

SUBDIVISION REVIEW SHEET

CASE NO.: C8-2020-0112

COMMISSION DATE: April 19, 2022

SUBDIVISION NAME: Braker Valley Subdivision Preliminary Plan

ADDRESS: 4806 Blue Goose Rd

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

AGENT: BGE, Inc. (Chris Rawls)

ZONING: I-SF-4A

NEIGHBORHOOD PLAN: N/A

AREA: 164.96 acres

LOTS: 597

COUNTY: Travis

DISTRICT: 1

WATERSHED: Walnut Creek

JURISDICTION: Full Purpose

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

DEPARTMENT COMMENTS:

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

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

STAFF RECOMMENDATION:

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

CASE MANAGER: Joey de la Garza

PHONE: 512-974-2664

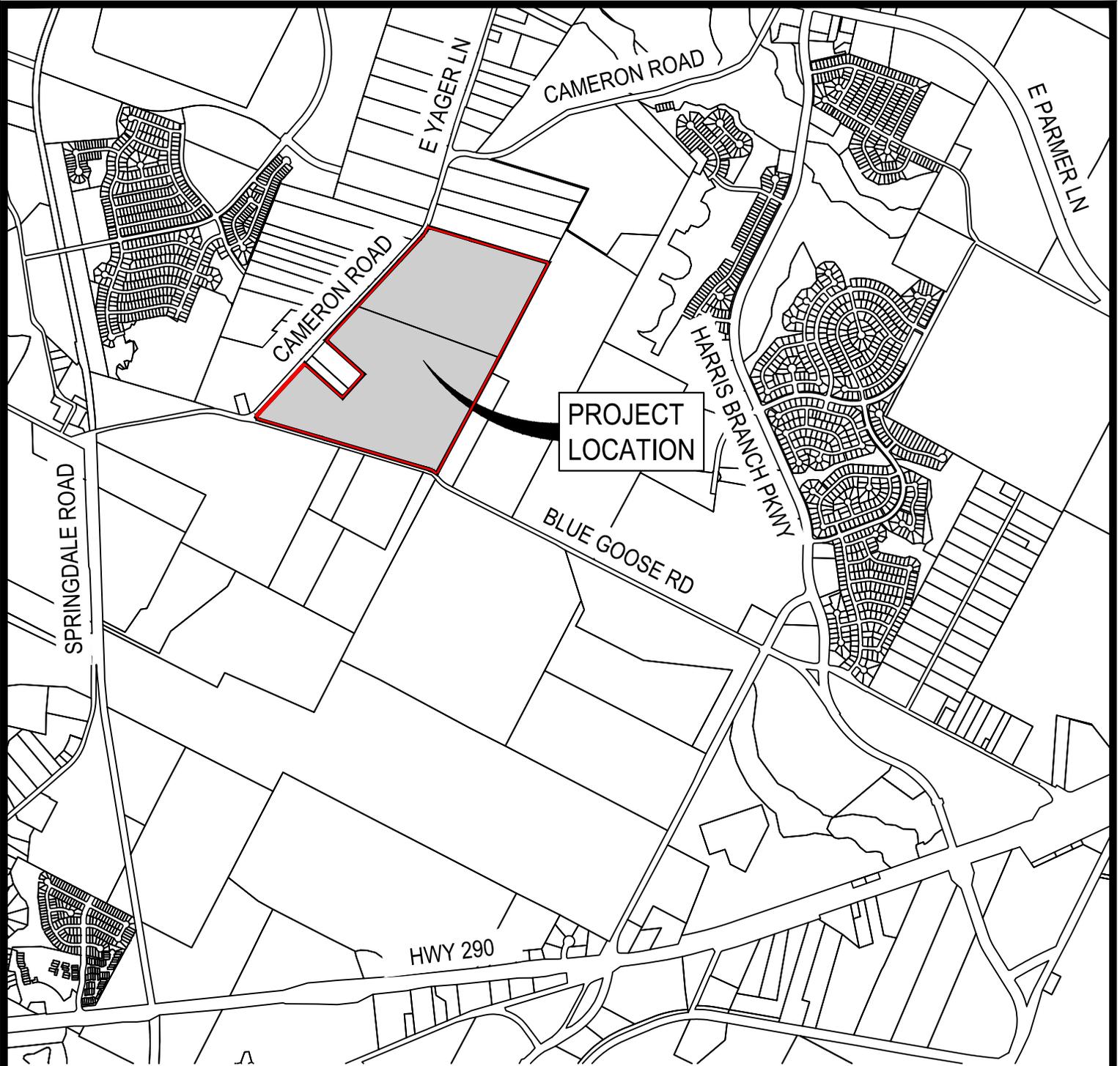
E-mail: joey.delagarza@austintexas.gov

ATTACHMENTS

Exhibit A: Vicinity map

Exhibit B: Proposed plat

Exhibit C: Comment report dated April 13, 2022



LOCATION MAP
BRAKER VALLEY

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



SCALE: 1" = 2,000'

BRAKER VALLEY SUBDIVISION

PRELIMINARY PLAN

AUSTIN, TEXAS

SUMMARY NOTES

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

LAND USE SUMMARY
GROSS ACREAGE: 164.962 ACRES

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

FLOODPLAIN INFORMATION
NO PORTION OF THIS TRACT IS WITHIN THE DESIGNATED FLOOD HAZARD AREA AS SHOWN ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP (FIRM) #48453C0460K TRAVIS COUNTY, TEXAS DATED JANUARY 6, 2016, COMMUNITY #480624.

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

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

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

PARKLAND:
PARKLAND REQUIREMENTS SHALL BE SATISFIED BY THE DEDICATION OF LOT 10, BLOCK B AND LOT 1, LOCK M AND DEVELOPED AT THE TIME OF ADJACENT FINAL PLATS.

CONTOUR DATA SOURCE:
2012 CAPCOG

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

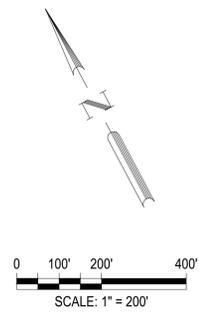
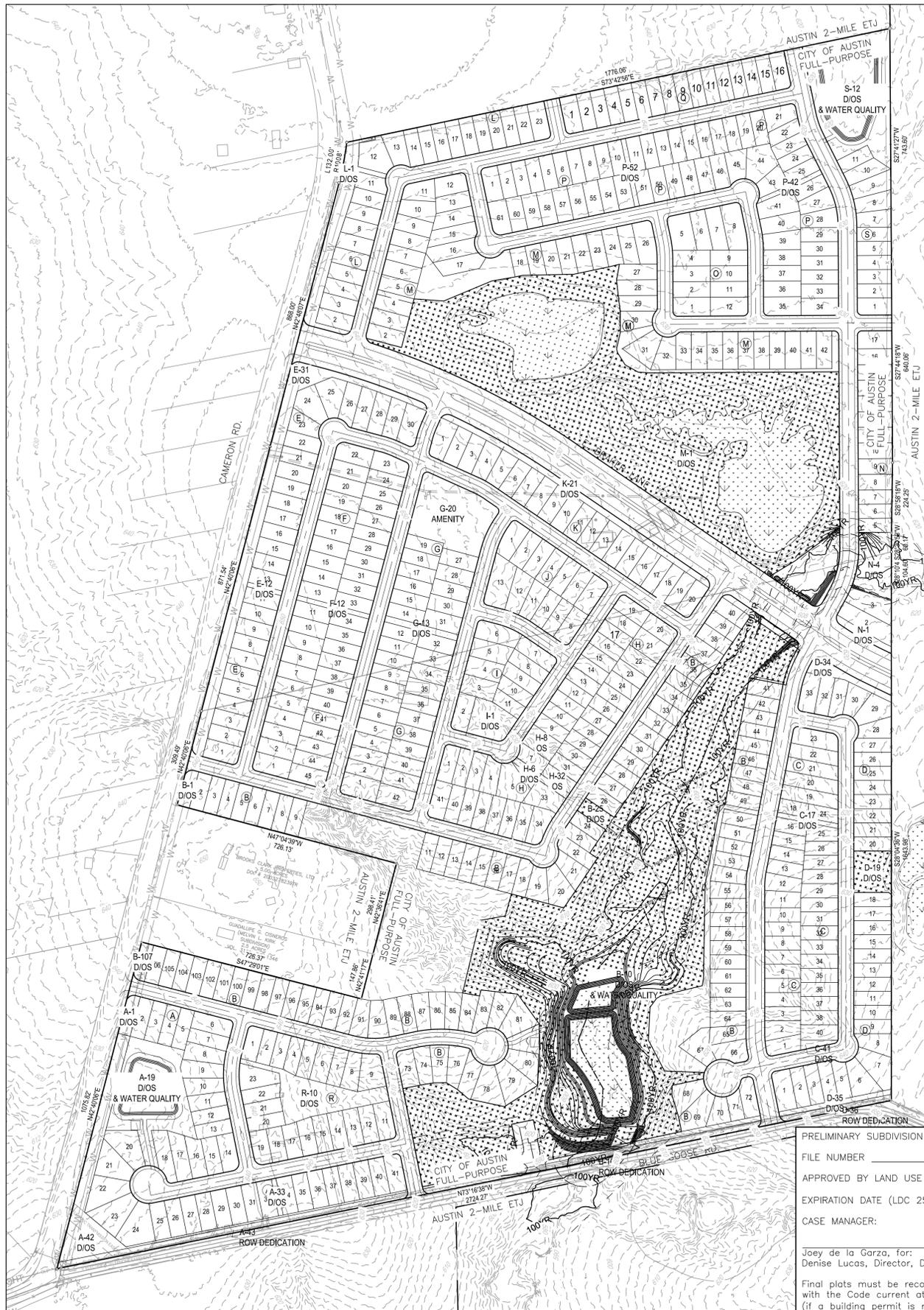
LOCATION
LOCATED DIRECTLY AT THE CORNER OF BLUE GOOSE RD AND CAMERON RD

A LAND USE COMMISSION VARIANCE WAS GRANTED TO LDC 25-8-341 TO ALLOW CUT OVER 4 FEET UP TO 11.5 FEET AND 25-8-342 TO ALLOW FILL OVER 4 FEET UP TO 17 FEET WITH THE FOLLOWING STAFF CONDITIONS:

- IN THE TWO LOCATIONS WHERE ROADWAYS CROSS THE CRITICAL WATER QUALITY ZONE, CULVERTS WILL BE PROVIDED FOR THE ENTIRE WIDTH OF THE HALF-CRITICAL WATER QUALITY ZONE. THIS AVOIDS THE FLOW PINCH-POINT OF THE SINGLE, NARROW CULVERT ORIGINALLY PROPOSED.
- ALL AREAS OF THE STORMWATER POND THAT ARE NOT COVERED BY DAM SAFETY REGULATIONS WILL BE REVEGETATED WITH STANDARD SPECIFICATIONS MANUAL 609S NATIVE SEEDING AND PLANTING FOR RESTORATION, USING A SELECTION OF LOW-GROWING, NON-WOODY VEGETATION THAT CAN BE MOWED.

AUSTIN ENERGY NOTES:

- ALL LOTS LABELED AS OPEN SPACE WILL ALSO BE DEDICATED AS PUBLIC UTILITY EASEMENTS.
- ON ANY FINAL PLATS OUT OF THIS PRELIMINARY PLAN, A FIFTEEN (15) FOOT PUBLIC UTILITY EASEMENT SHALL BE DEDICATED ALONG BRAKER LANE.
- A TEN (10) FOOT PUBLIC UTILITY EASEMENT SHALL BE DEDICATED ALONG ALL OTHER STREETS IN THIS SUBDIVISION
- THE OWNER OF THE PROPERTY IS RESPONSIBLE FOR MAINTAINING CLEARANCES REQUIRED BY THE NATIONAL ELECTRIC SAFETY CODE, OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION (OSHA) REGULATIONS, CITY OF AUSTIN RULES AND REGULATIONS AND TEXAS STATE LAWS PERTAINING TO CLEARANCES WHEN WORKING IN CLOSE PROXIMITY TO OVERHEAD POWER LINES AND EQUIPMENT. AUSTIN ENERGY WILL NOT RENDER ELECTRIC SERVICE UNLESS REQUIRED CLEARANCES ARE MAINTAINED.
- A TWENTY-FIVE (25') AERIAL TRANSMISSION EASEMENT SHALL BE DEDICATED ALONG CAMERON ROAD.
- A TWENTY-FIVE (25') PUBLIC UTILITY EASEMENT SHALL BE DEDICATED ALONG BLUE GOOSE ROAD.
- OWNER MAY NOT PLACE, ERECT, CONSTRUCT, OR MAINTAIN WITHIN THE ELECTRIC TRANSMISSION EASEMENT:
 - ANY PERMANENT STRUCTURES, INCLUDING, BUT NOT LIMITED TO HABITABLE STRUCTURES SUCH AS HOMES, MOBILE HOMES, GARAGES, OR OFFICES.
 - ANY STRUCTURE OF ANY KIND IN SUCH PROXIMITY TO THE ELECTRIC TRANSMISSION OR DISTRIBUTION LINES, POLES, STRUCTURES, TOWERS, OR APPURTENANT FACILITIES AS WOULD CONSTITUTE A VIOLATION OF THE NATIONAL ELECTRIC SAFETY CODE IN EFFECT AT THE TIME THE STRUCTURE IS ERECTED, NOR
 - ANY STRUCTURES, INCLUDING BUT NOT LIMITED TO, FENCES, STORAGE SHEDS, DRAINAGE, FILTRATION OR DETENTION PONDS WHICH WOULD IMPAIR AUSTIN ENERGY'S ACCESS TO THE TRANSMISSION EASEMENTS OR ITS LINES, POLES, STRUCTURES, TOWERS OR APPURTENANT FACILITIES IN THE EASEMENTS.



LEGEND

	EXISTING CWQZ
	PROPOSED CWQZ
	FULLY-DEVELOPED 100-YEAR FLOODPLAIN
	CEF MITIGATION BUFFER - 25.88 AC
	WETLAND CEF - 6.52 AC
	DRAINAGE/OPEN SPACE

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

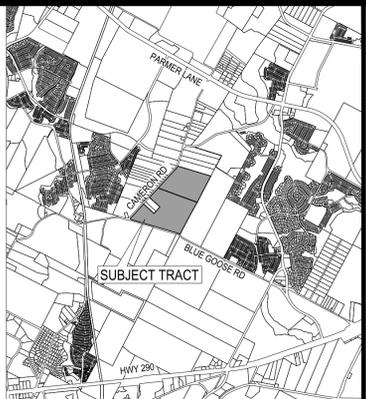
TOTAL NO. OF LOTS: 626
NO. OF BLOCKS: 19
NO. OF SINGLE FAMILY LOTS: 597
NO. OF OPEN SPACE/DRAINAGE LOTS: 28
NO. OF AMENITY LOTS: 1
TOTAL LINEAR FOOTAGE OF STREETS: 23,024 LF

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

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

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

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



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

DATE	APR
DESCRIPTION	

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



BGE, INC.
1701 Director Blvd, Suite 1000
AUSTIN, TX 78744
TYPE Registration No. F-1046
TEL: 512.679.9660 www.bge.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

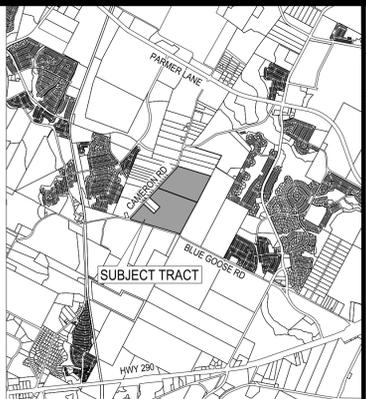
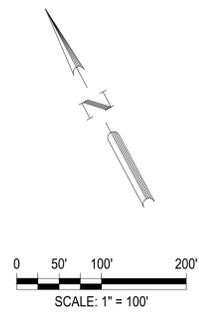
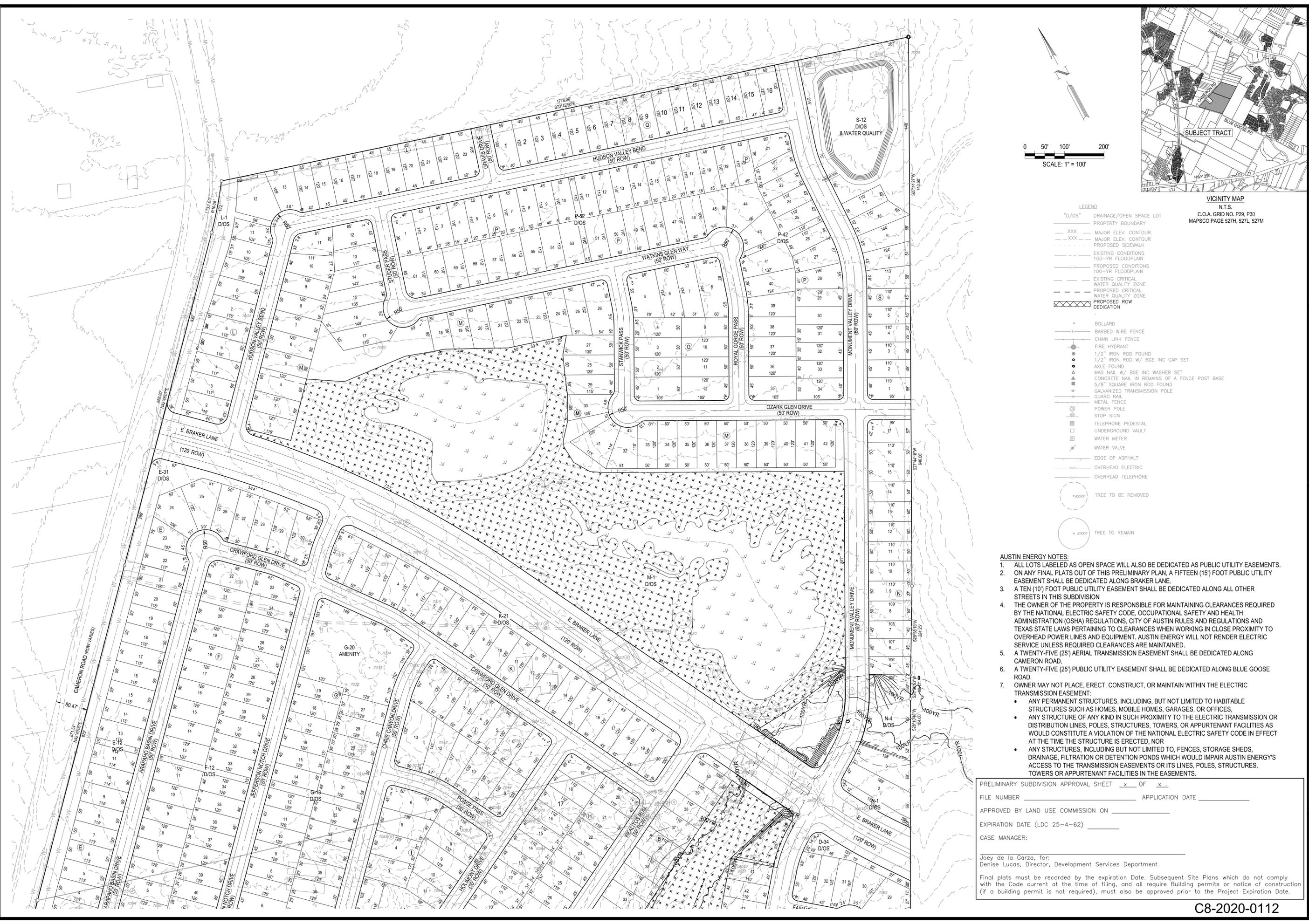


PRELIMINARY SUBDIVISION APPROVAL SHEET x OF x
FILE NUMBER _____ APPLICATION DATE _____
APPROVED BY LAND USE COMMISSION ON _____
EXPIRATION DATE (LDC 25-4-62) _____
CASE MANAGER: _____
Joey de la Garza, for:
Denise Lucas, Director, Development Services Department
Final plats must be recorded by the expiration date. Subsequent Site Plans which do not comply with the Code current at the time of filing, and all require Building permits or notice of construction (if a building permit is not required), must also be approved prior to the Project Expiration Date.

C8-2020-0112

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

- LEGEND**
- D/Os- DRAINAGE/OPEN SPACE LOT
 - PROPERTY BOUNDARY
 - XXX --- MAJOR ELEV. CONTOUR
 - XXX --- MAJOR ELEV. CONTOUR
 - PROPOSED SIDEWALK
 - EXISTING CONDITIONS 100-YR FLOODPLAIN
 - PROPOSED CONDITIONS 100-YR FLOODPLAIN
 - EXISTING CRITICAL WATER QUALITY ZONE
 - PROPOSED CRITICAL WATER QUALITY ZONE
 - PROPOSED ROW DEDICATION
 - BOLLARD
 - BARBED WIRE FENCE
 - CHAIN LINK FENCE
 - FIRE HYDRANT
 - 1/2" IRON ROD FOUND
 - 1/2" IRON ROD W/ BGE INC CAP SET
 - AXLE FOUND
 - MAG NAIL W/ BGE INC WASHER SET
 - CONCRETE NAIL IN REMAINS OF A FENCE POST BASE
 - 5/8" SQUARE IRON ROD FOUND
 - GALVANIZED TRANSMISSION POLE
 - GUARD RAIL
 - METAL FENCE
 - POWER POLE
 - STOP SIGN
 - TELEPHONE PEDESTAL
 - UNDERGROUND VAULT
 - WATER METER
 - WATER VALVE
 - METAL FENCE
 - EDGE OF ASPHALT
 - OVERHEAD ELECTRIC
 - OVERHEAD TELEPHONE
 - TREE TO BE REMOVED
 - TREE TO REMAIN

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PRELIMINARY SUBDIVISION APPROVAL SHEET x OF x

FILE NUMBER _____ APPLICATION DATE _____

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CASE MANAGER: _____

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

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	DATE APR
	DESCRIPTION
	REV
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 512-979-9460 www.bgeinc.com

**BRAKER VALLEY
AUSTIN, TEXAS**

PRELIMINARY PLAN 1 OF 2

SHEET 2 OF 7

C8-2020-0112

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

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

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

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

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

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

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

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

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

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

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

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

LOT AREA TABLE			
LOT #	BLOCK	LOT AREA (Sq. Ft.)	LOT TYPE
21	D	5400.00	RESIDENTIAL
22	D	5400.00	RESIDENTIAL
23	D	5400.00	RESIDENTIAL
24	D	5400.00	RESIDENTIAL
25	D	5400.00	RESIDENTIAL
26	D	5400.00	RESIDENTIAL
27	D	5336.76	RESIDENTIAL
28	D	5722.59	RESIDENTIAL
29	D	7690.09	RESIDENTIAL
30	D	5800.71	RESIDENTIAL
31	D	5372.45	RESIDENTIAL
32	D	5625.00	RESIDENTIAL
33	D	6711.00	RESIDENTIAL
34	D	8265.77	D/OS
35	D	5853.69	D/OS
36	D	6753.65	ROW DEDICATION
TOTAL	D	225289.45	

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

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

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

LOT AREA TABLE			
LOT #	BLOCK	LOT AREA (Sq. Ft.)	LOT TYPE

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

LOT AREA TABLE			
LOT #	BLOCK	LOT AREA (Sq. Ft.)	LOT TYPE
1	Q	6551.71	RESIDENTIAL
2	Q	5399.97	RESIDENTIAL
3	Q	5399.95	RESIDENTIAL
4	Q	5399.94	RESIDENTIAL
5	Q	5399.92	RESIDENTIAL
6	Q	5399.90	RESIDENTIAL
7	Q	5399.88	RESIDENTIAL
8	Q	5399.86	RESIDENTIAL
9	Q	5399.84	RESIDENTIAL
10	Q	5399.82	RESIDENTIAL
11	Q	5399.80	RESIDENTIAL
12	Q	5399.78	RESIDENTIAL
1			

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 (8-7-7-5-5-5-4-4")			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 (8-6-6-6-6-6-5-5-5")			Y	100	31	Y
7043	CEDAR M 26 (10-9-9-8-6")			Y	100	26	Y
7044	CEDAR M 26 (10-9-9-8-6")			Y	100	26	Y
7045	CEDAR M 21 (12-7-7-5")			Y	100	21	Y
7046	CEDAR M 38 (9-8-7-7-5-5-5-5-4-4-4-4")	R		Y	100	38	Y
7047	CEDAR M 23 (8-8-7-5-5-4")			Y	100	23	Y
7048	CEDAR M 32 (10-9-7-6-6-5-5-5")			Y	100	32	Y
7049	CEDAR M 19 (13-6-5")			Y	100	19	Y
7050	CEDAR M 25 (9-8-7-7-5-5")			Y	100	25	Y
7051	CEDAR M 42 (9-7-7-6-5-5-5-5-4-4-4-4-4")	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")	R		Y	100	37	Y
7063	CEDAR M 20 (10-6-5-5-4")	R		Y	100	20	Y
7064	CEDAR M 28 (8-7-6-5-5-4-4-4-4")	R		Y	100	28	Y
7065	CEDAR M 22 (12-7-6-6")			Y	100	22	Y
7066	CEDAR M 33 (9-8-8-6-6-6-5-5-4")			Y	100	33	Y
7067	CEDAR M 34 (9-6-6-6-6-5-4-4-4-4-4")			Y	100	34	Y

7068	MESQUITE M 22 (14-7-5-4")			Y	100	22	
7069	CEDAR M 24 (9-9-7-5-5-4")	R		Y	100	24	
7070	CEDAR M 42 (12-10-9-9-7-6-5-5-5-4")			Y	100	42	
7071	CEDAR M 28 (10-8-7-4-4-4-4-4")			Y	100	28	
7072	CEDAR M 21 (10-9-5-4-4")			Y	100	21	
7073	CEDAR M 19 (8-7-6-5-4")			Y	100	19	
7074	CEDAR M 25 (10-8-6-4-4-4-4")			Y	100	25	
7076	CEDAR M 28 (9-7-7-6-5-4-4-4")			Y	100	28	
7077	CEDAR M 30 (10-8-7-6-5-5-5-4")			Y	100	30	
7078	CEDAR M 40 (11-8-8-8-7-7-5-5-5-5")			Y	100	40	
7079	CEDAR M 25 (10-8-6-6-5-4")			Y	100	25	
7080	CEDAR M 26 (10-9-8-7-4-4")			Y	100	26	
7081	CEDAR M 24 (9-6-5-5-5-4-4")			Y	100	24	
7082	CEDAR M 37 (11-8-7-7-7-5-5-4-4-4-4")	R		Y	100	37	
7083	CEDAR M 34 (10-9-8-7-7-6-5-5")			Y	100	34	
7084	CEDAR M 23 (10-8-7-5-5")			Y	100	23	
7085	CEDAR M 32 (12-6-6-6-6-6-5-4")	R		Y	100	32	
7087	CEDAR M 27 (10-9-8-7-5-5")			Y	100	27	
7088	CEDAR M 26 (9-6-6-5-5-4-4-4")			Y	100	26	
7089	CEDAR M 33 (9-9-8-7-7-6-6-5")	R		Y	100	33	
7090	CEDAR M 28 (10-10-6-5-5-5-4")			Y	100	28	
7091	CEDAR M 26 (9-8-7-6-5-4-4")			Y	100	26	
7092	CEDAR M 32 (14-9-9-7-5-5")	R		Y	100	32	
7093	CEDAR M 26 (8-8-8-6-5-4-4-4")	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")	R		Y	100	29	
7139	CEDAR M 19 (9-7-4-4-4")	R		Y	100	19	
7140	CEDAR M 28 (12-7-6-6-5-4-4")			Y	100	28	
7141	CEDAR M 23 (10-7-7-7-6-6")			Y	100	23	

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

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



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

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

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

STAFF REPORT:

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

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

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

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

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

REVIEWERS:

Planner 1: Chima Onyia Water Quality: Kyle Virr
PARD / Planning & Design: Justin Stewart

Environmental Review - Babatunde Daramola - 512-974-6316

Update 2 4/11/2022

Update 2 Comments cleared.

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

Update 2: Comments cleared.

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

Update: 2

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

Water Quality Review - Kyle Virr - 512-974-2538

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

WQ1 to WQ4: CLEARED

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

U1: Pending WQ4.

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

End of Report