LDC 25-8, Article 1]**

- EV 1 *Add the following note to the plan set coversheet: "A Land Use Commission variance was granted on Month, Day, Year 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:*
- (i) 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.
  - (ii) 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.

<b>Flood Plain Review - Katina Bohrer - 512-974-3558</b>
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Reviewer notes: Site is located in the upper watershed of Walnut Creek with a small amount in Harris Branch. Site does not have FEMA floodplain, but does have a creek with critical water quality buffer on it thus indicating more than 64 acres of contributory drainage which requires a floodplain study. Site address: 4806 Blue Goose Rd. HMS modeling accounts for Atlas 14. Associated Project Assessment was not approved by FP review due to significant issues with the modeling. Models provided for review includes all iterations of modeling reviewed with PA though it appears that the models submitted may indeed be different since there were updates in weir length between the old proposed and the new proposed in HMS, and there are differences in flow files and geometry files (the model submittal is organized poorly – U2 only has HMS models, U1 has HMS and RAS models). RAS modeling for post project conditions inexplicably ends halfway through the site and does not cover the entire project area. As such modeling cannot be reviewed for post project conditions until a complete model has been submitted. Weirdly, the PA model which was non-compliant is actually more complete than the model which has been provided for this review. In Date: 4/29/2021.



**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 [Katina.Bohrer@austintexas.gov](mailto:Katina.Bohrer@austintexas.gov)**

- FP1. 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.
- 25-7-8 – Computation of Storm Runoff
  - 25-7-33 – Floodplain Maps, Delineation, and Depiction
  - 25-7-61 – Criteria for Approval of Development Applications
  - 25-7-62 – Certificate of Professional Engineer Required for Certain Alterations and Improvements
  - 25-7-152 – Dedication of Easements and Rights-of-Way
- FP2. The site, as shown on the plan provided, does not meet requirements set in the Drainage Criteria Manual Section 1 “Drainage Policy.” . Please correct your application to be in compliance with Criteria  
Detailed Information
- Current modeling shows rises in off-site cross sections in direct violation of DCM and LDC requirements.
  - City of Austin Regulatory floodplain delineations should be based on the best available data including site specific topographic data per DCM 1.2.6. The applicant’s engineer should delineate water surface elevations generated by the regulatory model onto site gathered topo data.
- FP3. 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:
- Since HMS has the ability to calculate flow from a specified drainage area, e.g. Drainage Area Ex 30; why do an interpolation based on total drainage area instead of simply using just the flow out of the specified area? (i.e. why do 53.8% of flow from Junction 1 instead of simply using EX-30?)
  - At some point, the Junctions DO line up with the stream to be modeled, but these junction flows are never used (only percentages of the flows), this is incorrect (the entirety of the flow between Junction 1 and POA 1 goes through your site, ipso facto the entirety of those flows should be in the modeling, and not portions of these flows). Correct as necessary.
  - Tip: I would expect the full amount of Junction 1, POA 1, and POA 0 to be in the model. I would expect a percentage of Junction 1 (or ideally, a percentage of E30 to be used upstream of Junction 1, and if you needed it, a percentage of POA 1 to be used between Junction 1 and POA 1); I would expect similar percentage uses in the post-project model.
  - Tip: DCM 2.2.1 specifies that ponds should not be included in floodplain hydrology models. Because of this, we usually expect a Pre Project model where everything off site is fully developed while On Site is pre project and a Post Project model where everything off site is fully developed, while everything on site is proposed (including ponds) in order to prove that the flow leaving the site is staying the same or decreasing, and then the flows used in modeling are either offsite fully developed and on-site as proposed SANS ponds, OR everything fully developed (assuming that fully developed is more impervious cover than proposed). These resultant “worst case scenario” flows are then used for floodplain modeling both pre and post project hydraulics so that it can be determined whether the grading has an impact on the floodplain. (additionally, this is a comment which should have been made by your original floodplain reviewer for the PA, but it was not, so I’m not requiring it for this one).
- FP4. 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. The cross section location maps do not correlate to either of the RAS models (the maps go up to XS 6040 and use the same cross sections while the RAS models do not). Correct as necessary.
- b. The RAS models do not use the same cross sections, nor do they use the same flows. A comparison between pre and post cannot be made until there is a correlation between pre and post conditions. Correct as necessary.
- c. The post project conditions model cuts off at XS 1126.45 (which is in the middle of the site) which appears to correlate to XS 3236.22 in the pre project conditions, which correlates to XS 3465 in the cross section maps. All of these things should be using the same cross section numbering scheme. Correct as necessary.
- d. Extend the post project conditions downstream to the end of the project area.
- e. Additional "Detailed Information" will be provided when modeling has been updated and is able to be reviewed. Additional "Detailed information" will be provided until modeling shows compliance with DCM Section 6 and LDC 25-7.
- f. Downstream reach lengths cannot be verified until Cross Section location maps and modeling correlate. Downstream reach lengths effectively are the same for LOB, Channel, ROB which is not necessarily the case based on cross section orientation and RAS hydraulic guidance. Based on review of the cross section location map, specifically confirm reach lengths for overbanks on XS 6040, 5590, 4540, 4390, 4088, 3149, 2621, 2463, 1930, 1731, 1529, 1369, and 1191.
- g. FYI: N-values generally appear appropriate but cannot be confirmed until post project conditions model extends through the entirety of the project site.
- h. FYI: The pond weir cannot be confirmed to correlate between HMS and RAS until the pond has been inserted into the post project conditions RAS model.
- i. FYI: contraction/expansion coefficients around inline structures cannot be confirmed until all inline structures have been added to the post project model.
- j. The Exiting conditions model does not have the existing culvert in it, but the cross section location maps would indicate that the model should have the current existing roadway crossing in the model. Correct as necessary.
- k. Ensure that the correct models were submitted for review. As indicated in Reviewer Notes at the top, the U2 folder only has HMS and the U1 folder has HMS/RAS models – the project assessment did manage to get to U3 which had both HMS and RAS models.
- l. Culvert modeling of all culverts will be confirmed once a complete model has been provided.

FP5. FYI: Plat note 40 references "lot XX block YY" instead of an actual lot/block.

FP6. The site, as shown on the plan provided, is not in compliance with LDC 25-7-8.

Detailed Information:

- a. See comments above about which flows to use in RAS to provide an apples-to-apples comparison for no adverse impact and floodplain extents determination.

FP7. The site, as shown on the plan provided, is not in compliance with LDC 25-7-61.

Detailed Information:

- a. If modifications to the floodplain are proposed, the applicant must show that there are no adverse impacts to the floodplain as a result of the modification. Adverse impacts include a loss of floodplain storage volume and rises in flood elevations on adjacent properties. Applicant may have to provide supporting documentation, including modeling to show no adverse impacts as a result of the proposed development.

FP8. The site, as shown on the plan provided, is not in compliance with LDC 25-7-33.

Detailed Information:

- a. Please delineate and clearly label the Proposed Site Conditions Fully Developed 100-year floodplain (a line type is indicated [line dash dash line], but that particular line type is not on the plan set)

FP9. The site, as shown on the plan provided, is not in compliance with LDC 25-7-152.

Detailed Information:



- a. Discuss with case manager whether D/OS is standard enough to not be spelled out elsewhere in the prelim plan.
- FP10. Be aware that at Subdivision Construction stage, to prove compliance with LDC 25-12-3 Section 202, (now shows up in the LDC 25-12 as Article 3) the building official shall require submission of a certification by a Professional Engineer licensed in the State of Texas, along with the supporting technical data in accordance with the City of Austin Drainage Criteria Manual, that demonstrates that such development will not cause any increase of the level of the design flood in compliance with LDC 25-12-3 appendix G103.5. Please provide this certification and modeling demonstrating that the proposed development will not cause a rise in the floodway'
- FP11. Be aware that at Subdivision Construction stage, to prove compliance with LDC 25-7-62, the applicant shall provide certification that the proposed creek-bed alterations and any structure which is within the creek bed (e.g. dam structure, culverts, etc) is sufficiently strong enough to resist the effects of flood forces acted upon the item.

<b>Subdivision Review - Joey de la Garza - 512-974-2664</b>
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- SR 1. Amend the Case #C8-2020-0112 in the bottom right hand corner of each sheet by removing "PA". 25-1-83
- SR 2. Indicate the distance from the subdivision to the nearest intersection. 25-1-83
- SR 3. Add the following plat note to the Preliminary Plan 25-4-211: "Parkland requirements for this development will be satisfied at final plat".
- SR 4. Remove plan note 29. 25-1-83
- SR 5. Remove plan note 35. 25-1-83
- SR 6. Revise plan note 40 to include the lot & block designations. 25-1-83
- SR 7. Provide a lot summary table near the legend. Indicate the acreage of the overall subdivision, the size of each lot (in square footage), and the number and total of each land use (open space, drainage, parkland, etc.) 25-1-83
- SR 8. Because the site is zoned SF-4A, the preliminary plan must contain no fewer than 51% small lots, and no more than 49% standard size lots. 25-4-232
- SR 9. Amend the City of Austin approval block in bottom, right hand corner of each sheet by removing the (ZAP) & (PC) options and instead change to:

APPROVED BY LAND USE COMMISSION ON \_\_\_\_\_

- SR 10. Include Block designations for all Drainage/Open Space lots and make sure they're legible and easy to find. 25-1-83

<b>Water Quality Review - Kyle Virr - 512-974-2538</b>
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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: ECM 1.6.8 states, "On-site control of the two-year storm is achieved when the developed-conditions peak runoff rate leaving the site for a given drainage area is less than or equal to the existing-conditions runoff rate. The flow rates can be considered equal if the developed rate is no more than one-half (0.5) cfs greater than the existing rate or if the developed rate is no more than one-half (0.5) percent greater than the existing rate and there are no existing erosion problems downstream of the site" (LDC 25-7-61). Please provide compliance.
- WQ2: For stacked detention, the velocity of the flows entering the SCM for the developed 100 year peak flow must not exceed two feet per second.
- WQ3: Please provide Certification of Compliance 25-1-83 – Applications Related to a Closed Municipal Solid Waste Landfill. The certification form can be found at the following website: [http://austintexas.gov/sites/default/files/files/Planning/Applications\\_Forms/Landfill\\_Verification\\_Form.pdf](http://austintexas.gov/sites/default/files/files/Planning/Applications_Forms/Landfill_Verification_Form.pdf)
- WQ4: Water quality controls are required if the total of new and redeveloped impervious cover exceeds 8,000 square feet in all watersheds other than Barton Springs Zone. Provide a water quality plan using the assumed values for impervious cover for single-family subdivisions shown in Land Development Code Section 25-8-64. It also appears that certain areas designated for homes may not have IC runoff that will get to the proposed water quality ponds. Please confirm that ALL new IC will be treated by the proposed ponds.
- 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.

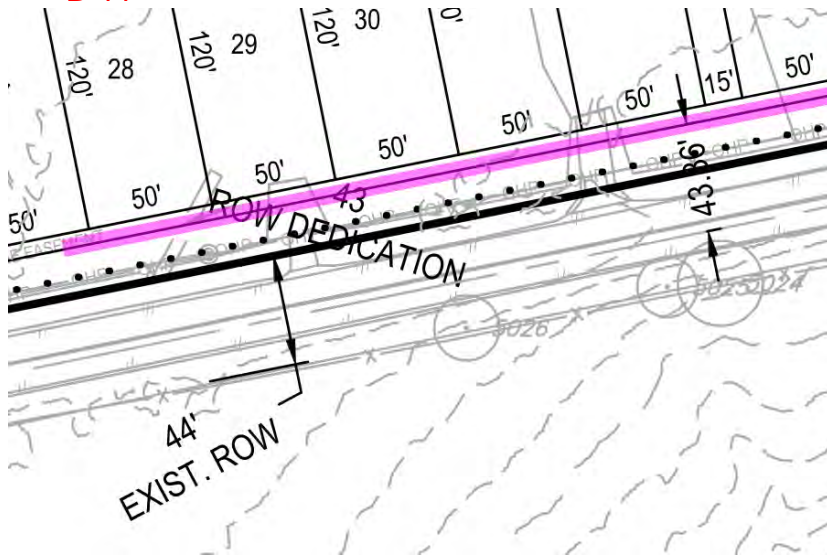
**Site Plan Plumbing - Cory Harmon - 512-974-2882**

1. Pursuant to verifying compliance with Sections 307.1, 609.6, and 721.1 of the 2021 Uniform Plumbing Code, provide a utility exhibit that illustrates the locations of all septic tank(s), water well(s), domestic water piping, building sewer piping, etc.
2. Pursuant to compliance with Sections 307.1, 609.6, and 721.1 of the 2021 Uniform Plumbing Code, add a plat note that conveys the following: **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.**

**Electric Review - Andrea Katz - Andrea.Katz@austinenergy.com**

- EL 1. Please show existing overhead transmission/distribution line along Cameron Rd.
- EL 2. Please show all existing power poles and transmission structures on plat.
- EL 3. Is the additional ROW dedication moving to the highlighted line below? Please clarify additional ROW dedication.





- EL 4. This plat will need to be reviewed for clearances/access/maintenance of existing Austin Energy transmission line – additional comments may be generated after this review is complete. In order to complete this review, additional information is needed. Please email this reviewer [Andrea.Katz@austinenergy.com](mailto:Andrea.Katz@austinenergy.com) the following information: georeferenced AutoCAD DWG or DXF drawings with survey requirements of NAD 83 Texas Central Zone 4203 of the Site Plan, Grading Plan and Landscape Plan. File should be in World Coordinate System (WCS) and only include base files, no xrefs attached to Site Plan, Grading Plan or Landscape Plan. AutoCAD files must be Version 2019 or earlier.

**End of Report**