

SUBDIVISION REVIEW SHEET**CASE NO.:** C8-2020-0112.1A**COMMISSION DATE:** July 5, 2022**SUBDIVISION NAME:** Braker Valley Subdivision (a small lot subdivision)**ADDRESS:** 4806 Blue Goose Rd**APPLICANT:** RR Braker Valley, LP (Jeremy Smitheal)**AGENT:** BGE, Inc. (Chris Rawls)**ZONING:** I-SF-4A (single family residence, small lot subdivision)**NEIGHBORHOOD PLAN:** N/A**AREA:** 68.615 acres**LOTS:** 211**COUNTY:** Travis**DISTRICT:** 1**WATERSHED:** Walnut Creek**JURISDICTION:** Full Purpose

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

VARIANCE: none**DEPARTMENT COMMENTS:**

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

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

STAFF RECOMMENDATION:

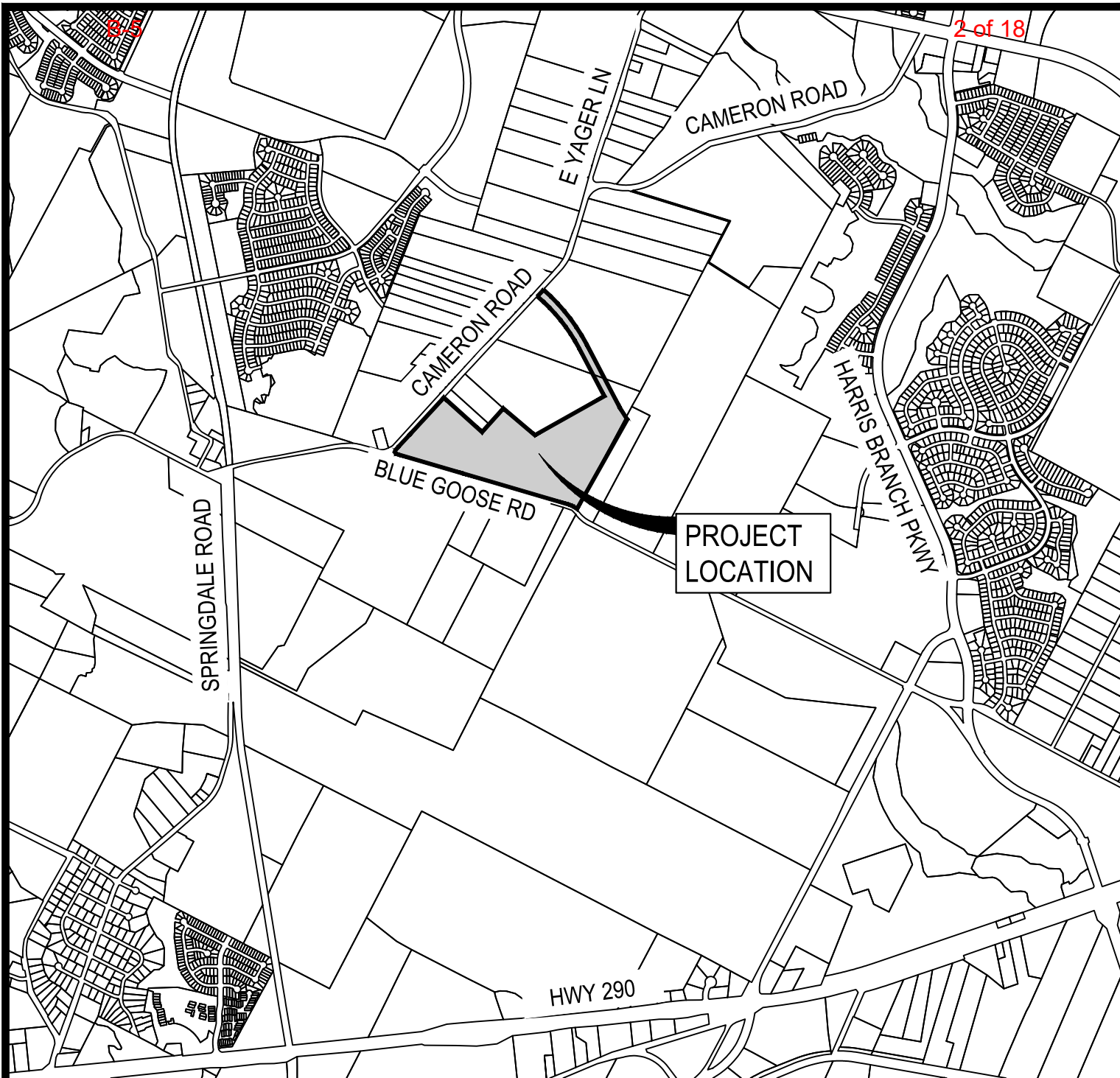
Staff recommends disapproval of the plat for the reasons listed in the comment report dated July 1, 2022, and attached as Exhibit C.

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

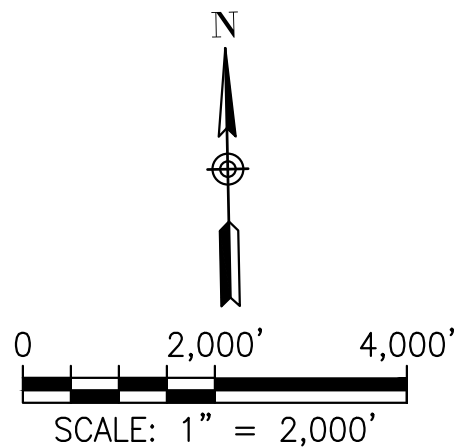
Exhibit C: Comment report dated June 29, 2022



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

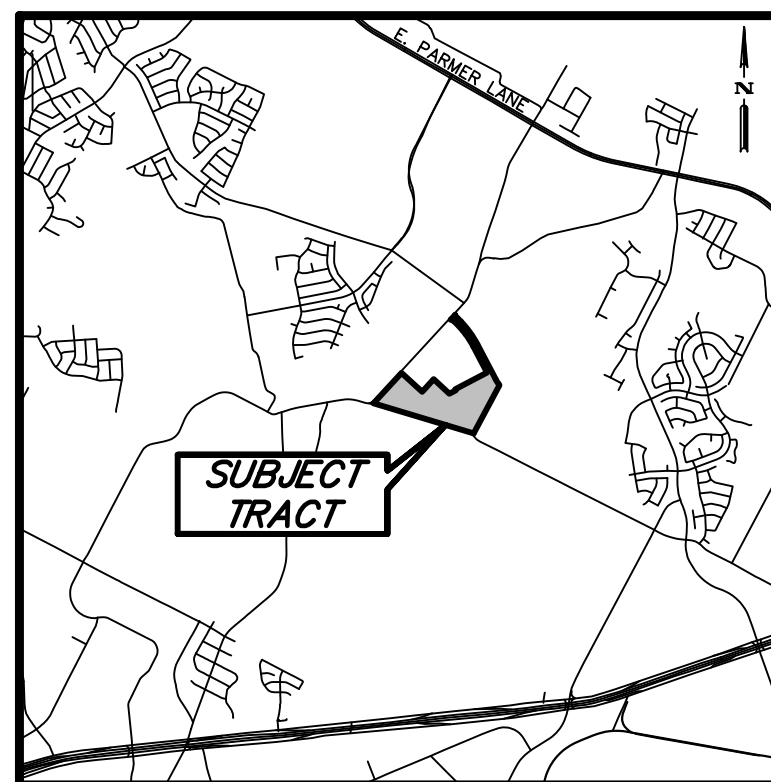


TRAVIS COUNTY CONSUMER PROTECTION NOTICE FOR HOMEBUYERS

IF YOU ARE BUYING A LOT OR HOME, YOU SHOULD DETERMINE WHETHER IT IS INSIDE OR OUTSIDE THE CITY LIMITS. DEPENDING ON STATE LAW AND OTHER FACTORS, LAND OUTSIDE THE CITY LIMITS MAY BE SUBJECT TO FEWER LOCAL GOVERNMENT CONTROLS OVER THE DEVELOPMENT AND USE OF LAND THAN INSIDE THE CITY LIMITS. BECAUSE OF THIS, LOCAL GOVERNMENT MAY NOT BE ABLE TO RESTRICT THE NATURE OR EXTENT OF DEVELOPMENT NEAR THE LOT OR HOME NOR PROHIBIT NEARBY LAND USES THAT ARE INCOMPATIBLE WITH A RESIDENTIAL NEIGHBORHOOD. THIS CAN AFFECT THE VALUE OF YOUR PROPERTY. TRAVIS COUNTY REQUIRES THIS NOTICE TO BE PLACED ON SUBDIVISION PLATS. IT IS NOT A STATEMENT OR REPRESENTATION OF THE OWNER OF THE PROPERTY THE SUBDIVIDER, OR THEIR REPRESENTATIVES.

FINAL PLAT **BRAKER VALLEY PHASE 1**

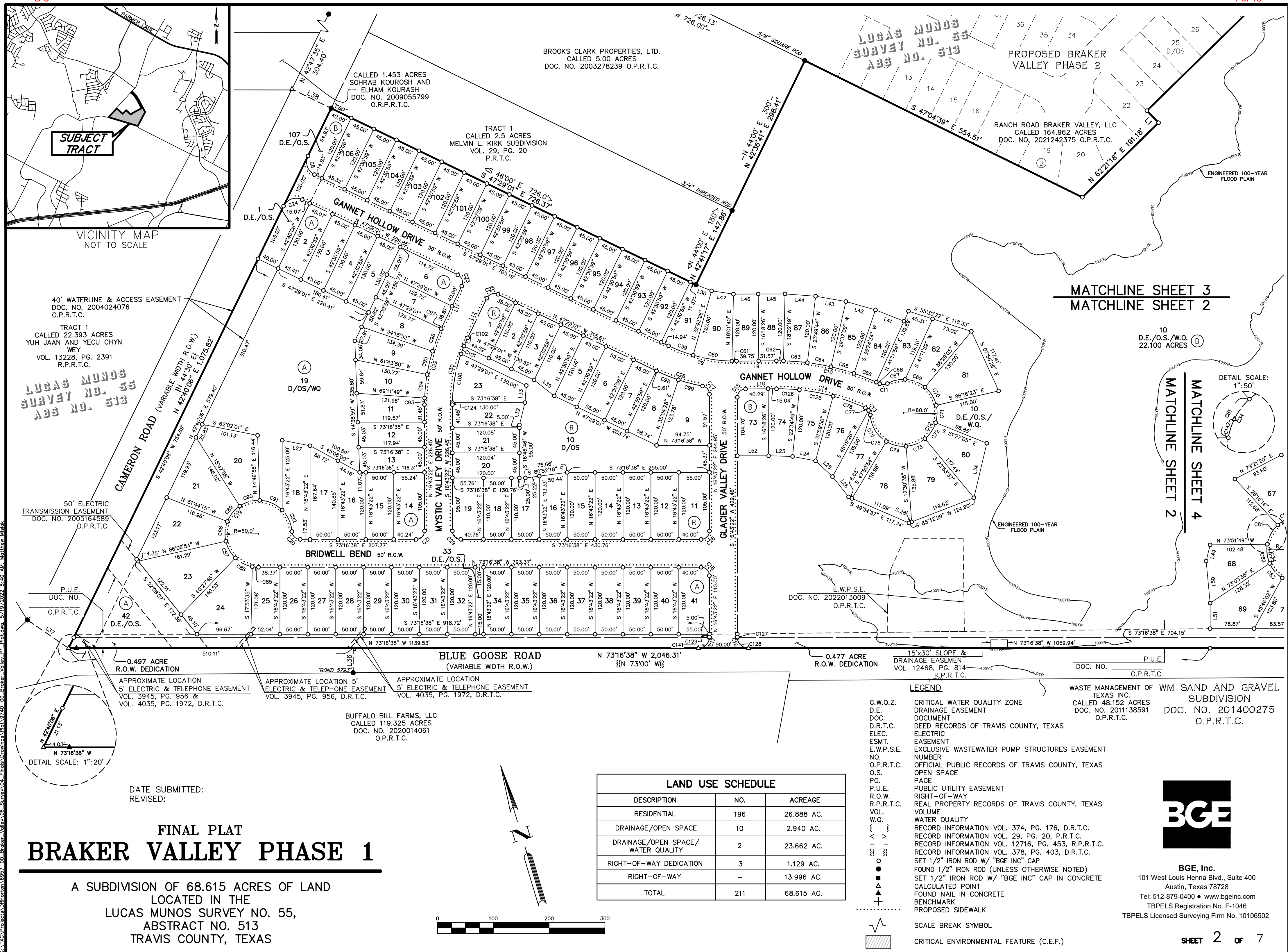
A SUBDIVISION OF 68.615 ACRES OF LAND
LOCATED IN THE
LUCAS MUNOS SURVEY NO. 55,
ABSTRACT NO. 513
TRAVIS COUNTY, TEXAS



VICINITY MAP
NOT TO SCALE

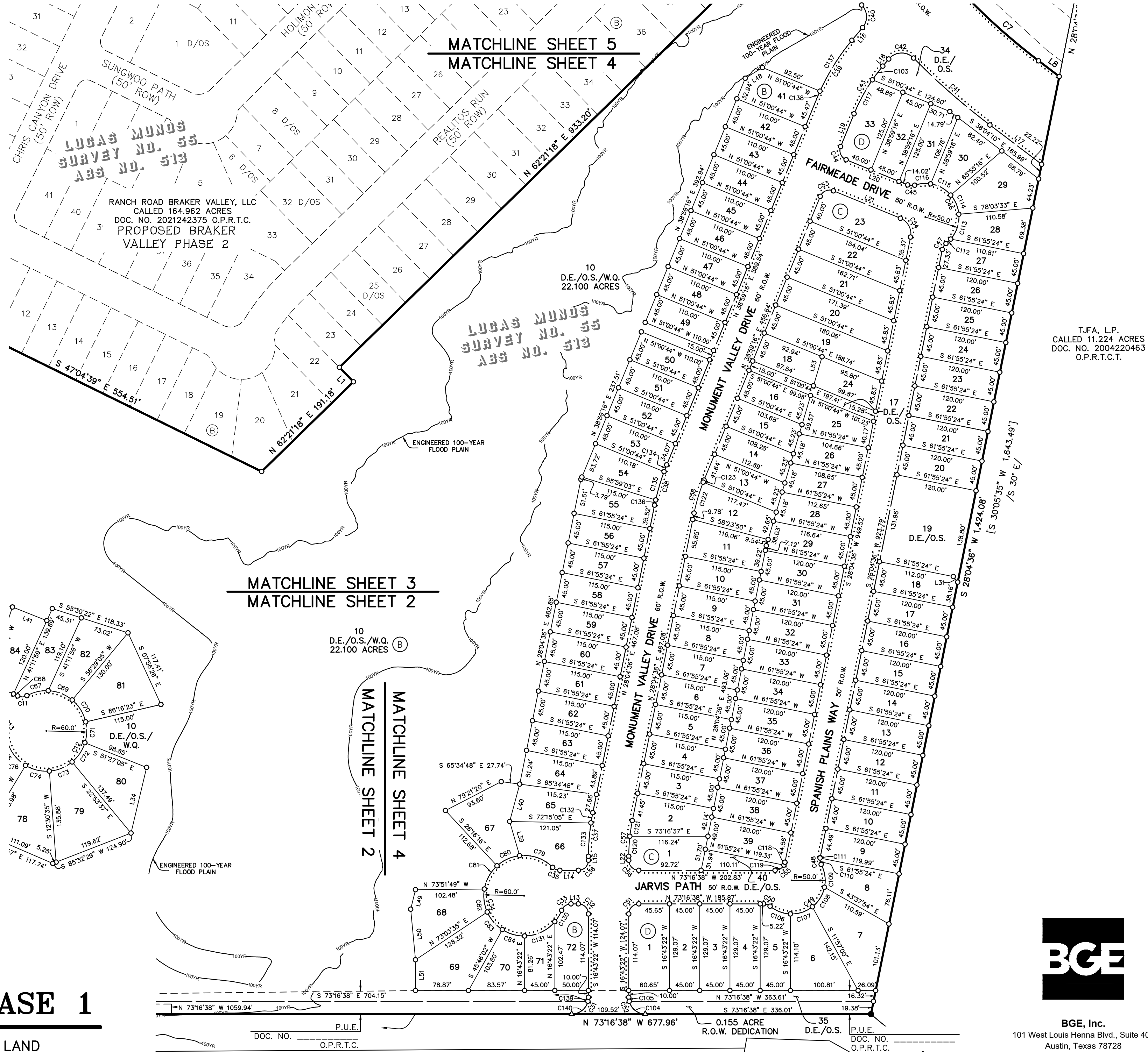
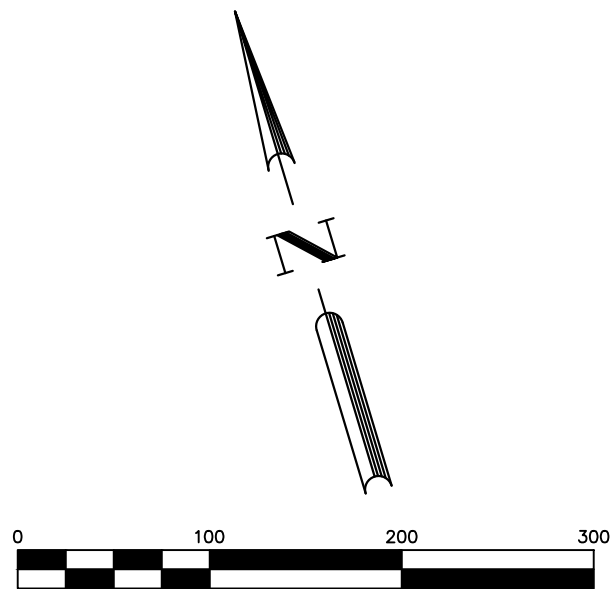


BGE, Inc.
101 West Louis Henna Blvd., Suite 400
Austin, Texas 78728
Tel: 512-879-0400 • www.bgeinc.com
TBPELS Registration No. F-1046
TBPELS Licensed Surveying Firm No. 10106502





SHEET 3 OF 7



FINAL PLAT
BRAKER VALLEY PHASE 1

A SUBDIVISION OF 68.615 ACRES OF LAND
LOCATED IN THE
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G:\TDC\Projects\CRH\00-Braker_Valley\05-Survey\04-Final\Drawings\Plat\9710-00-Braker_Valley_P1-Plat.dwg, 5/19/2022 8:40 AM, Matthew Misick

FINAL PLAT
BRAKER VALLEY PHASE 1

A SUBDIVISION OF 68.615 ACRES OF LAND
LOCATED IN THE
LUCAS MUNOS SURVEY NO. 55,
ABSTRACT NO. 513
TRAVIS COUNTY, TEXAS

LUCAS MUNOS
SURVEY NO. 55
ABS. NO. 513

RANCH ROAD BRAKER VALLEY, LLC
CALLED 164.962 ACRES
DOC. NO. 2021242375 O.P.R.T.C.

MATCHLINE SHEET 5
MATCHLINE SHEET 4

PROPOSED BRAKER
VALLEY PHASE 3

RANCH ROAD BRAKER VALLEY, LLC
CALLED 164.962 ACRES
DOC. NO. 2021242375 O.P.R.T.C.

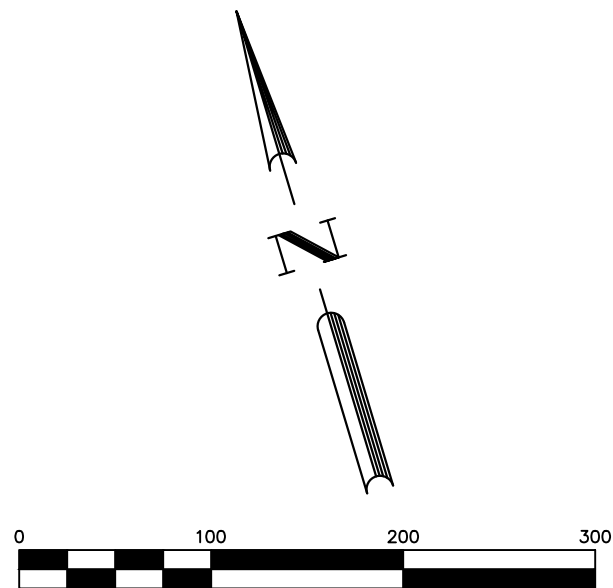
PROPOSED BRAKER
VALLEY PHASE 2

FAIRMEADE



TUFA, L.P.
CALLED 11.224 ACRES
DOC. NO. 2004220463
O.P.R.T.C.

BGE, Inc.
101 West Louis Henna Blvd., Suite 400
Austin, Texas 78728
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TBPELS Licensed Surveying Firm No. 10106502



CURVE TABLE					
NUMBER	ARC LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD DISTANCE
C1	385.11'	2,407.31'	9°09'57"	N 32°09'59" W	384.70'
C2	344.12'	2,403.46'	8°12'12"	N 43°06'03" W	343.83'
C3	39.29'	25.00'	90°03'24"	S 87°49'51" W	35.37'
C4	39.25'	25.00'	89°56'35"	S 02°10'10" E	35.34'
C5	39.52'	2,264.09'	1°00'00"	N 46°41'55" W	39.52'
C6	732.48'	2,544.82'	16°29'30"	N 35°50'30" W	729.95'
C7	138.21'	940.00'	8°25'28"	S 31°51'26" E	138.09'
C8	39.34'	25.00'	90°09'07"	S 02°24'27" E	35.40'
C9	125.80'	275.00'	26°12'33"	S 60°35'18" E	124.70'
C10	191.62'	425.00'	25°49'59"	N 60°46'35" W	190.00'
C11	14.23'	15.00'	54°20'56"	S 75°02'03" E	13.70'
C12	309.33'	60.00'	295°23'14"	N 45°29'06" E	64.13'
C13	16.17'	15.00'	61°46'58"	N 17°42'46" W	15.40'
C14	164.20'	375.00'	25°05'19"	N 61°08'55" W	162.90'
C15	23.45'	15.00'	89°35'03"	S 61°30'54" W	21.14'
C16	31.42'	20.00'	89°59'55"	S 28°16'35" E	28.28'
C17	30.42'	20.00'	87°08'02"	N 63°09'21" E	27.57'
C18	23.56'	15.00'	90°00'00"	N 28°16'38" W	21.21'
C19	278.74'	60.00'	266°10'39"	S 59°48'42" W	87.64'
C20	22.56'	15.00'	86°10'39"	S 30°11'18" E	20.49'
C21	23.56'	15.00'	90°00'00"	N 61°43'22" E	21.21'
C22	146.31'	325.00'	25°47'37"	S 29°37'11" W	145.08'
C23	23.56'	15.00'	90°00'00"	N 02°29'01" W	21.21'
C24	39.20'	25.00'	89°50'53"	S 87°35'33" W	35.31'
C25	23.56'	15.00'	90°00'00"	S 87°30'59" W	21.21'
C26	87.15'	325.00'	15°21'52"	S 55°09'57" E	86.89'
C27	20.83'	15.00'	79°34'15"	N 23°03'45" W	19.20'
C28	23.56'	15.00'	90°00'00"	N 61°43'22" E	21.21'
C29	23.56'	15.00'	90°00'00"	S 28°16'38" E	21.21'
C30	123.80'	275.00'	25°47'37"	S 29°37'11" W	122.76'
C31	39.27'	25.00'	90°00'00"	N 61°43'22" E	35.36'
C32	23.56'	15.00'	90°00'00"	N 28°16'36" W	21.21'
C33	18.00'	15.00'	68°44'54"	S 72°20'56" W	16.94'
C34	307.86'	60.00'	293°59'00"	S 04°57'59" W	65.37'
C35	11.84'	15.00'	45°14'06"	S 50°39'34" E	11.54'
C36	23.56'	15.00'	90°00'00"	N 61°43'22" E	21.21'
C37	49.90'	330.00'	8°39'51"	S 21°03'18" W	49.85'
C38	62.84'	330.00'	10°54'40"	S 33°31'56" W	62.75'
C39	101.63'	330.00'	17°38'41"	S 47°48'36" W	101.23'
C40	36.77'	25.00'	84°16'39"	N 14°29'37" E	33.55'
C41	151.25'	1,011.67'	8°33'58"	S 31°59'00" E	151.11'
C42	41.73'	25.00'	95°38'29"	N 75°32'49" W	37.05'
C43	83.20'	270.00'	17°39'18"	S 47°48'17" W	82.87'
C44	23.56'	15.00'	90°00'00"	S 06°00'44" E	21.21'
C45	10.66'	15.00'	40°44'02"	S 71°22'46" E	10.44'
C46	140.11'	50.00'	160°33'25"	N 11°28'04" W	98.56'
C47	10.66'	15.00'	40°44'02"	S 48°26'37" W	10.44'
C48	10.40'	15.00'	39°42'54"	S 08°13'08" W	10.19'

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

CURVE TABLE					
NUMBER	ARC LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD DISTANCE
C97	6.19'	325.00'	1°05'29"	S 41°58'15" W	6.19'
C98	42.21'	325.00'	7°26'31"	S 51°12'17" E	42.18'
C99	44.94'	325.00'	7°55'21"	S 58°53'13" E	44.90'
C100	88.99'	275.00'	18°32'26"	S 26°44'02" W	88.60'
C101	15.06'	275.00'	3°08'14"	S 37°34'22" W	15.06'
C102	16.20'	275.00'	3°22'30"	S 40°49'44" W	16.20'
C103	25.61'	270.00'	5°26'06"	S 53°54'53" W	25.60'
C104	32.73'	25.00'	75°00'49"	S 34°39'34" E	30.44'
C105	6.06'	25.00'	13°53'13"	S 09°47'27" W	6.04'
C106	32.91'	50.00'	37°42'33"	S 52°24'59" E	32.32'
C107	35.00'	50.00'	40°06'25"	N 88°40'31" E	34.29'
C108	35.00'	50.00'	40°06'25"	N 48°34'06" E	34.29'
C109	35.04'	50.00'	40°09'12"	N 08°26'17" E	34.33'
C110	9.89'	15.00'	37°45'36"	S 07°14'29" W	9.71'
C111	0.51'	15.00'	1°57'19"	S 27°05'56" W	0.51'
C112	9.66'	50.00'	11°04'00"	N 63°16'38" E	9.64'
C113	39.97'	50.00'	45°48'11"	N 34°50'33" E	38.91'
C114	31.43'	50.00'	36°01'10"	N 06°04'08" W	30.92'
C115	35.04'	50.00'	40°09'29"	N 44°09'28" W	34.33'
C116	24.01'	50.00'	27°30'34"	N 77°59'30" W	23.78'
C117	57.59'	270.00'	12°13'12"	S 45°05'14" W	57.48'
C118	4.51'	15.00'	17°14'07"	N 36°41'39" E	4.50'
C119	16.08'	15.00'	61°24'39"	N 76°01'03" E	15.32'
C120	29.90'	270.00'	6°20'45"	S 19°53'45" W	29.89'
C121	23.60'	270.00'	5°00'29"	S 25°34'21" W	23.59'
C122	48.06'	270.00'	10°11'52"	S 33°10'32" W	47.99'
C123	3.36'	270.00'	0°42'48"	S 38°37'52" W	3.36'
C124	3.55'	275.00'	0°44'26"	S 17°05'36" W	3.55'
C125	61.64'	375.00'	9°25'04"	N 62°42'41" W	61.57'
C126	41.05'	375.00'	6°16'20"	N 70°33'23" W	41.03'
C127	1.00'	20.00'	2°51'58"	S 15°17'24" W	1.00'
C128	30.42'	20.00'	87°08'02"	S 29°42'36" E	27.57'
C129	1.00'	25.00'	2°17'34"	N 18°09'21" E	1.00'
C130	19.91'	60.00'	19°00'54"	N 47°28'56" E	19.82'
C131	51.30'	60.00'	48°59'09"	N 81°28'57" E	49.75'
C132	15.49'	330.00'	2°41'23"	S 26°43'55" W	15.49'
C133	49.90'	330.00'	8°39'51"	S 21°03'18" W	49.85'
C134	10.93'	330.00'	1°53'54"	S 38°02'19" W	10.93'
C135	44.00'	330.00'	7°38'24"	S 33°16'09" W	43.97'
C136	7.91'	330.00'	1°22'22"	S 28°45'47" W	7.91'
C137	89.67'	330.00'	15°34'09"	S 48°50'52" W	89.40'
C138	11.95'	330.00'	2°04'32"	S 40°01'31" W	11.95'
C139	6.06'	25.00'	13°53'12"	N 23°39'58" E	6.04'
C140	33.21'	25.00'	76°06'48"	N 68°39'55" E	30.82'
C141	30.42'	20.00'	87°08'02"	N 63°09'21" E	27.57'
C142	17.39'	60.00'	16°36'14"	S 34°32'42" W	17.33'

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

LINE TABLE		
NUMBER	BEARING	DISTANCE
L1	N 27°38'42" W	30.00'
L2	N 37°52'27" W	101.04'
L3	N 47°08'27" W	66.79'
L4	S 47°08'27" E	66.96'
L5	S 45°08'50" E	99.11'
L6	S 27°38'42" E	110.55'
L7	S 27°38'42" E	12.38'
L8	S 36°04'10" E	38.57'
L9	S 73°41'34" E	71.33'
L10	N 73°41'34" W	55.34'
L11	N 42°30'59" E	78.81'
L12	S 42°30'59" W	78.81'
L13	S 73°16'38" E	10.88'
L14	N 73°16'38" W	27.53'
L15	S 16°43'22" W	5.85'
L16	N 56°37'57" E	24.77'
L17	N 36°04'10" W	96.72'
L18	S 56°37'57" W	13.75'
L19	S 38°59'16" W	52.85'
L20	S 51°00'44" E	99.02'
L21	S 51°00'44" E	107.80'
L22	N 16°43'22" E	5.85'
L23	S 71°39'16" E	42.93'
L24	S 62°42'41" E	41.87'
L25	S 30°17'57" E	41.70'
L26	S 21°40'33" E	46.41'
L27	S 62°02'01" E	50.98'

LINE TABLE		
NUMBER	BEARING	DISTANCE
L28	N 27°38'42" W	100.00'
L29	N 27°38'42" W	85.00'
L30	S 51°48'23" E	30.06'
L31	N 21°24'23" W	10.52'
L32	N 30°40'13" E	41.22'
L33	N 21°17'15" E	30.78'
L34	S 30°04'07" W	100.51'
L35	S 34°57'17" E	46.10'
L36	N 16°43'22" E	43.94'
L37	S 38°53'01" E	89.57'
L38	N 47°12'25" W	78.22'
L39	N 00°27'25" E	53.03'
L40	N 31°47'16" E	57.63'
L41	S 51°41'44" E	55.06'
L42	S 57°29'09" E	55.06'
L43	S 63°16'33" E	55.06'
L44	S 69°03'58" E	55.06'
L45	S 73°32'46" E	48.04'
L46	S 73°36'09" E	44.40'
L47	S 64°37'57" E	39.60'
L48	S 74°52'50" W	30.21'
L49	N 30°35'17" E	29.81'
L50	N 11°18'32" E	75.71'
L51	S 16°43'22" W	45.82'
L52	S 73°16'38" E	56.05'
L53	N 33°08'48" E	45.23'

STATE OF TEXAS §
COUNTY OF TRAVIS §

KNOW ALL MEN BY THESE PRESENTS:

THAT RR BRAKER VALLEY, LP, ACTING HEREIN BY AND THROUGH JEREMY SMITHEAL, MANAGER OF RR BRAKER VALLEY GP, LLC, IT'S GENERAL PARTNER, BEING THE OWNER OF A 164.962 ACRE TRACT OF OF LAND OUT OF THE LUCAS MUNOS SURVEY NO. 55, ABSTRACT NO. 513 SITUATED IN TRAVIS COUNTY, TEXAS, AS CONVEYED TO IT BY SPECIAL WARRANTY DEED AS RECORDED IN DOCUMENT NUMBER 2021242375 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, DOES HEREBY SUBDIVIDE 68.615 ACRES OF LAND IN ACCORDANCE WITH THE ATTACHED MAP OR PLAT SHOWN HEREON, PURSUANT TO CHAPTER 212 OF THE TEXAS LOCAL GOVERNMENT CODE, TO BE KNOWN AS:

BRAKER VALLEY PHASE 1

AND DOES HEREBY DEDICATE TO THE PUBLIC THE USE OF THE STREETS AND EASEMENTS SHOWN HEREON, SUBJECT TO ANY EASEMENTS AND/OR RESTRICTIONS HERETOFORE GRANTED AND NOT RELEASED.

WITNESS MY HAND, THIS THE ____ DAY OF _____, 20____, A.D.

RR BRAKER VALLEY, LP
BY: RR BRAKER VALLEY GP, LLC

JEREMY SMITHEAL, MANAGER
RR BRAKER VALLEY GP, LLC
100 CONGRESS AVENUE, SUITE 1450
AUSTIN, TX 74701

STATE OF TEXAS §
COUNTY OF TRAVIS §

BEFORE ME, THE UNDERSIGNED AUTHORITY, PERSONALLY APPEARED JEREMY SMITHEAL, MANAGER KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

NOTARY PUBLIC, STATE OF TEXAS

PRINT NOTARY'S NAME
MY COMMISSION EXPIRES _____

I, CHRISTOPHER R. RAWLS, A REGISTERED PROFESSIONAL ENGINEER IN THE STATE OF TEXAS, HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN TO THIS PLAT AND HEREBY CERTIFY THAT THE ENGINEERING PORTIONS OF THIS PLAT COMPLY WITH CHAPTER 25 OF THE AUSTIN CITY CODE, AS AMENDED.

PRELIMINARY PENDING FINAL REVIEW

CHRISTOPHER R. RAWLS DATE
LICENSED PROFESSIONAL ENGINEER NO. 124994
BGE, INC.
1701 DIRECTORS BLVD, SUITE 1000
AUSTIN, TX 78744

NO PORTION OF THIS TRACT IS WITHIN THE DESIGNATED 500 YEAR FLOOD PLAIN AS SHOWN ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP (FIRM) #48453C0460K, TRAVIS COUNTY, TEXAS, DATED JANUARY 6, 2016.

I, JONATHAN O. NOBLES, AM AUTHORIZED UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF SURVEYING, AND HEREBY CERTIFY THAT THIS PLAT COMPLIES WITH CHAPTER 25 OF THE CITY OF AUSTIN CODE AS AMENDED, AND IS TRUE AND CORRECT TO THE BEST OF MY ABILITY AND WAS PREPARED FROM AN ACTUAL ON THE GROUND SURVEY OF THE PROPERTY UNDER MY SUPERVISION.

PRELIMINARY PENDING FINAL REVIEW

JONATHAN O. NOBLES DATE
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5777
BGE, INC.
101 WEST LOUIS HENNA BLVD., SUITE 400
AUSTIN, TX 78728

GENERAL NOTES:

1. BEARING ORIENTATION IS BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE 4203, NAD83. COMBINED SCALE FACTOR = 0.9999177686
2. THE SUBJECT PROPERTY IS LOCATED IN TRAVIS COUNTY WITHIN THE CITY LIMITS OF THE CITY OF AUSTIN.
3. ALL STREETS IN THE SUBDIVISION WILL BE CONSTRUCTED USING CITY OF AUSTIN URBAN STANDARDS WITH CURB AND GUTTER AND SIDEWALKS AND WILL BE DEDICATED AS PUBLIC R.O.W. AT FINAL PLATTING. STREET WIDTH AND SIDEWALK LOCATIONS SHALL BE SHOWN ON THE SUBDIVISION CONSTRUCTION PLANS.
4. 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.
5. 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.
6. WATER QUALITY AND DETENTION FACILITIES WILL BE MAINTAINED BY THE CITY OF AUSTIN.

7. 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.

8. 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.

9. EROSION/SEDIMENTATION CONTROLS ARE REQUIRED ON EACH LOT, INCLUDING SINGLE FAMILY AND MULTIFAMILY CONSTRUCTION, PURSUANT TO THE LAND DEVELOPMENT CODE AND ENVIRONMENTAL CRITERIA MANUAL.

10. 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.

11. ALL STREETS, DRAINAGE, SIDEWALKS, EROSION CONTROLS, ETC. ARE REQUIRED TO BE CONSTRUCTED AND INSTALLED TO CITY OF AUSTIN STANDARDS, UNLESS OTHERWISE NOTED.

12. 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.

13. 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.

14. 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.

15. 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.

16. 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.

17. ALL DRAINAGE EASEMENTS ON PRIVATE PROPERTY SHALL BE MAINTAINED BY THE PROPERTY OWNER OR ASSIGNS.

18. 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.

19. THE OWNER/DEVELOPER IS ADVISED TO OBTAIN APPROVAL FOR ANY NEEDED LICENSE AGREEMENTS PRIOR TO APPROVAL OF THE CONSTRUCTION PLANS. OTHER SPECIAL OR NONSTANDARD TREATMENTS OF THE R.O.W. MAY ALSO REQUIRE A LICENSE AGREEMENT.

20. THE UTILITY PROVIDERS FOR THE SUBDIVISION ARE AS FOLLOWS:
PHONE – AT&T
ELECTRIC – AUSTIN ENERGY
GAS – TEXAS GAS

21. 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.

22. ALL STREETS IN THIS SUBDIVISION ARE PUBLIC STREETS.

23. THERE WILL BE NO DRIVEWAYS ON ANY PORTION OF A LOT WITH AN EXISTING SLOPE GREATER THAN 15%.

24. 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.

25. 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.

26. NO LOT SHALL BE OCCUPIED UNTIL THE STRUCTURE IS CONNECTED TO THE CITY OF AUSTIN WATER AND WASTEWATER UTILITY SYSTEM.

27. DIRECT ACCESS TO EAST BRAKER LANE IS PROHIBITED FROM ALL LOTS. SIDE LOT ACCESS RESTRICTED FROM ALL LOTS.

28. 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.

29. 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.

30. SLOPE EASEMENT DEDICATION WILL BE REQUIRED FOR FILL/CUT SLOPES SUPPORTING ROADWAYS WHICH EXTEND BEYOND THE RIGHT–OF–WAY.

31. 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.

32. ALL NON–RESIDENTIAL LOTS SHALL BE OWNED AND MAINTAINED BY HOMEOWNER’S ASSOCIATION.

33. ALL STRUCTURES MUST HAVE A FINISHED FLOOD ELEVATION AT LEAST TWO FEET ABOVE THE 100–YEAR FLOODPLAIN AT THE TIME OF OBTAINING BUILDING PERMIT

34. BUILDING SETBACK LINES SHALL BE IN CONFORMANCE WITH CITY OF AUSTIN ZONING ORDINANCE REQUIREMENTS.

35. PUBLIC SIDEWALKS, BUILT TO CITY OF AUSTIN STANDARDS, ARE REQUIRED ALONG THE FOLLOWING STREETS AND AS SHOWN BY A DOTTED LINE ON THE FACE OF THE PLAT: BRIDWELL BEND, EAST BRAKER LANE, FAIRMEADE DRIVE, GANNET HOLLOW DRIVE, GLACIER VALLEY DRIVE, JARVIS PATH, MONUMENT VALLEY DRIVE, MYSTIC VALLEY DRIVE, AND SPANISH PLAINS WAY. THESE SIDEWALKS SHALL BE IN PLACE PRIOR TO THE LOT BEING OCCUPIED. FAILURE TO CONSTRUCT THE REQUIRED SIDEWALKS MAY RESULT IN THE WITHHOLDING OF CERTIFICATES OF OCCUPANCY, BUILDING PERMITS, OR UTILITY CONNECTIONS BY THE GOVERNING BODY OR UTILITY COMPANY.

36. 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.

37. 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.

38. 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.

39. 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 FOLLOWNG STAFF CONDITIONS:

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

THIS SUBDIVISION PLAT IS LOCATED WITHIN THE FULL–PURPOSE OF THE CITY OF AUSTIN, TRAVIS COUNTY, TEXAS, ON THIS THE ____ DAY OF _____, 20____, A.D.

APPROVED, ACCEPTED AND AUTHORIZED FOR RECORD BY THE DIRECTOR, DEVELOPMENT SERVICES DEPARTMENT, CITY OF AUSTIN, COUNTY OF TRAVIS, THIS THE ____ DAY OF _____, 20____, A.D.

FOR:
DENISE LUCAS, DIRECTOR
DEVELOPMENT SERVICES DEPARTMENT

STATE OF TEXAS §
COUNTY OF TRAVIS §

I, REBECCA GUERRERO, CLERK OF TRAVIS COUNTY, TEXAS DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT OF WRITING AND ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR RECORD IN MY OFFICE ON THE ____ DAY OF _____, 20____, A.D., AT ____ O’CLOCK __M., AND DULY RECORDED ON THE ____ DAY OF _____, 20____, A.D., AT ____ O’CLOCK __M., OF SAID COUNTY AND STATE IN DOCUMENT NO. _____, OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS.

WITNESS MY HAND AND SEAL OF OFFICE OF THE COUNTY CLERK OF
SAID COUNTY THE ____ DAY OF _____, 20____, A.D.

REBECCA GUERRERO, COUNTY CLERK, TRAVIS COUNTY, TEXAS

DEPUTY



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

G:\TDC\Projects\DR Horton\6857-00_Braker_Valley\06_Survey\04_Finals\Drawings\Plat\9740-00_Braker_Valley_P1_Plat.dwg, 5/19/2022 8:40 AM, Matthew Misick

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



CASE NUMBER: C8-2020-0112.1A
 UPDATE: U0
 CASE MANAGER: Joey de la Garza PHONE #: 512-974-2664

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

SUBMITTAL DATE: June 6, 2022
 FINAL REPORT DATE: June 29, 2022

STAFF REPORT:

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

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

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

All comments must be addressed by filing an updated submittal prior to the update deadline of **September 6, 2022**. Otherwise, the application will expire. If this date falls on a weekend or City of Austin holiday, the next City of Austin workday will be the deadline.

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

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

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

REVIEWERS:

Planner 1: Chima Onyia
 Electric: Betty Nguyen
 AW Utility Development Services: Bradley Barron
 911 Addressing: Janny Phung
 ATD Engineering: Bryan Golden

Drainage Engineering: Kyle Virr
 Environmental: Babatunde Daramola
 Flood Plain: Kena Pierce
 PARD / Planning & Design: Justin Stewart
 Subdivision: Joey de la Garza
 Water Quality: Kyle Virr

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

EL 1. [LDC § 25-4-132 - EASEMENTS AND ALLEYS.](#)

(A) Easements for public utilities and drainage ways shall be retained in all subdivisions in the widths and locations determined necessary by the director. All easements shall be dedicated to public use for the named purpose and shall be aligned to minimize construction and future maintenance costs.

Source: § 13-2-421; Ord. 990225-70; Ord. 010607-8; Ord. 031211-11; Ord. 20131017-046

- **Twenty (20) foot** electric transmission, electric distribution, electric telecommunications, and electric fiber easement is required adjacent to Blue Goose Road street R.O.W. **Ten (10) foot** electric transmission, electric distribution, electric telecommunications, and electric fiber easement required adjacent to all inside street R.O.W within the subdivision. And **twenty (20) foot aerial** electric transmission, electric distribution, electric telecommunications, and electric fiber easement required adjacent to Cameron Road street R.O.W.
- Show the easements on the face of the plat and state the dedication of these easements in the notes section on page 7 of this plat, e.g. a 10 foot electric transmission, electric distribution, electric telecommunications, and electric fiber easement is hereby dedicated along and adjacent to all streets within the subdivision.
- Please add PUE to all lots dedicated as D.E./O.S.

EL 2. Please show existing electric transmission facilities (lines and structures) located on the property.
City of Austin Land Development Code – Chapter 25-4-132 – Easement and Alleys

EL 3. Please add the following notes to General Notes section on page 7:

- The owner of the property is responsible for maintaining clearances required by the National Electric Safety Code, Occupational Safety and Health Administration (OSHA) regulations, City of Austin rules and regulations and Texas state laws pertaining to clearances when working in close proximity to overhead power lines and equipment. Austin Energy will not render electric service unless required clearances are maintained. All costs incurred by AE as a result of an owner's failure to maintain required clearances will be charged to and shall be the responsibility of the property owner.
- Any relocation of electric facilities shall be at landowner's/developer's expense.
- The owner/developer of this property shall provide Austin Energy with 24 hour access across the property to the easement, for the installation and ongoing maintenance of electric facilities. **If** the subdivision impedes full access to our easement, a separate Access easement may be required, if the proposed subdivision impedes full access to our facilities.
- The owner/developer of this property shall provide Austin Energy with 24-hour access across the property to the transmission easement (existing, proposed, or by prescriptive rights), for the installation and ongoing maintenance of electric facilities.
- The subdivision owner must provide Austin Energy with any easement and access required, in addition to those indicated, for the installation and ongoing maintenance of overhead and underground electric facilities to provide electric service to the development and will not be located so as to cause the site to be out of compliance the City of Austin Land Development Code
- If a transmission easement (existing, proposed, or prescriptive) is on the property, then all roads and driveways which cross or parallel the transmission easement must be built to

sustain not less than 48,000 lbs. tandem axle load within the easement to ensure safety and access by Austin Energy and their contractors.

- If a transmission easement is on a property subject to a future site plan or construction, all construction activity or grading within the easement must be coordinated with Austin Energy prior to commencement, and AE must be provided with a minimum of a 48-hour notice prior to the commencement of construction or grading. Call Andrew Perez at 512-505-7153 to schedule a meeting 48 hours prior to commencement.
- If a transmission easement is present, then Owner may not place, erect, construct or maintain the following within the electric transmission easement (existing, proposed, or by prescriptive rights):
 1. Any permanent structures, including, but not limited to habitable structures such as homes, mobile homes, garages, or offices;
 2. Any structure of any kind in such proximity to the electric transmission or distribution lines, poles, structures, towers, or appurtenant facilities as would constitute a violation of the National Electrical Safety Code in effect at the time the structure is erected; nor
 3. 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.

Source: AE Design Criteria Manual - 1.16.0 - Subdivision Application Requirements

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

- AD1: This plat review is Rejected. We can no longer approve names which do not meet our current street name standards
- AD2: The street name BRIDWELL BND was approved but the street on which it is used does not include a bend, please **choose a different street type** (LN, ST, DR, etc.) for BRIDWELL
- AD3: Although GANNET HOLLOW DR was approved, in our current standards both HOLLOW and DRIVE are street types. A street name can only have one street type. The street name GANNET is already in use elsewhere, so please **select a new modifier word** for GANNET and use only one street type word. Reference Appendices C and D of the Street Name Standards. Add a **flyout label** for this street on sheet 4
- AD4: VALLEY is on the [Do Not Use in Street Names list - Appendix D](#). Please find another modifier word for one of these two streets - **GLACIER VALLEY DR** or **MYSTIC VALLEY DR**. Proximity to similarly named streets has led to location confusion, sometimes creating delays in delivery of emergency services
- AD5: Add the label of **MOUNTAIN VALLEY DR** to sheet 5, a flyout label is acceptable
- AD6: JARVIS PATH is the name of the entire street, on both sides of Monument Valley Drive. It would be appropriate to add a label for the portion of this street surrounded by lot block B and lots 68-72
- AD7: On sheets 3, 4, 5 and 6, on all places where E BRAKER LN is labeled, the labels should be as follows: **E BRAKER LN (Proposed)**. Optionally, the word PROPOSED enclosed within parenthesis, may be placed below the street name label. No punctuation should appear in the street name label
 Example:
E BRAKER LN
(Proposed)

- AD8: Update the street name table label entry for EAST BRAKER LN to **E BRAKER LN**
- AD9: A portion of the label for **FAIRMEADE DR** is missing on sheets 3 and 5, a flyout label is acceptable
- AD10: It would helpful if a label were added to sheet 4. Please add a **BLUE GOOSE RD** label
- AD11: In the vicinity map, add labels for **BLUE GOOSE RD** and **CAMERON RD**
- AD12: In the vicinity map and sheet 5, remove the punctuation from the label for **E PARMER LN**
- AD13: Please **update the Street Names table** on sheet 6 with the revised names as they are reserved and approved. Only approved street names may be used on the final plat

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

NOTE: A link to [Reserve A Street Name](http://www.austintexas.gov/departments/911-addressing), which includes links to both the Standards and to an online searchable list of names already in use can be found by visiting the Addressing Website <http://www.austintexas.gov/departments/911-addressing> and navigating to Reserve a Street Name. To search the Street Name Database efficiently, avoid using Internet Explorer. §25-4-155

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

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

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: Add the following note [LDC 25-4-83]:
"The owner of this subdivision, and his or her successors and assigns, assumes responsibility for plans for construction of subdivision improvements which comply with applicable codes and requirements of the City of Austin. The owner understands and acknowledges that plat vacation or replatting may be required, at the owner's sole expense, if plans to construct this subdivision do not comply with such codes and requirements."
- DE3: Fiscal arrangements are required for street, sidewalk, drainage, restoration, erosion controls and boundary street improvements [LDC 25-1-112]: In the City of Austin jurisdiction, fiscal surety is not collected for local streets and drainage. Please contact me to discuss what will need to be included in the fiscal estimate. Remember to include fiscal for sidewalks located next to

greenbelts, open spaces, landscape areas, and other common areas. Please provide an engineer's estimate of fiscal requirements for review and approval.

Environmental Review - Babatunde Daramola - 512-974-6316

Update 0 6/23/2022

PLAT NOTES [LDC 25-1, Article 4]

- EV 1 Add the following note: *"Waterway setbacks as defined by the Land Development Code may be located on this property. Development is limited within waterway setbacks."* [LDC 25-8, Article 7]
- EV 2 Remove critical water quality zone buffers from the plat.
- EV 3 This subdivision plan proposes single-family residential lot(s) on a slope with a gradient in excess of 15%. Provide a note stating: *"Slopes in excess of 15 percent exist on [insert Block __, Lot __]. Construction on slopes is limited per the Land Development Code and Environmental Criteria Manual."*
[LDC 25-8, Subchapter A, Article 7; ECM 1.8.0, 1.11.0]

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

- EV 4 Provide a conceptual erosion & sedimentation control plan along with the fiscal estimate for erosion/sedimentation controls and revegetation based on ECM Appendix S-1. A conceptual ESC plan is necessary to assess the accuracy of the ESC fiscal estimate. ESC fiscal surety must be posted with the City of Austin prior to Plat approval. Additional fiscal posting might be required at the time of subdivision construction plan ESC review.
- Sites with a limit of construction greater than one acre must include a \$3000 per acre LOC clean-up fee in the fiscal estimate. [LDC 25-8, Subchapter A, Article 5; ECM Appendix S-1]
 - The revegetation line item quantity must equal the entire LOC area less any existing impervious cover proposed to remain and less proposed public streets and sidewalks. This is necessary in the event that construction ceases after vegetation has been removed from within the LOC. [LDC 25-8, Subchapter A, Article 5; ECM Appendix S-1]

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

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

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

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

Detailed information:

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

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

Detailed information:

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

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

Detailed information:

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

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

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 this final plat in this subdivision. Please add parkland note with acres: PLD has been satisfied for 196 units by the dedication of Lot 10 Block B and XX ft of 8' ADA compliant concrete trail and XXX ft of earthen nature trail with associated trail head curb cuts.
- PR2: Per City Code §25-1-601 please label the lot “Parkland dedicated to the City of Austin.”
- PR3: City Code §25-1-601 requires you to pay fiscal for the acreage you are committing to dedicate as well as the amenities you intend to build. Contact this reviewer to request a PLD Worksheet that will memorialize this transaction and also show surplus of land dedicated in this plat to be applied to phase II.
- PR 4: City Code §25-1-601 requires an itemized amenity list per linear foot (concrete trails, curb cuts, nature trails, limestone blocks for placemaking). Your development of 196 lots produces \$169,963.36 of development fee. It would be convenient if your itemized list equals this amount. You are welcome to request our amenity package to use up this entire amount. Fiscal will need to be posted for the land acreage and amenities.

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

- SR 1. This application was submitted on June 6, 2022, and is subject to the following deadlines (25-1-83; 30-1-113; 25-4-84; 30-2-84; 25-4-85):
- Update deadline: Sept 6, 2022
 - Fiscal due: Dec 4, 2022
 - Recording due: Dec 31, 2022
- SR 2. Remove sheet 1 from the plat. 25-1-83

- SR 3. Add Case #C8-2020-0112.1A in the bottom right hand corner of each sheet. 25-1-83
- SR 4. Revise the name of the subdivision to: "Braker Valley Phase 1, A Small Lot Subdivision" 25-1-83
- SR 4. Remove plat note 4. 25-1-83
- SR 5. Revise plat note 33 to read: "finished floor" instead of "finished flood". 25-1-83
- SR 6. For each residential corner lot, designate the front lot line. If not identified on the plat, residential review will determine the front lot line is the shortest lot line with frontage.
- SR 7. Submit a drawing that shows the final plat in relation to the entire preliminary plan. 25-1-83
- SR 8. One concrete monument is required to be placed at or near a major property corner if one is not located and shown within 1300 feet on previously recorded property. Recovery of any TXDOT, City of Austin and/or LCRA concrete monument located in the ROW will also suffice in order to clear this comment. 25-4-131
- SR 9. An overall of the subdivision should be sheet 1 with larger diagrams on the following sheets. Line and curve tables should be next with plat notes and signatures on the last sheets. 25-1-83
- SR 10. Provide documentation the person signing the plat has the authority to sign the plat on behalf of the owner. 25-1-83
- SR 11. Prior to final plat recordation, the applicant must provide a copy of the Homeowner's Document/Declaration of Covenants and Restrictions for Townhouse/Small Lot/Single Family Attached Subdivisions. Show instrument number on plat. (Required for SF-4A small lot subdivisions) 25-4-232
- SR 12. Because the site is zoned SF-4A, the (preliminary plan or final plat) must contain no fewer than 51% small lots, and no more than 49% standard size lots. 25-4-232
- SR 13. Revise the engineer's certification as follows: 25-1-83
"I, Chris Rawls, am authorized under the laws of the State of Texas to practice the profession of engineering and hereby certify that this plat 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 and correct to the best of my knowledge."
- SR 14. Add or revise the Land Use Commission approval block as follows: 25-1-83

Accepted and authorized for record by the Land Use Commission of the City of Austin, Texas, on this, the _____ day of _____ 20__.

Chair

Secretary

- SR 15. Add the following note, which is required by LDC 25-4-83:
"The owner of this subdivision and the owner's successors and assigns are responsible for construction of subdivision improvements that comply with City of Austin regulations. The owner understands that plat vacation or replatting may be required, at the owner's expense, if plans to construct this subdivision do not comply with the regulations."
- SR 16. Section 25-4-34(B) of the Land Development Code, requires that an application for preliminary plan or final plat include all land constituting the original tract. It appears this application may not include the entirety of the original tract. To determine if a balance of tract issue exists, submit a deed that shows the property existed in its current configuration prior to the date it became

subject to the City's jurisdiction over subdivision of land (in this case, July 19, 1951). If the tract is not in the same configuration, there are two options 1) include the balance of the tract in your subdivision plat, or 2) request a waiver, in accordance with Section 25-4-34/30-2-34 of the Land Development Code. There is a fee if you choose the waiver. Please make an appointment with the "Intake Center" at 974-1770 to pay the fee.

SR 17. If fiscal is required, add the following note. 25-1-83, 25-4-38, 25-4-84

"This subdivision plat was approved and recorded before the construction and acceptance of streets and other subdivision improvements. Pursuant to the terms of a Subdivision Construction Agreement between the subdivider and the City of Austin, Dated _____, 20__, the subdivider is responsible for the construction of all streets and facilities needed to serve the lots within the subdivision. This responsibility may be assigned in accordance with the terms of that agreement. For the Construction Agreement pertaining to this subdivision, see the separate instrument recorded in Doc#. _____, in the Official Public Records of _____ County, Texas."

SR 18. Show signatures of owner(s), notary public(s) with appropriate seals and dates. Print names under signatures with addresses and ensure that all seals and stamps are legible. 25-1-83

SR 19. FYI: After the plat is approved, it must be printed on mylar that is no less than 18x24 and no larger than 24x36. 25-1-83

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:

Water and wastewater easements are exclusive. The proposed DE/OS easement over the existing 40' waterline easement is not acceptable. Contact Roerto Chapa (or his designee) with AW Pipeline Engineering at Roerto.Chapa@austintexas.gov or (512)-972-0494 for review and approval of the easements as proposed. Additional plat notes may be required with the Pipeline Engineering review.

AW2. Per Utility Criteria Manual Section 2, §25-4:

Add the following note to the plat:

THE WATER AND/OR WASTEWATER EASEMENTS INDICATED ON THIS PLAT ARE FOR THE PURPOSE OF CONSTRUCTION, OPERATION, MAINTENANCE, REPAIR, REPLACEMENT, UPGRADE, DECOMMISSIONING AND REMOVAL OF WATER AND/OR WASTEWATER FACILITIES AND APPURTENANCES. NO OBJECTS, INCLUDING BUT NOT LIMITED TO, BUILDINGS, RETAINING WALLS, TREES OR OTHER STRUCTURES ARE PERMITTED IN WATER AND/OR WASTEWATER EASEMENTS EXCEPT AS APPROVED BY AUSTIN WATER.

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: Provide a water quality plan using the assumed impervious cover as described in Land Development Code Section 25-8-64. Include all items specified in the Subdivision Application Packet, Page 17.

WQ2: 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.

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

WQ4: Please remove note No. 8.

Wetlands Biologist Review - Hank Marley - hank.marley@austintexas.gov

No comments at this time.

Site Plan Plumbing - Juan Beltran - 512-972-2095

APPROVED. The proposed final plat (C8-2020-00112.1A) is approved from a plumbing code perspective.

End of Master Comment Report