#### SUBDIVISION REVIEW SHEET

CASE NO.: C8J-2021-0080.0ACOMMISSION DATE: May 24, 2022SUBDIVISION NAME: Whisper Valley Multifami> Parcel 65 Preliminary PlanADDRESS: 17001 E Braker LaneAPPLICANT: Club Deal 120 Whisper Valley, L.P.AGENT: Land Dev Consulting (Michael Giannetta)ZONING: Whisper Valley PUDMEIGHBORHOOD PLAN: N/AAREA: 16.2 acresCOUNTY: TravisMATERSHED: Gilleland CreekJURISDICTION: Limited Purpose

**SIDEWALKS:** Sidewalks will be constructed along Lilt Drive.

VARIANCE: N/A

#### **DEPARTMENT COMMENTS**:

The request is for the approval of Whisper Valley Multifamily Parcel 65 Preliminary Plan, comprised of 1 lot and right-of-way on 16.2 acres.

The preliminary plan does not comply with the criteria for approval in LDC 30-2-84 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 May 19, 2022, and attached as Exhibit C.

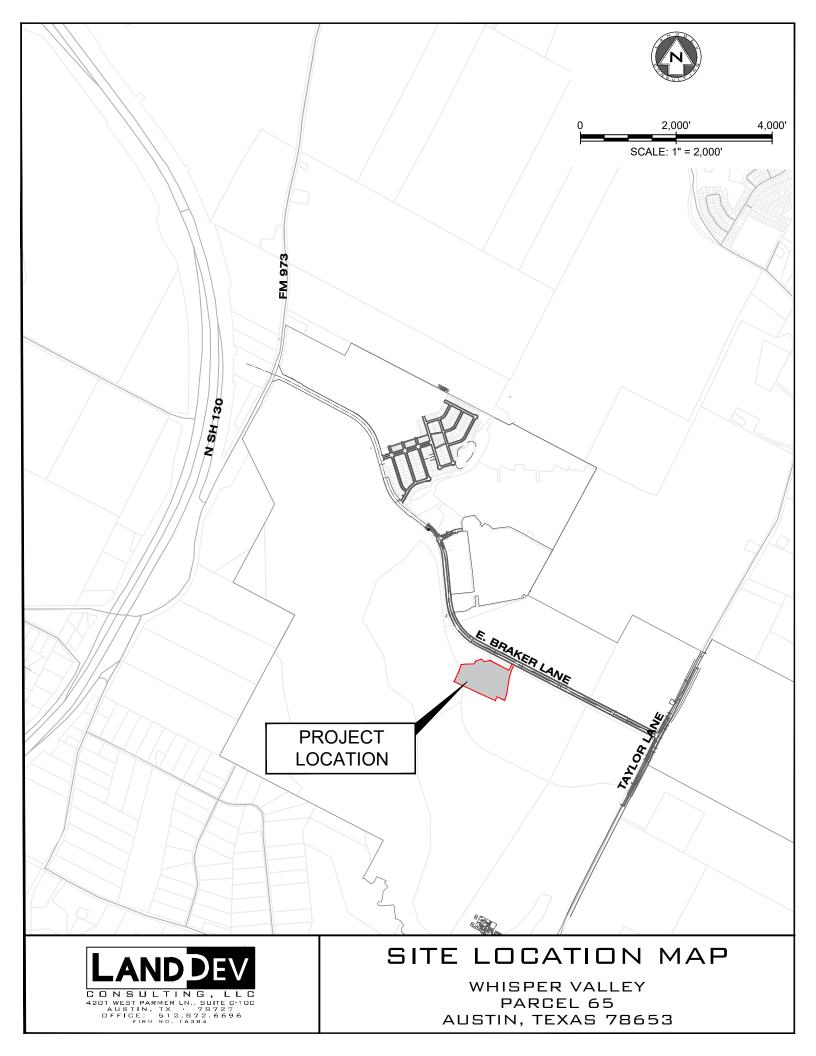
CASE MANAGER: Jennifer Bennett

**PHONE**: 512-974-9002

E-mail: jennifer.bennett@austintexas.gov

#### **ATTACHMENTS**

Exhibit A: Vicinity map Exhibit B: Proposed preliminary plan Exhibit C: Comment report dated May 19, 2022



### FLOODPLAIN INFORMATION:

ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY'S (FEMA) FLOOD INSURANCE RATE MAP DATED AUGUST 18, 2014 FOR TRAVIS COUNTY, TEXAS, COMMUNITY PANEL NO. 48453C0495J, NO PORTION OF THE TRACT IS LOCATED IN A 100-YEAR FLOODPLAIN.

### BENCHMARK:

#### **BENCHMARK:** NAVD 88 (GEOID 12B)

SITE BENCHMARKS ÉLEVATIONS DETERMINED BY NATIONAL GEODETIC SURVEY ONLINE POSITION SERVICE (NGS OPUS) RESULTS FROM STATIC SESSIONS RAN ON SITE CONTROL POINT 99 ON DECEMBER 2020 AND JANUARY 2021

BM:1370 2453: MAG NAIL WITH A WASHER SET AT THE WEST END OF A CURB ISLAND INSIDE THE E BRAKER LANE RIGHT-OF-WAY, APPROX. 495 FEET EAST OF FM 973. ELEVATION = 474.98'

#### BM:1370\_2454:

MAG NAIL WITH A WASHER SET ON A CONCRETE DRAINAGE STRUCTURE, ON THE SOUTH SIDE OF THE E BRAKER LANE, APPROX. 1830 FEET EAST OF FM 973. ELEVATION = 471.64'

#### BM:1370\_2455:

MAG NAIL WITH A WASHER SET AT SOUTHEAST CORNER OF A CONCRETE CURB STORM INLET ALONG THE SOUTH SIDE OF E BRAKER LANE, APPROX. 580 FEET NORTHWEST OF WHISPER WILLOW BLVD. ELEVATION = 473.53'

#### BM:1370\_2455:

1/2" IRON ROD WITH A PLASTIC CAP STAMPED "BURY" FOUND ALONG THE SOUTH SIDE OF E BRAKER LANE, APPROX. 250 FEET NORTHWEST OF WHISPER WILLOW BLVD. FOUND ELEVATION = 472.36' (PER DOC. 201500024, RECORD EL.= 472.01')

#### GENERAL NOTES:

1. NO FINAL PLAT SHALL BE APPROVED BEFORE THE RESPECTIVE RIGHT-OF-WAY SECTION IS DEDICATED TO TRAVIS COUNTY.

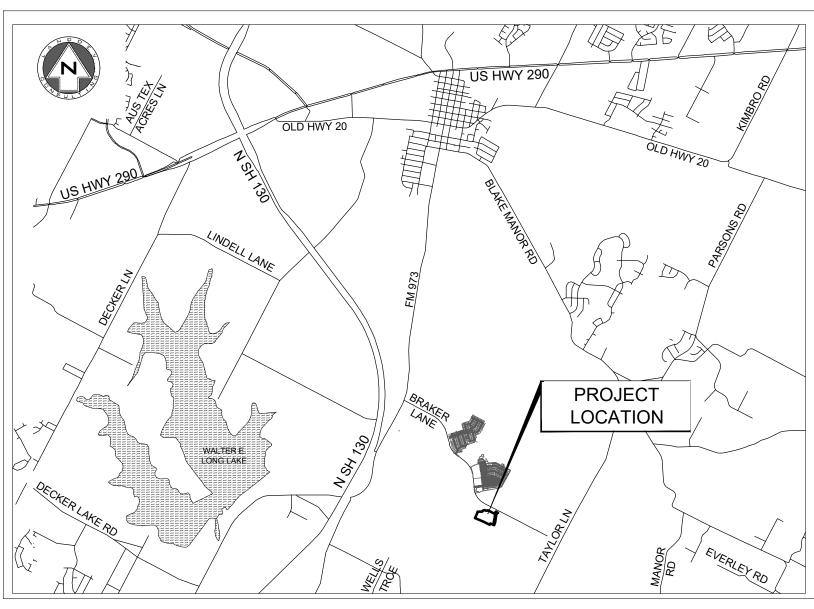
2. THE PRELIMINARY PLAN IS SUBJECT TO THE WHISPER VALLEY PUD PER ORDINANCE # 201000826-066.

- 3. WATER AND WASTEWATER SERVICE FOR THE DEVELOPMENT WILL BE PROVIDED BY THE CITY OF AUSTIN ACCORDING TO THE COST REIMBURSEMENT AGREEMENT.
- 4. THE PRELIMINARY PLAN IS SUBJECT TO THE CCR'S ESTABLISHED IN THE WHISPER VALLEY MASTER COVENANT (DOC.# 2016113527), AND WHISPER VALLEY COMMUNITY MANUAL (DOC.# 2016113798).
- 5. APPROVALS/PERMITS ISSUED BY TRAVIS COUNTY ESD NO.12 EXPIRE ONE (1) YEAR FROM THE ISSUE DATE. A ONE-TIME APPROVAL/PERMIT EXTENSION IS AVAILABLE. IF WORK HAS NOT COMMENCED PRIOR TO THE EXPIRATION OF AN EXTENSION THEN A PROJECT RESUBMITTAL MAY BE REQUIRED.
- 6. THIS PROJECT IS LOCATED IN THE GILLELAND CREEK WATERSHED, WHICH IS CLASSIFIED AS A SUBURBAN WATERSHED.
- 7. THIS PROJECT IS NOT LOCATED OVER THE EDWARDS AQUIFER RECHARGE ZONE.
- 8. THE PRELIMINARY PLAN IS SUBJECT TO A TIA WITH TRAVIS COUNTY AND A PHASING AGREEMENT RECORDED IN DOC# \_

#### **REVISIONS / CORRECTIONS**

2										
cel 65\03_ACAD\Pla	Number	DESCRIPTION	Revise (R) Add (A) Void (V) Sheet No.'s	SHEETS IN PLAN SET	IMP.	(SQ.FI.)/%)	AUSTIN	TRAVIS COUNTY Approval Date		Date Imaged
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# PRELIMINARY PLAN FOR WHISPER VALLEY MULTIFAMILY PARCEL 65 AUSTIN, TEXAS 78653





CITY OF AUSTIN GRID: T-25 MAPSCO: 589(L), 589(M)

# LEGAL DESCRIPTION

BEING A DESCRIPTION OF TWO TRACTS OF LAND CONTAINING 16.53 ACRES (670,824 SQUARE FEET) OF THE 548.08 ACRES OF LAND OUT OF THE OLIVER BUCKMAN SURVEY NO. 40 ACRES AND THE 750.533 ACRES OF LAND OUT OF THE OLIVER BUCKMAN SURVEY NO. 40 AND THE JOHN BURLESON SURVEY NO. 33 IN TRAVIS COUNTY AS RECORDED IN SPECIAL WARRANTY DEED DOCUMENT NO. 2006152076 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS (O.P.R.T.C.T.)

APPLICATION SUBMITTAL DATE:

APRIL 19, 2021

OWNER: CLUB DEAL 120 WHISPER VALLEY, L.P. 505 EAST HUNTLAND DRIVE, SUITE 540 AUSTIN, TEXAS 78752 (817) 788-1000

ENGINEER / SURVEYOR:



SUBMITTED FOR APPROVAL BY:

MICHAEL A. GIANNETTA, P.E. LANDDEV CONSULTING, LLC 4201 W. PARMER LANE, SUITE C-100 AUSTIN, TEXAS 78727 512 872-6696

I MICHAEL A. GIANNETTA, 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/TITLE 30) OF THE CITY OF AUSTIN LAND DEVELOPMENT CODE, AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE



PRELIMINARY SUBDIVISION SUBDIVISION NUMBER C8J-2021 APPLICATION DATE: 04/19/202 APPROVED BY COMMISSIONERS COUL PRELIMINARY PLAN EXPIRATION DAT

CYNTHIA C.MCDONALD, COUNTY EXECUTIVE, TNR All Final Plats must be recorded or have Alternative Fiscal approved b Revisions do not extend the expiration date. If the Preliminary Plan ex for development.

	BY DATE
	REVISION
<u> </u>	
	what's below. efore you dig.
	<b>CONSULTING, LLC</b> 4201 WEST PARMER LN., SUITE C-100 AUSTIN, TX • 78727 0 FFICE: 512.872.6696 FIRM NO. 16384
MICHAEL PR: 1 Pr: 1	A. GIANNETTA 16248 CENSE ONAL ENG 5/9/2022
COVER SHEET	WHISPER VALLEY Multifamily parcel 65 Austin, texas
DRAWN	ED BY: <u>DA</u> BY: <u>JS/DA</u> ED BY: <u>JS/MG</u> /ED BY: <u>MAG</u>

# SHEET INDEX

- COVER SHEET
- **GENERAL NOTES**
- PRELIMINARY PLAN OVERALL
- PRELIMINARY PLAN

DATE

**ONLY STAMPED SHEETS REVIEWED BY TCESD No. 12** 

TRAVIS COUNTY ESD No. 12

Reviewed by Fire Prevention Division

Approval Expires After 365 Days of Inactivity

Approval subject to field inspection and required

test(s), notations hereon, conditions noted in

correspondence and conformance with applicable

The stamping and approval of these plans shall not be construed to be a permit for, or an approval of, any

violations of any of the provisions of applicable codes

Any revisions made after signature date are not valid

or of any other ordinance of this jurisdiction.

until approved by TCESD No. 12 in writing.

codes and regulations.

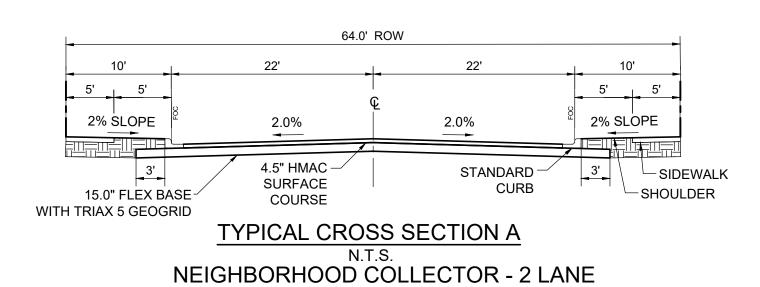
Date:

Plan Type:

Reviewed by

	PRELIMINARY SUBDIVISION APPROVAL SHEET _1_ OF _12_	<b>ζ</b> Σ	
	FILE NUMBER C8J-2021-0066APPLICATION DATE04/19/2021		
	APPROVED BY LAND USE COMMISSION ON		
APPROVAL	APPROVED BY COMMISSIONER'S COURT ON		
-0066	EXPIRATION DATE (LDC 30-2-62)		
1 RT ON: E:	CASE MANAGER:	DESIGNED BY: DA	
	J. BENNETT for: Denise lucas, Director, Development Services Department	DRAWN BY: JS/DA	
DATE	FINAL PLAT TO LOCK-IN PRELIMINARY FILE #	CHECKED BY: <u>JS/MG</u>	
efore the Preliminary Plan Expiration Date. pires, unplatted land is subject to current regulations	APPROVED ON	APPROVED BY: MAG	
	PRELIMINARY EXTENDED ON UNTIL		
	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 require paties of construction must also be approved prior	SHEET <u>1</u> of <u>4</u>	
	filing, and require notice of construction, must also be approved prior to the Project Expiration Date.	C8J-2021-0066	

LAND USE TABLE					STREET INFOR	MATION				
LAND USE	NO. OF LOTS	AREA (ACRE)	NAME OF STREET	ROW WIDTH PAVEMENT WIDTH	TYPICAL CROSS SECTION	SIDEWALK	SIDEWALK WIDTH	I CLASSIFICATION S	STREET LENGTH (LF)	DESIGN SPEEDS (MPI
AMILY (BLOCK A, LOT 1)	1	15.300	LILT DRIVE	64'-0" 44.0' F-F	A	BOTH SIDES	5'-0"	NEIGHBORHOOD COLLECTOR	833	35
RIGHT-OF-WAY (LILT DRIVE)	- 1	1.230 L 16.530 P	ER APPROVED PLANNED UNIT DEVE	LOPMENT DOCUMENT NUMBER 20100826-066				TOTAL STREET LENGTH	833	
BUILDING TYPE         MULTIFAMILY           MINIMUM LOT WIDTH*         50'           MAX HEIGHT         45'           MAXIMUM IMPERVIOUS COVER*         65%           MAX BUILDING COVERAGE         70%           PER APPROVED PLANNED UNIT DEVELOPMENT DOCUMENT         #20100826-066-EXHIBIT I           Q TABLES FOR PROPOSED F           APPENDIX Q-1 - NET SITE AREA           APPENDIX Q-1           NET SITE AREA           NOTE: NET SITE AREA           SITE DEDUCTIONS           2         CRITICAL WATER QUALITY ZONE (CWQZ           3         WATER QUALITY TRANSITION ZONE (WQZ           4         WASTEWATER IRRIGATION AREAS           5         DEDUCTION SUBTOTAL           UPLAND AREA (GROSS SITE AREA MINUS           6         DEDUCTION SUBTOTAL           NET SITE AREA CALCULATIONS           7         AREA OF UPLANDS WITH SLOPES 0-15%           8         AREA OF UPLANDS WITH SLOPES 15-255           9         AREA OF UPLANDS WITH SLOPES 25-35%           10         AREA OF UPLANDS WITH SLOPES >35%	RSHEDS CLASSIFIE GS ZONE ) QTZ) = <u>1.16</u> % = % =	<b>DRIVE)</b> <b>ED AS WATER SUPPLY</b> = 1.23 $= 0$ $= 0$ $= 0$ $= 0$ $= 0$ $= 0$ $= 0$ $= 1.23$ $= 1.23$ $x 100% = 1.16$ $x 40% = 0.03$ $x 20% =$	ACRES ACRES ACRES ACRES ACRES ACRES ACRES ACRES ACRES ACRES ACRES ACRES	SUBURBAN / WATER SUP 1 GROSS SITE AREA SITE DEDUCTIONS 2 CRITICAL W 3 WATER QU 4 WASTEWAT 5 DEDUCTION 4 WASTEWAT 5 DEDUCTION 7 AREA OF U 8 AREA OF U 9 AREA OF U	ONLY APPLICABLE TO WATERSI PPLY RURAL/ BARTON SPRINGS (ATER QUALITY ZONE (CWQZ) ALITY TRANSITION ZONE (WQT) FER IRRIGATION AREAS N SUBTOTAL ROSS SITE AREA MINUS (OTAL)	HEDS CLASSIFIED AS 5 ZONE Z) = <u>15.30</u> X 1 = X 4 = X 2 = X 0	$= \frac{15.30}{0}$ $= \frac{0}{0}$ $= \frac{0}{0}$ $= 0$ $= 0$ $= 0$ $= 0$ $= 15.30$ $00\% = 15.30$ $00\% =$	ACRES ACRES ACRES ACRES ACRES ACRES ACRES ACRES ACRES ACRES ACRES ACRES		
Source: <u>Rule No. R161-14.23, 9-2-2014</u> ; <u>Rule No. R161-21.04</u>	, 3-9-2021.	SITE AREA = <u>1.19</u>		 Source: <u>Rule No. R161-14.23, 9-2-20</u>	014 ; Rule No. R161-21.04 , 3 APPENDIX Q-2	-9-2021.	<b>AREA</b> = <u>15.30</u>			
IMPERVIOUS C					IMPERVIOUS COV					
WATER QUALITY TRANSITION ZONE (WQTZ)         1       WQTZ OUTSIDE OF 100-YEAR FLOODPLAIN (NO         ALLOWABLE IMPERVIOUS COVER       IMPERVIOUS COVER ALLOWED AT         3       IMPERVIOUS COVER ALLOWED AT         4       TOTAL ALLOWE         4       TOTAL ALLOWE         5       IMPERVIOUS COVER IN NON-FP WQTZ         5a       EXISTING PROPOSED TO REMAIN         5b       PROPOSED NEW         5c       For proposed to REMAIN         6       IMPERVIOUS COVER IN UPLANDS ZONE         6a       EXISTING PROPOSED TO REMAIN         6b       PROPOSED NEW         6c       7         7       TOTAL PROPOSE         8       TOTAL ACREAGE WITH SLOPES 15-25% =         PROPOSED IMPERVIOUS COVER ON SLOPES       BUILDING & OTH	N-FP WQTZ) % X ( <u>NON-FP WQ</u> % X ( <u>NET SITE AR</u> <b>D IMPERVIOUS CO</b> = ACR = ACR = ACR SUBTO = ACR = ACR SUBTO D IMPERVIOUS CO LOPE CATEGORY	$\frac{REA}{OVER} = \frac{1.19}{1.19} A$ $\frac{RES}{OTAL} = \underline{A}$ $\frac{RES}{OTAL} = \frac{1.14}{10\%} A$ $\frac{10\%}{10\%} = \frac{0.01}{10\%} A$	CRES CRES CRES CRES CRES CRES	ALLOWABLE IMPERVIOUS 2 IMPERVIOUS COVER 3 IMPERVIOUS COVER 4 PROPOSED IMPERVIOUS 5 IMPERVIOUS COVER IN N 5a EXISTI 5b 5c 6 IMPERVIOUS COVER IN U 6a EXISTI 6b 6c 7 ALLOWABLE IMPERVIOUS 8 TOTAL ACREAGE WI 9 PROPOSED IMPERVIOUS SLOPES SLOPE ACRI CATEGORIES 9 0-15% 15. 10 15-25% 11 25-35%	TION ZONE (WQTZ)         100-YEAR FLOODPLAIN (NON-F         S COVER         R ALLOWED AT $00 \%$ R ALLOWED AT $100 \%$ TOTAL ALLOWED IN         S COVER         ON-FP WQTZ         NG PROPOSED TO REMAIN =         PROPOSED NEW =         PLANDS ZONE         NG PROPOSED TO REMAIN =         PROPOSED NEW =         PLANDS ZONE         NG PROPOSED TO REMAIN =         PROPOSED NEW =         MOPOSED NEW =         PLANDS ZONE         NG PROPOSED TO REMAIN =         PROPOSED NEW =         Image: Source State S	P WQTZ)  ( ( <u>NON-FP WQTZ</u> ) ( ( <u>NET SITE AREA</u> )  MPERVIOUS COVER  ( ACRES  ACRES  SUBTOTAL  0.00 ACRES 9.945 ACRES SUBTOTAL  MPERVIOUS COVER  PE CATEGORY  00 ACRES X 10%  MPERVIOUS COVER IMPERVIOUS COVER  CATEGORY	=ACRE =ACRE =ACRE =ACRE ACRE	5		





PRELIMINARY SUBDIVISION APPROVAL SUBDIVISION NUMBER C8J-2021-0066 APPLICATION DATE: 04/19/2021 APPROVED BY COMMISSIONERS COURT ON: PRELIMINARY PLAN EXPIRATION DATE:

CYNTHIA C.MCDONALD, COUNTY EXECUTIVE, TNR DATE All Final Plats must be recorded or have Alternative Fiscal approved before the Preliminary Plan Expiration Date. Revisions do not extend the expiration date. If the Preliminary Plan expires, unplatted land is subject to current regulations for development.

# GENERAL NOTES:

- 1. ROADWAY DESIGN SHALL COMPLY WITH THE REFERENCED PUD AND THE CITY OF AUSTIN TRANSPORTATION CRITERIA MANUAL. 2. DEVELOPMENT DENSITIES AND INTENSITIES SHALL COMPLY WITH THOSE SET FORTH IN PUD ORDINANCE # 20100826.066.
- 3. ELECTRIC AND TELECOMMUNICATION EASEMENTS WILL BE DEDICATED AT TIME OF FINAL PLAT.
- 4. PARKING REGULATIONS WILL BE ASSIGNED DURING FINAL PLATTING PROCESS IN COORDINATION WITH THE PUBLIC WORKS DEPARTMENT OF THE CITY OF AUSTIN AND WILL BE INCORPORATED IN THE CONSTRUCTION PLANS, IN ACCORDANCE WITH THE ABOVE-REFERENCED WHISPER VALLEY PUD AND THE CITY OF AUSTIN TRANSPORTATION CRITERIA MANUAL.
- 5. NO LOT SHALL BE OCCUPIED UNTIL CONNECTED TO THE CITY OF AUSTIN WATER AND WASTEWATER SYSTEM. 6. THE WATER AND WASTEWATER UTILITY SYSTEM SERVING THIS SUBDIVISION MUST BE IN ACCORDANCE WITH THE CITY OF AUSTIN UTILITY DESIGN CRITERIA. THE WATER AND WASTEWATER UTILITY PLAN MUST BE REVIEWED AND APPROVED BY AUSTIN WATER. ALL WATER AND WASTEWATER CONSTRUCTION MUST BE INSPECTED BY THE CITY OF AUSTIN. THE LANDOWNER MUST PAY THE CITY INSPECTION FEE WITH THE UTILITY CONSTRUCTION.
- 7. ALL STREETS, DRAINAGE, SIDEWALKS, AND EROSION CONTROLS SHALL BE CONSTRUCTED AND INSTALLED TO CITY OF AUSTIN STANDARDS AND THE WHISPER VALLEY PUD.
- 8. PUBLIC SIDEWALKS, BUILT TO CITY OF AUSTIN STANDARDS, ARE REQUIRED ALONG THE BOULEVARD SHOWN WITHIN. 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.(LDC. 25-6-351).
- 9. NO BUILDING, FENCES, OR OTHER SUCH STRUCTURES ARE PERMITTED IN DRAINAGE EASEMENTS EXCEPT AS APPROVED BY CITY OF AUSTIN AND TRAVIS COUNTY.
- 10. PROPERTY OWNERS SHALL PROVIDE FOR ACCESS TO DRAINAGE EASEMENTS AS MAY BE NECESSARY AND SHALL NOT PROHIBIT ACCESS BY GOVERNMENTAL AUTHORITY.
- 11. All DRAINAGE EASEMENTS ON PRIVATE PROPERTY SHALL BE MAINTAINED BY THE PROPERTY OWNER OR ASSIGNS.
- 12. BUILDING SETBACK LINES SHALL BE IN CONFORMANCE WITH THE PUD REFERENCED IN THESE NOTES.
- 13. ANY RELOCATION OF ELECTRIC FACILITIES SHALL BE AT OWNERS EXPENSE.
- 14. PRIOR TO CONSTRUCTION, ON THE LOT IN THIS SUBDIVISION A SITE DEVELOPMENT PERMIT MUST BE OBTAINED FROM THE CITY OF AUSTIN, TRAVIS COUNTY AND TRAVIS COUNTY EMERGENCY S SERVICES DISTRICT 12.
- 15. EROSION/SEDIMENTATION CONTROLS ARE REQUIRED FOR ALL CONSTRUCTION, PURSUANT TO THE CITY OF AUSTIN ENVIRONMENTAL CRITERIA MANUAL.
- 16. APPROVAL OF THIS PRELIMINARY PLAN DOES NOT CONSTITUTE APPROVAL OF ANY DEVIATION FROM THE CITIES LAND DEVELOPMENT REGULATIONS IN THE FINAL PLAT, CONSTRUCTION PLAN OR SITE PLAN STAGE, UNLESS SUCH DEVIATIONS HAVE BEEN SPECIFICALLY REQUESTED IN WRITING AND SUBSEQUENTLY APPROVED IN WRITING BY THE CITY. SUCH APPROVALS DO NOT RELIEVE THE ENGINEER OF THE OBLIGATION TO MODIFY THE DESIGN OF THE PROJECT IF IT DOES NOT MEET ALL OTHER CITY LAND DEVELOPMENT REGULATIONS OR IF IT IS SUBSEQUENTLY DETERMINED THAT THE DESIGN WOULD ADVERSELY IMPACT THE PUBLIC'S SAFETY, HEALTH, WELFARE OR PROPERTY.
- 17. PRIOR TO THE RECORDING OF ANY FINAL PLAT OF ALL OR A PORTION OF THIS PRELIMINARY PLAN, FISCAL SECURITY SHALL BE PROVIDED IN ACCORDANCE WITH LDC 30-1-132 OF THE LAND DEVELOPMENT CODE FOR THE FOLLOWING IMPROVEMENTS: A. STREET CONSTRUCTION AND RELATED INFRASTRUCTURE, INCLUDING PAVING, DRAINAGE, SIDEWALKS, WATER SUPPLY AND WASTEWATER COLLECTION FOR THE FOLLOWING STREETS: (LILT DRIVE)

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Call before you dig.

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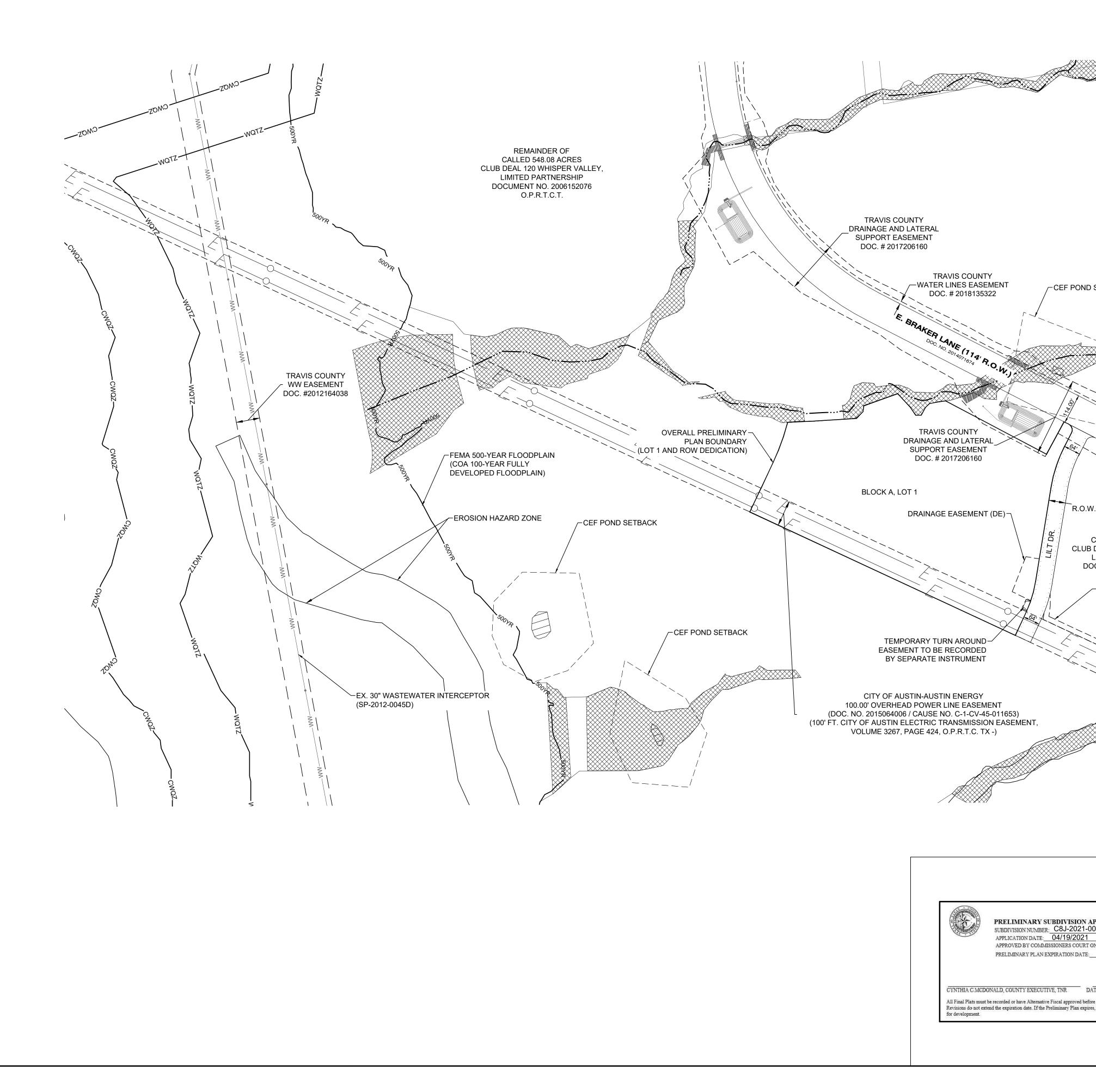
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FISCAL SECURITY IS NOT REQUIRED FOR STREETS NOT LISTED IN SUBSECTION (A)

- B. ENVIRONMENTAL AND SAFETY CONTROLS, AND OTHER RELATED ITEMS (E.G., EROSION AND SEDIMENTATION CONTROLS, RESTORATION, CHANNEL WORK, PIPE IN EASEMENTS. DETENTION, WATER QUALITY PONDS. ETC.) AS DETERMINED PRIOR TO FINAL PLAT APPROVAL. THE RESTORATION COST ESTIMATE WILL BE BASED ON DISTURBED AREAS INCLUDING THE FOLLOWING STREETS: (LILT DRIVE)
- 18. AFD'S MINIMUM FIRE ACCESS/OPERATIONAL AREA IS 25 FEET PER LOCAL AMENDMENTS TO THE FIRE CODE PER SECTION 503.2.1, AN AERIAL APPARATUS WILL BE UTILIZED FOR FIRE SUPPRESSING OPERATIONS AS SUCH, AN ALTERNATIVE METHOD OF COMPLIANCE (AMOC) FROM THE 25 FEET WILL BE REQUIRED BY THE FIRE MARSHAL FOR THIS DEVELOPMENT. THE AMOC SHALL BE A PERFORMANCE BASE DESIGN, CONDITIONS WILL BE BASED ON THE TYPE OF CONSTRUCTION, FIRE SEPARATION DISTANCES, HEIGHT OF STRUCTURES, WATER SYSTEM, FIRE SPRINKLER SYSTEM, AND WILDLAND FIRE HAZARD, AND OPERATIONAL PRE-PLANNING.
- 19. TRAVIS COUNTY EMERGENCY SERVICES DISTRICT 12 IS THE AUTHORITY HAVING JURISDICTION (AHJ) FOR FIRE AND SAFETY ISSUES AND WILL BE DOING THE INSPECTIONS FOR OCCUPANCY.
- 20. TRAVIS COUNTY EMERGENCY SERVICES DISTRICT 12 MINIMUM FIRE ACCESS/OPERATIONAL AREA IS 26 FEET PER LOCAL AMENDMENTS TO THE FIRE CODE PER SECTION 5036.2.1 AN AERIAL APPARATUS WILL BE UTILIZED FOR FIRE SUPPRESSING OPERATIONS AS SUCH.
- 21. AN ALTERNATIVE METHOD OF COMPLIANCE (AMOC) MAY BE REQUESTED FROM THE FIRE MARSHAL. THE AMOC SHALL BE A PERFORMANCE BASE DESIGN, CONDITIONS WILL BE BASED ON THE TYPE OF CONSTRUCTION, FIRE SEPARATION DISTANCES, HEIGHTS OF STRUCTURES, WATER SYSTEM, FIRE SPRINKLER SYSTEM, WILDLAND FIRE HAZARD, AND OPERATIONAL PRE-PLANNING.
- 22. LOT 1 IS PROHIBITED FROM DIRECT ACCESS TO EAST BRAKER LANE.
- 23. TEMPORARY TURN AROUND EASEMENT IS PROVIDED WITHIN BLOCK A, LOT 1 FOR FIRE APPARATUS ACCESS ROAD DEAD-END USE. THIS EASEMENT SHALL SELF-TERMINATE ONCE LILT DRIVE IS EXTENDED FURTHER TO FUTURE DEVELOPMENTS WHICH WOULD ELIMINATE THE DEAD-END CONDITION FOR FIRE ACCESS.
- 24. THIS SINGLE LOT SUBDIVISION SHALL HAVE INDEPENDENT SEWER TAP(S), INDEPENDENT WATER METER(S), AND ITS PRIVATE WATER AND SEWER SERVICE SHALL BE POSITIONED OR LOCATED IN A MANNER THAT WILL NOT CROSS LOT LINES.

PRELIMINARY SUBDIVISION APPROVAL SHEET _2_OF _12_ FILE NUMBERC8J-2021-0066APPLICATION DATE04/19/2021 APPROVED BY LAND USE COMMISSION ON APPROVED BY COMMISSIONER'S COURT ON EXPIRATION DATE (LDC 30-2-62)	U U U U U U	<b>ΝΗΙΒ</b> Μυμτιε, Αυ
CASE MANAGER:	DESIGN	ED BY: <u>DA</u>
J. BENNETT       for:         Denise lucas, Director, Development Services Department         FINAL PLAT TO LOCK-IN PRELIMINARY FILE #         APPROVED ON         PRELIMINARY EXTENDED ON	CHECKE	BY: <u>JS/DA</u> D BY: <u>JS/MG</u> /ED BY: <u>MAG</u>
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 require notice of construction, must also be approved prior		2 <sub>0F</sub> _4
to the Project Expiration Date.	C8J-2	021-0066

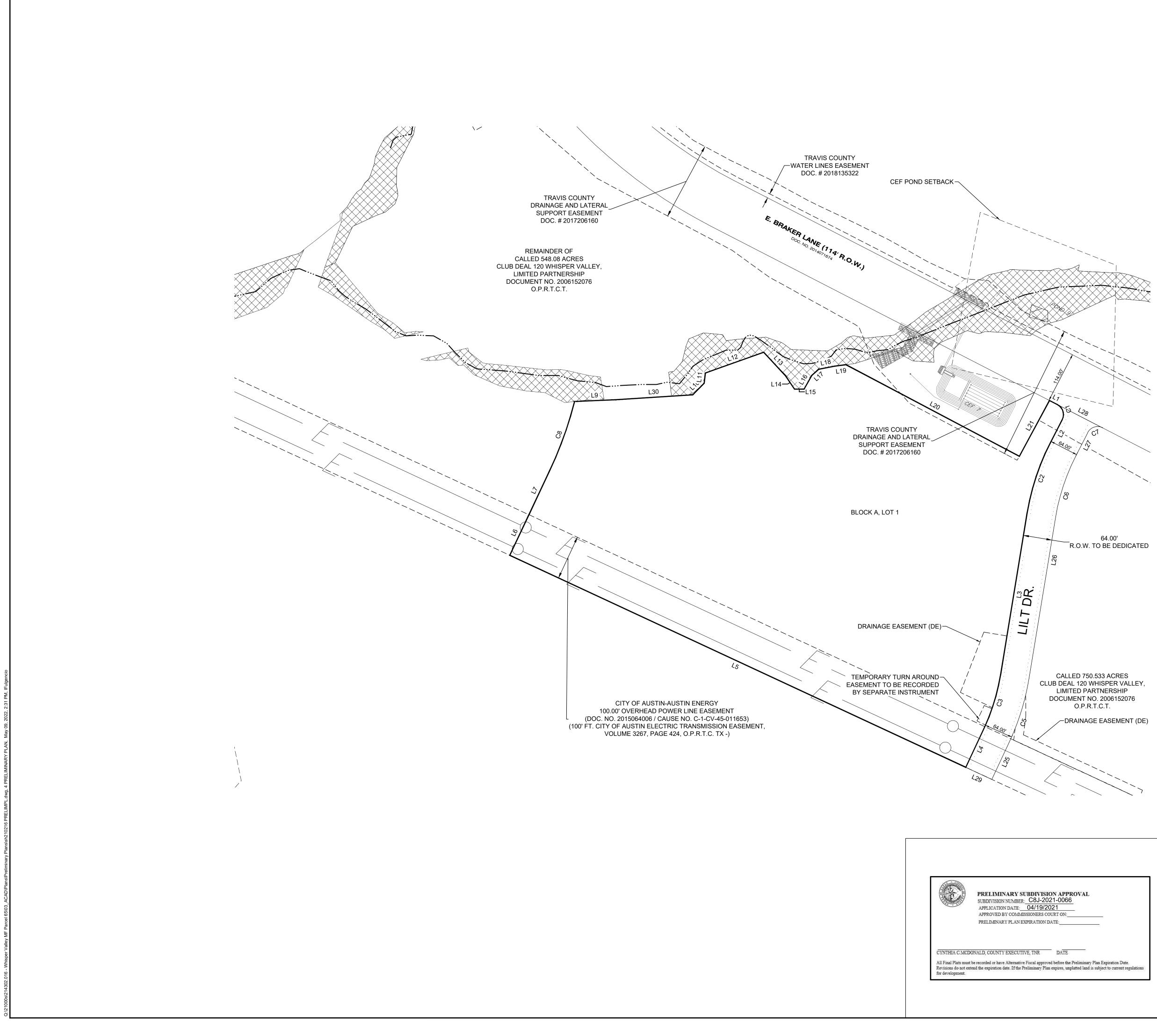
30s/214302.016 - Whisper Valley MF Parcel 65/03\_ACAD/Plans/Preliminary Plans/sh210216 PRELIMOV.dwg, Layout1, May 09, 2022, 2:31 PM, IFulgencio



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		0 200' 400' SCALE: 1" = 200'		
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		LEGEND		
		PROPERTY BOUNDARY		REVI
		SIDEWALKS		
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	— E —	ELECTRIC LINES		
		CREEK CENTERLINE	G	
		WQTZ (WATER QUALITY TRANSITION ZONE) PER PUD		
	CWQZ	CWQZ (CRITICAL WATER QUALITY ZONE) PER PUD		what's below. efore you dig.
	500YR	FEMA 500-YEAR FLOOD PLAIN (COA 100-YEAR FULLY DEVELOPED FLOODPLAIN)		
ND SETBACK		PROTECTED HEADWATERS PER PUD		
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64.00' D.W. TO BE DEDICATED			A CONTRACT OF A CONTRACTACT OF A CONTRACT OF	OF TEL
CALLED 750.533 ACRES			*.**	
JB DEAL 120 WHISPER VALLEY, LIMITED PARTNERSHIP			MICHAEL	A. GIANNETTA 16248 - 公
DOCUMENT NO. 2006152076 O.P.R.T.C.T.			0	CENSE?
DRAINAGE EASEMENT (DE)			I	5/9/2022
				$\square$
			Z	
				<b>VAL</b> Arce exas
				<b>Е                                    </b>
				ם זעניי
	]			Ξ
		PPROVAL SHEET <u>3</u> OF <u>12</u>		WHIS MULTIF, AU
]		1-0066APPLICATION DATE04/19/2021 OMMISSION ON		-
N APPROVAL I-0066	APPROVED BY COMMISSIONE	R'S COURT ON		
1 RT ON:	CASE MANAGER:	2–62)	DESIGN	ED BY: <u>DA</u>
re:	<u>J.</u> BENNETT	for:	DRAWN	BY: JS/DA
DATE		for: elopment Services Department RELIMINARY FILE #	CHECKE	D BY: <u>JS/MG</u>
before the Preliminary Plan Expiration Date. spires, unplatted land is subject to current regulations	APPROVED ON		APPROV	ED BY: MAG
]	Final plats must be record	ed by the expiration Date. Subsequent Site	<u></u>	34_
	filing, and require notice o	v with the Code current at the time of f construction, must also be approved prior		

Plans which do not comply with the Code current at the time of filing, and require notice of construction, must also be approved prior to the Project Expiration Date.

C8J-2021-0066

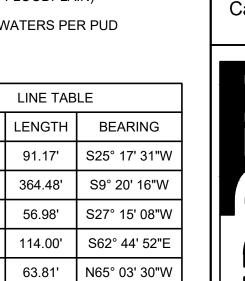


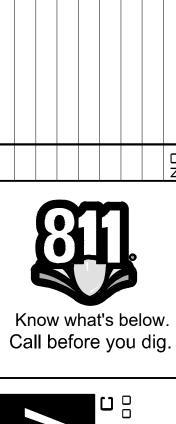


SCALE: 1" = 100'

# LEGEND PROPERTY BOUNDARY SIDEWALKS — — — EASEMENT — EROSION HAZARD ZONE WWW WASTEWATER LINE WASTEWATER MANHOLE ------ CREEK CENTERLINE ---- CEF SETBACK WQTZ (WATER QUALITY TRANSITION ZONE) PER PUD CWQZ (CRITICAL WATER QUALITY ZONE) \_\_\_\_\_ 500YR \_\_\_\_\_ LINE TABLE

PER			R PUE	2		
		·		0-YEAR FLC		(COA 100-YEAR IN)
		PRC	DTEC	TED HEADV	VATERS PE	R PUD
			1			
LINE TABLE					LINE TAB	LE
NUMBER	LENGTH	BEARING		NUMBER	LENGTH	BEARING
L1	19.74'	S62° 44' 52"E		L25	91.17'	S25° 17' 31"W
L2	56.98'	S27° 15' 08"W		L26	364.48'	S9° 20' 16"W
L3	364.48'	S9° 20' 16"W		L27	56.98'	S27° 15' 08"W
L4	100.00'	S25° 08' 29"W		L28	114.00'	S62° 44' 52"E
L5	1120.17'	N65° 03' 30"W		L29	63.81'	N65° 03' 30"W
L6	100.00'	N25° 16' 07"E		L30	173.19'	N86° 23' 25"E
L7	108.79'	N25° 16' 07"E				









DES DRAWN BY: <u>JS/DA</u> CHECKED BY: <u>JS/MG</u> APPROVED BY: MAG

SHEET 4 OF 4

C8J-2021-0066

L9

L10

L11

L20

90.44' N87° 31' 58"E

36.17' N44° 14' 51"E

22.92' N7° 04' 47"E

L12 138.05' N70° 23' 23"E

L13 71.89' S42° 32' 27"E

L14 35.27' S34° 10' 58"E

L15 21.32' S89° 53' 47"E

L16 35.06' N29° 35' 02"E

L17 20.49' N47° 54' 56"E

L18 37.04' N79° 10' 52"E

L19 24.72' N82° 37' 33"E

L21 141.30' N28° 25' 36"E

436.60' S62° 07' 47"E

	CURVE TABLE								
NUMBER	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH				
C1	39.27'	25.00'	90.000°	S17° 44' 52"E	35.36				
C2	166.34'	532.00'	17.914°	S18° 17' 42"W	165.66				
C3	121.88'	468.00'	14.922°	S16° 47' 55"W	121.54				
C5	148.14'	532.00'	15.954°	S17° 18' 54"W	147.66				
C6	146.33'	468.00'	17.914°	S18° 17' 42"W	145.73				
C7	39.27'	25.00'	90.000°	S72° 15' 08"W	35.36				
C8	163.80'	858.56'	10.931°	N19° 48' 11"E	163.55				
					//				

	DIVISION APPROVAL C8J-2021-0066		
APPROVED BY LA	ND USE COMMISSIC	)N ON	
APPROVED BY CO	MMISSIONER'S COU	IRT ON	
EXPIRATION DATE	(LDC 30-2-62)		
CASE MANAGER:			

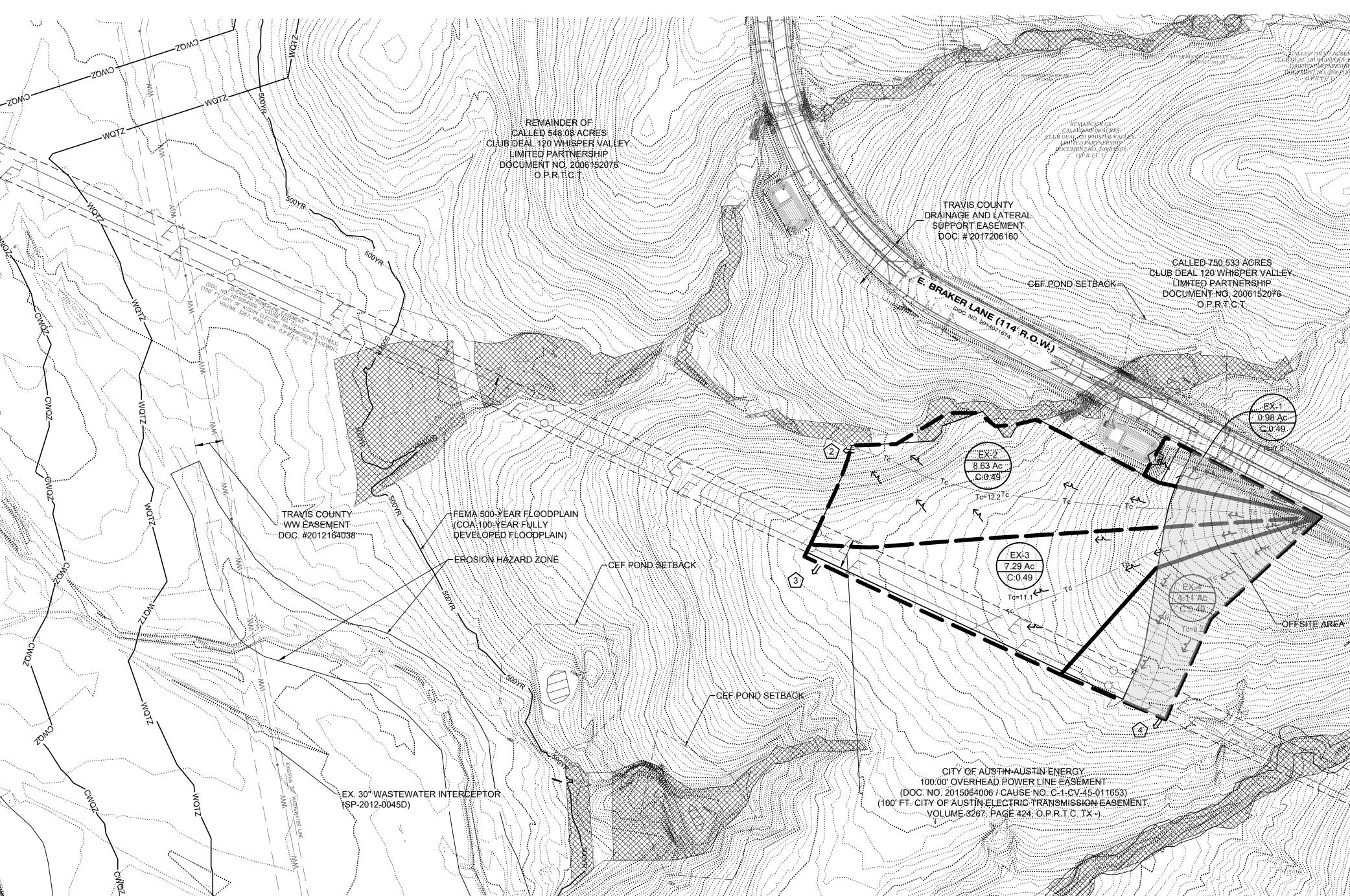
Denise lucas, Director, Development Services Department FINAL PLAT TO LOCK-IN PRELIMINARY FILE #\_\_\_\_\_ APPROVED ON\_\_\_\_\_ PRELIMINARY EXTENDED ON \_\_\_\_\_\_ UNTIL \_\_\_\_\_

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 require notice of construction, must also be approved prior to the Project Expiration Date.

APPROVAL	
0066	
'ON:	<u>S</u>



	CWICZ			, 							
			E	xisting Con	ditions - Ro	uting An	alysis I	nputs			
	Drainage A	reas		Lar	nd Use	т	OC Calo	ulation Table		HEC-HMS Inp	uts
Contributing Area	Area (sf	) Are	ea (ac)	Base Curve Number	Impervi Cover (		тс	OC (min)	Area (sq. mi.)	Impervious Cover (%)	La
EX-1	42,689	0	).98	80	0.00			7.54	0.0015313	0%	
EX-2	375,923	3 8	3.63	80	0.00			12.24	0.0134844	0%	
EX-3	317,552	2 7	7.29	80	0.00			11.09	0.0113906	0%	
EX-4	179,032	2 4	.11	80	0.00			9.20	0.0064219	0%	
		Time of	Concentrati	on Calculat	tions - Existi	ng Condi	tions				
			Sheet Flow	N		Shall	ow Coi	ncentrated Flow	w (Unpaved	) TOC Calcu	ulatio
Contributing A	rea Length	Slope (ft,	/ft) Rough Coeffi		T <sub>sheet</sub>	Lengt	h (ft)	Slope (ft/ft)	T <sub>unpaved</sub>	тос	C (min
EX-1	100	0.074	0.1	15	5.60	46	58	0.062	1.94		7.54
EX-2	100	0.074	0.1	15	5.60	143	38	0.05	6.64	1	12.24
EX-3	100	0.076	0.1	15	5.54	110	)2	0.042	5.55	1	11.09
EX-4	100	0.08	0.1	15	5.43	80	)1	0.048	3.78		9.20
	Existing H	ydrology Su	mmary							_	
		Peak Fl	ow (cfs)								
Analysis Point	Q₂	<b>Q</b> <sub>10</sub>	Q <sub>25</sub>	<b>Q</b> <sub>100</sub>							
POI-1	3	6	8	11							
POI-2	24	45	60	85	1						
POI-3			50								
1010	21	40	53	74							



nput	nputs						
ıs )	Lag Time						
	4.52						
	7.35						
	6.66						
	5.52						

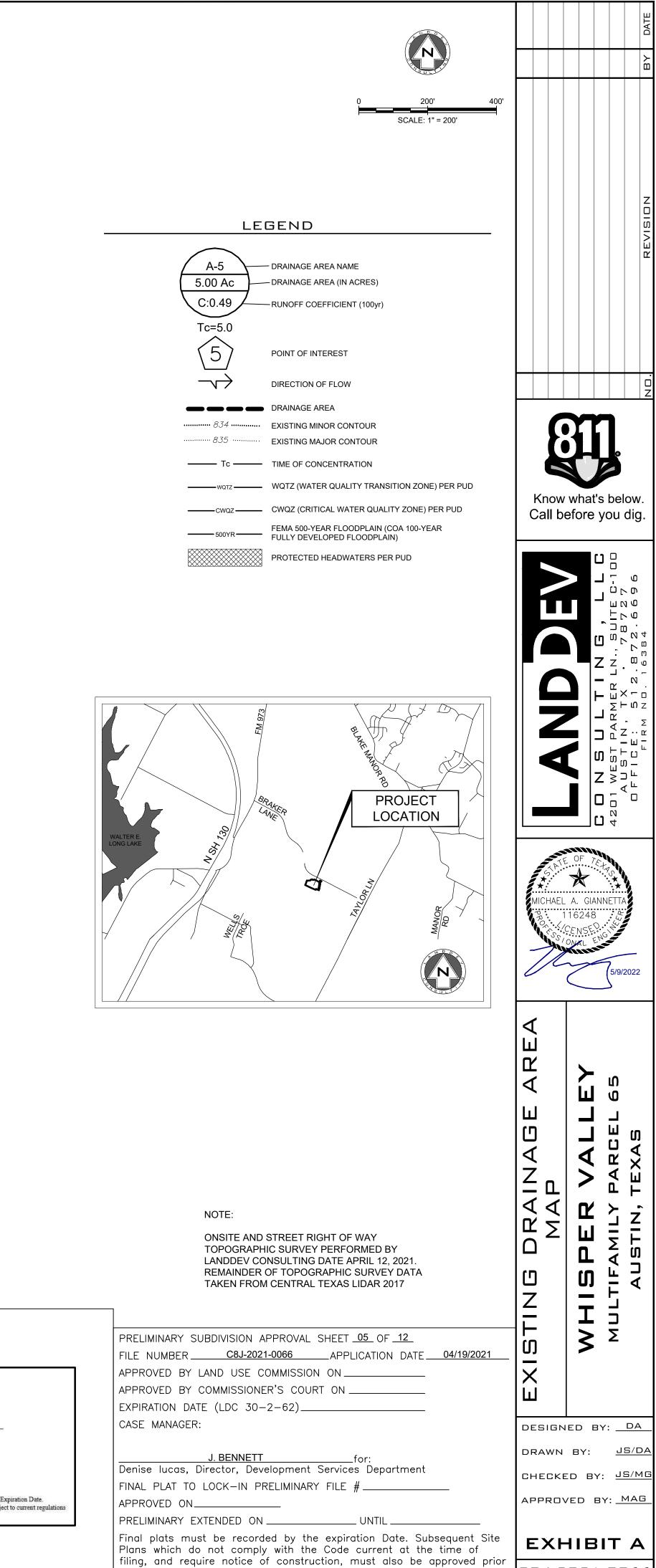
alculation Table

TOC (min)
7.54
12.24
11.09
9.20



PRELIMINARY SUBDIVISION A SUBDIVISION NUMBER C8J-2021-C APPLICATION DATE: 04/19/2021 APPROVED BY COMMISSIONERS COURT ON: PRELIMINARY PLAN EXPIRATION DATE:

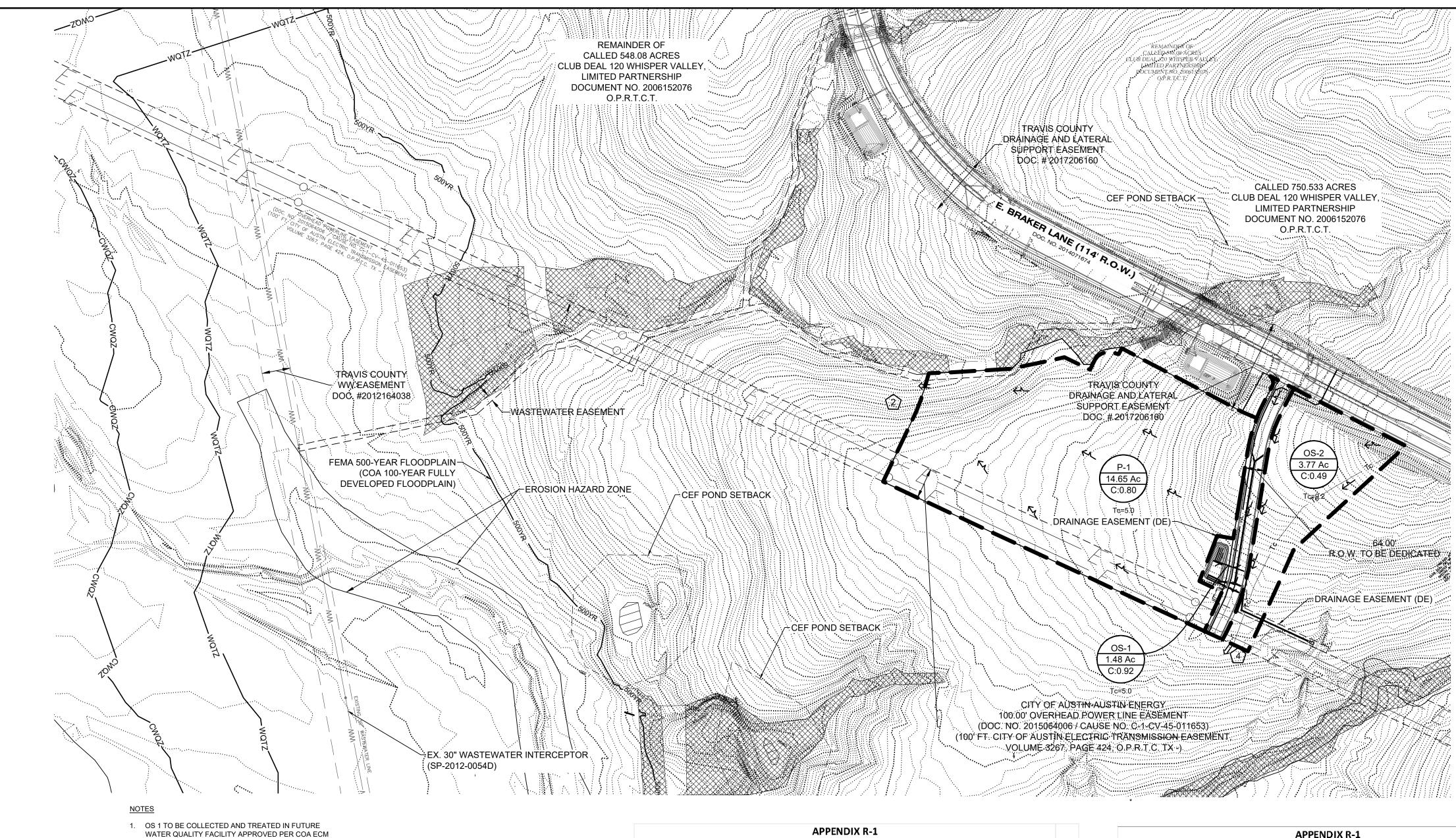
CYNTHIA C.MCDONALD, COUNTY EXECUTIVE, TNR DATE All Final Plats must be recorded or have Alternative Fiscal approved before the Preliminary Plan Expiration Date. Revisions do not extend the expiration date. If the Preliminary Plan expires, unplatted land is subject to current regulations for development.



C8J-2021-0066

APPROVAL 0066	

to the Project Expiration Date.



	Proposed Conditions - Routing Analysis Inputs								
	Drainage Areas			Use	TOC Calculation Table		HEC-HMS Inputs		
Contributing Area	Area (sf)	Area (ac)	Base Curve Number	Impervious Cover (sf)	TOC (min)	Area (sq. mi.)	Impervious Cover (%)	Lag Time	
P-1	638,154	14.65	80	414800	5.00	0.0228906	65%	3.00	
OS-1	64,469	1.48	80	58022	5.00	0.0023125	90%	3.00	
OS-2	164,221	3.77	80	0	9.20	0.0058906	0%	5.52	

\*OS = OFFSITE FLOWS

		S	heet <mark>Flo</mark> w	,		Shallow C	oncentrated Flow	v (Unpaved)	TOC Calc	ulation Table
Contributing Area	Length	Slope (ft/ft)	Roughr Coeffic		T <sub>sheet</sub>	Length (ft)	Slope (ft/ft)	Slope (ft/ft) T <sub>unpaved</sub>		C (min)
P-1					0.00			0.00		5.00
OS-1					0.00			0.00		5.00
OS-2	100	0.08	0.15	5	5.43	801	0.048	3.78		9.20
Р	roposed H	ydrology Sum	mary			Exist	ing Hydrology Su	-		
Analysis		Peak Flow	(cfs)		Analy		Peak F		-	
Point	Q <sub>2</sub>	<b>Q</b> <sub>10</sub>	Q <sub>25</sub>	$\mathbf{Q}_{10}$			Q <sub>10</sub>	Q <sub>25</sub>	<b>Q</b> <sub>100</sub>	
POI-2	70	114	142	19	1 POI	-2 24	45	60	85	]
POI-4	18	31	40	56	i POI-	4 13	24	32	44	]

**DRAINAGE** A

Drainage Are

Drainage Are Capture Dep

WATER QUA

25-year Peak 100-year Pea

FOR PARTIAL

Water Qualit Sedimentati Sedimentati **Filtration Pc** Filtration Pc

|--|

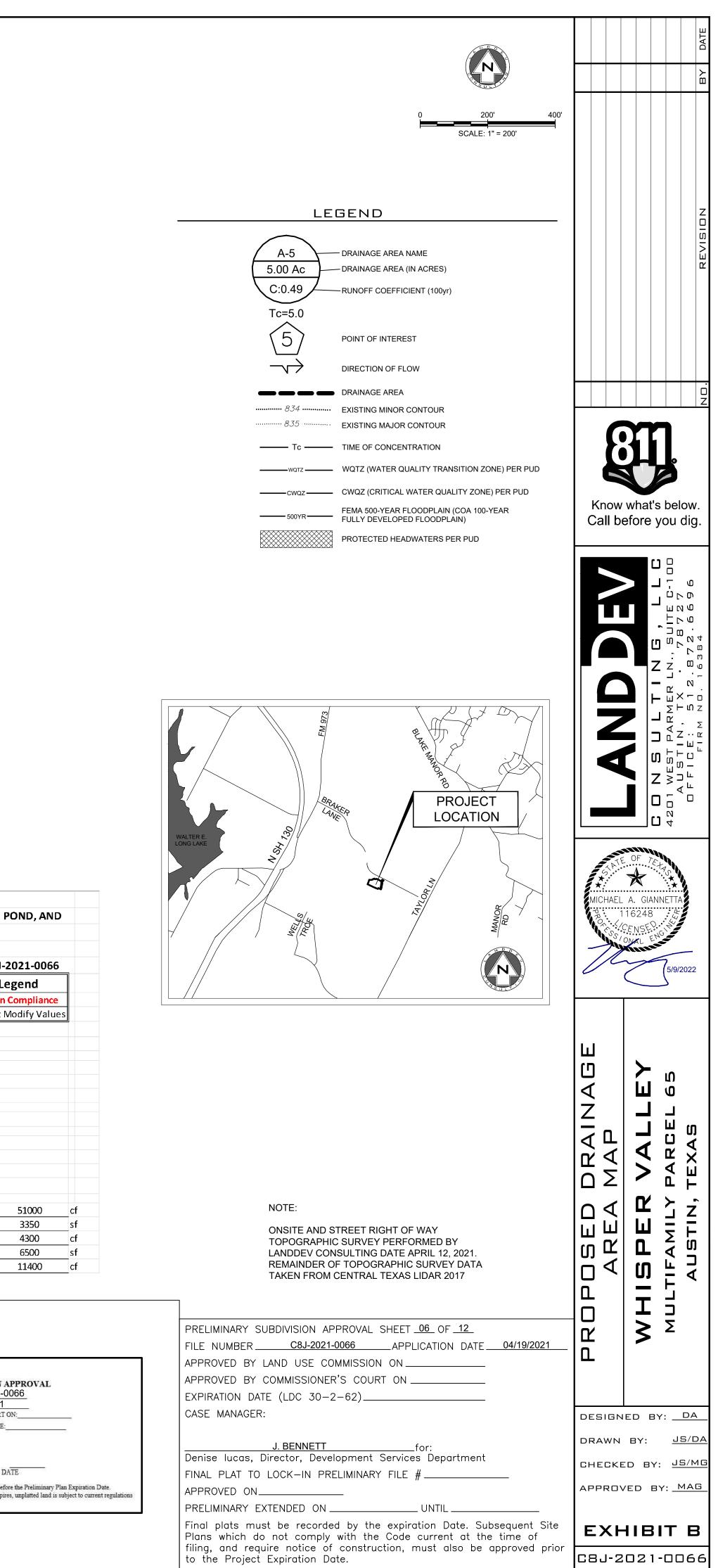
FULL AND PARTIAL SEDIMENTATION/FILTRATION POND, BIOFILTRATION POND, AND **VEGETATIVE FILTER STRIP CALCULATIONS** FOR PRELIMINARY PLANS AND FINAL PLATS Whisper Valley Multifamily Parcel 65 Preliminary Plan ROW (Lilt Drive), C8J-2021-0066

				Legend	
			Not I	n Compliance	
			Do Not	: Modify Value	es
AREA DATA:		Required			
rea to Control		1.48	ac.		
rea Impervious Cover		90.00%			
epth (CD)		1.200	in		
ALITY CONTROL CALCULATIONS:					
ak Flow Rate to Control (Q25)		142	cfs		
eak Flow Rate to Control (Q100)		191	cfs		
AL OR FULL BIOFILTRATION POND:	Biofi	Itration Type:	Partial		
lity Volume (CD * Draiange Area)	2	6447	cf	6100	cf
tion Pond Area				2182	sf
tion Pond Volume				2819	cf
ond Area				2143	sf
ond Volume				3974	cf

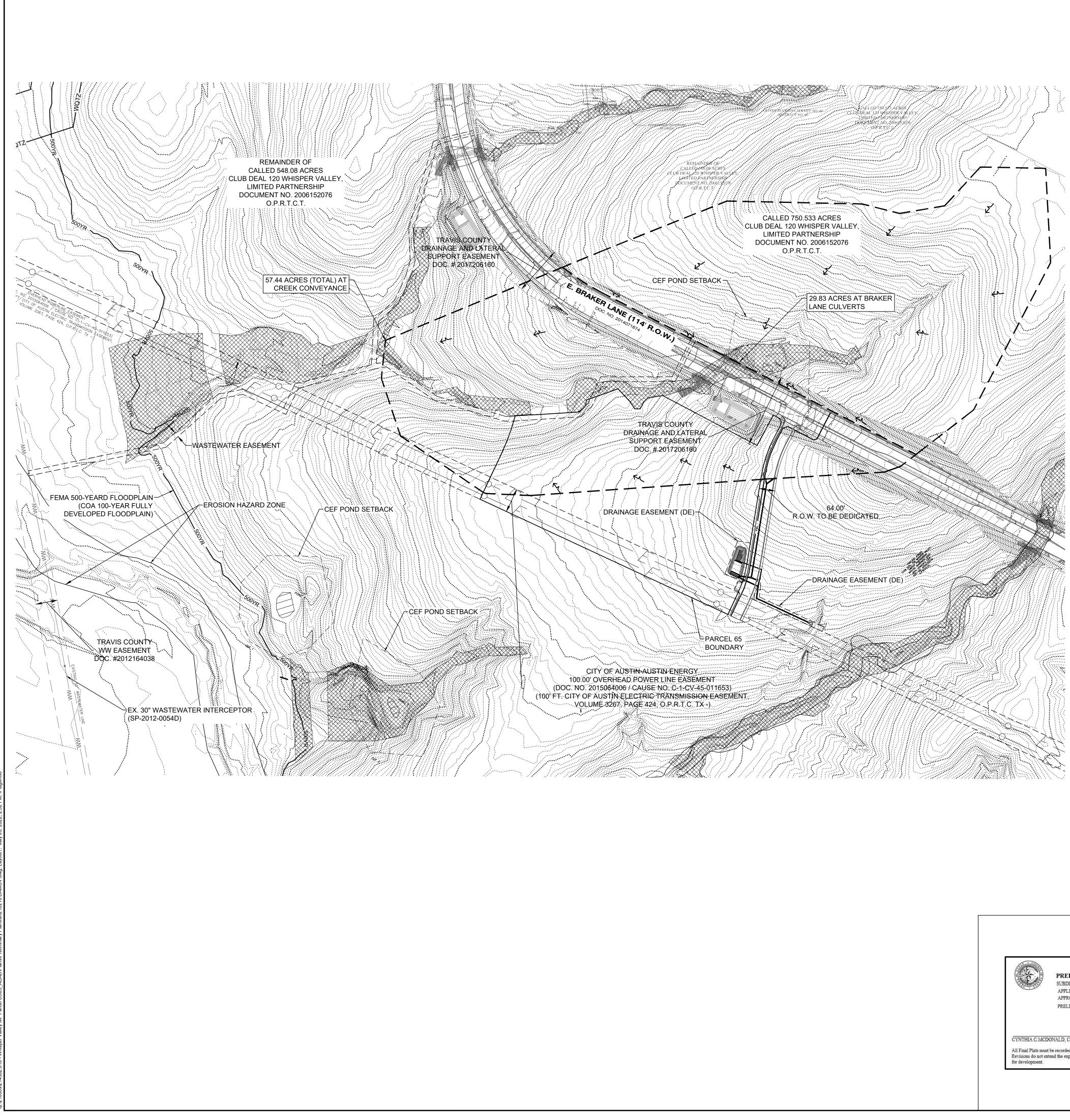
APP	ENDIXI	R-1		
FULL AND PARTIAL SEDIMENTATION/FIL	TRATIO	ON POND, BIOFI	LTRATIO	N P
VEGETATIVE FILTE	R STRI	<b>CALCULATIONS</b>	5	
FOR PRELIMINARY	PLANS	AND FINAL PLAT	rs	
Whisper Valley Multifamily Parcel 65 Pr	elimina	ary Plan On-Site	(P-1), C	8J-2
				Le
			No	t In (
			Do N	
DRAINAGE AREA DATA:		Required		
Drainage Area to Control		14.65	ac.	
Drainage Area Impervious Cover		65.00%		
Capture Depth (CD)		0.950	in	
WATER QUALITY CONTROL CALCULATIONS:				
25-year Peak Flow Rate to Control (Q25)		142	cfs	
100-year Peak Flow Rate to Control (Q100)		191	cfs	
FOR PARTIAL OR FULL BIOFILTRATION POND:	Bio	ofiltration Type:	Partial	
Water Quality Volume (CD * Draiange Area)	≥	50521	cf	
Sedimentation Pond Area				
Sedimentation Pond Volume				
Filtration Pond Area				
Filtration Pond Volume				



PRELIMINARY SUBDIVISION APPROVAL SUBDIVISION NUMBER C8J-2021-0066 APPLICATION DATE: 04/19/2021 APPROVED BY COMMISSIONERS COURT ON: PRELIMINARY PLAN EXPIRATION DATE: CYNTHIA C.MCDONALD, COUNTY EXECUTIVE, TNR DATE All Final Plats must be recorded or have Alternative Fiscal approved before the Preliminary Plan Expiration Date. Revisions do not extend the expiration date. If the Preliminary Plan expires, unplatted land is subject to current regulations for development.

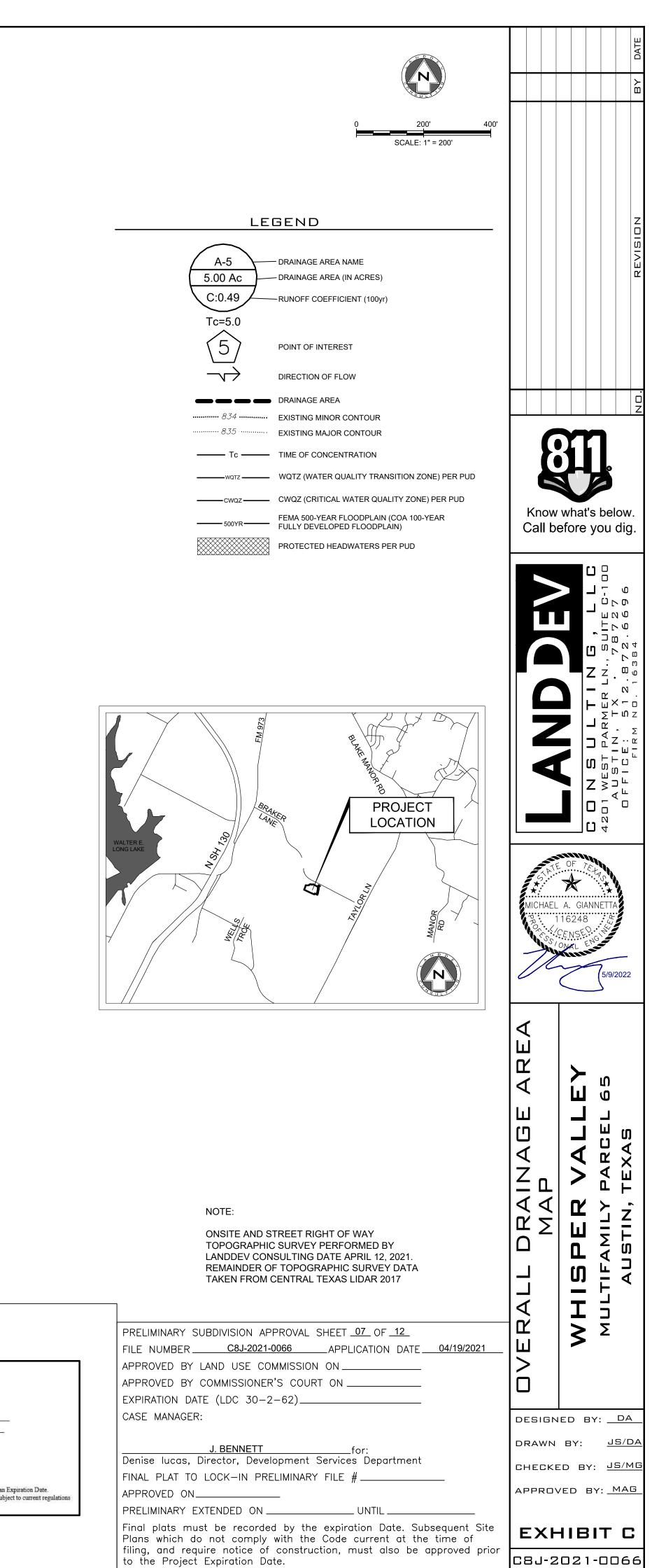


-2021-0066 Legend n Compliance : Modify Values 51000 cf 3350 sf 4300 cf 6500 sf 11400 cf

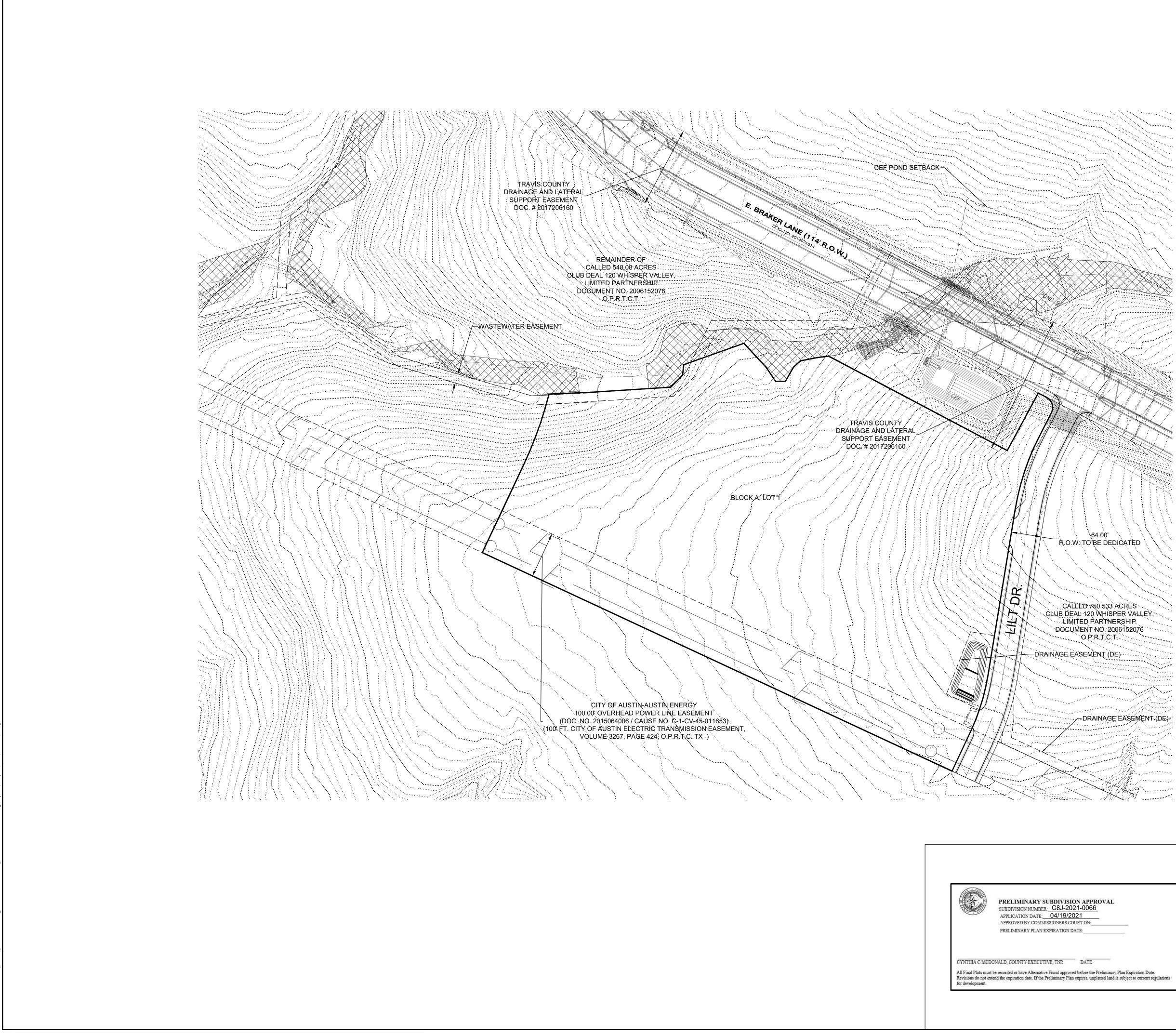


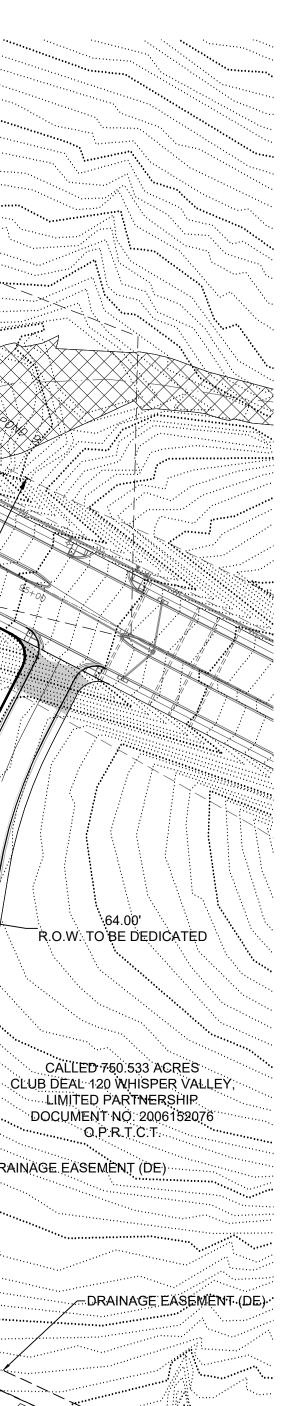
PRELIMINARY SUBDIVISION A SUBDIVISION NUMBER C8J-2021-C APPLICATION DATE: 04/19/2021 APPROVED BY COMMISSIONERS COURT ON: PRELIMINARY PLAN EXPIRATION DATE:

CYNTHIA C.MCDONALD, COUNTY EXECUTIVE, TNR DATE All Final Plats must be recorded or have Alternative Fiscal approved before the Preliminary Plan Expiration Date. Revisions do not extend the expiration date. If the Preliminary Plan expires, unplatted land is subject to current regulations for development.



APPROVAL	
DO66	





	LEGEND
	PROPERTY BOUNDARY
	ROW LINE
	SIDEWALKS
	EASEMENT
	EROSION HAZARD ZONE
WW	WASTEWATER LINE
	WASTEWATER MANHOLE
—— <i>E</i> ——	ELECTRIC LINES
	CREEK CENTERLINE
	CEF SETBACK
WQTZ	WQTZ (WATER QUALITY TRANSITION ZONE) PER PUD
CWQZ	CWQZ (CRITICAL WATER QUALITY ZONE) PER PUD
500YR	FEMA 500-YEAR FLOOD PLAIN (COA 100-YEAR FULLY DEVELOPED FLOODPLAIN)
	PROTECTED HEADWATERS PER PUD

N

SCALE: 1" = 100'

Lot 1 Slopes Table								
NUMBER	MIMINUM SLOPE	MAXIMUM SLOPE	COLOR	AREA (Ac)				
1	0.01%	15.00%		15.301				
2	15.00%	25.00%		0.000				
3	25.00%	35.00%		0.000				
4	35.00%	100.00%		0.000				

Lilt Dr. Slopes Table				
NUMBER	MIMINUM SLOPE	MAXIMUM SLOPE	COLOR	AREA (Ac)
1	0.01%	15.00%		1.162
2	15.00%	25.00%		0.069*
3	25.00%	35.00%		0.000
4	35.00%	100.00%		0.000

\*SLOPES ARE MAN MADE REQUIRED FOR THE INSTALLATION OF BRAKER LANE. SLOPES IN THIS AREA PRE-BRAKER LANE WERE LESS THAN 15%.

#### NOTE:

# ONSITE AND STREET RIGHT OF WAY TOPOGRAPHIC SURVEY PERFORMED BY LANDDEV CONSULTING DATE APRIL 12, 2021. REMAINDER OF TOPOGRAPHIC SURVEY DATA TAKEN FROM CENTRAL TEXAS LIDAR 2017 PRELIMINARY SUBDIVISION APPROVAL SHEET <u>08</u> OF <u>12</u> APPROVED BY LAND USE COMMISSION ON \_\_\_\_\_ APPROVED BY COMMISSIONER'S COURT ON \_\_\_\_\_ EXPIRATION DATE (LDC 30-2-62)\_\_\_\_\_ CASE MANAGER: J. BENNETT for: Denise lucas, Director, Development Services Department FINAL PLAT TO LOCK-IN PRELIMINARY FILE #\_\_\_\_\_ APPROVED ON\_\_\_\_\_ PRELIMINARY EXTENDED ON \_\_\_\_\_\_ UNTIL \_\_\_\_\_

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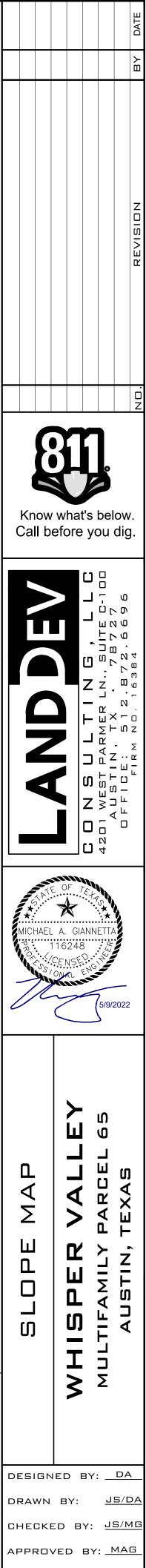
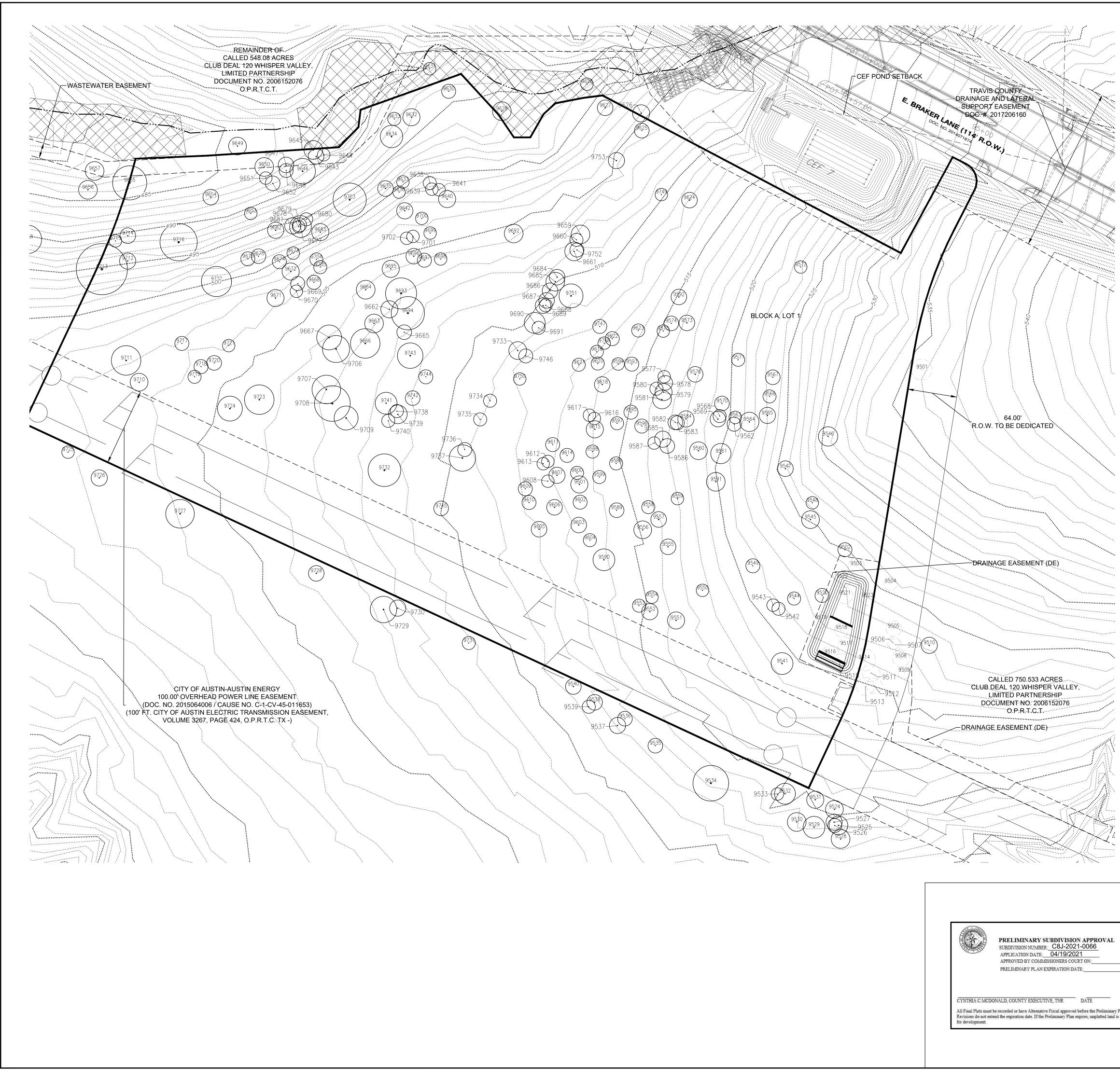


EXHIBIT D

C8J-2021-0066



CYNTHIA C.MCDONALD, COUNTY EXECUTIVE, TNR DATE All Final Plats must be recorded or have Alternative Fiscal approved before the Preliminary Plan Expiratio Revisions do not extend the expiration date. If the Preliminary Plan expires, unplatted land is subject to cur for development.

				DATE
				B
		0 60' 120'		
		SCALE: 1" = 60'		
		PROPERTY BOUNDARY		z
		SIDEWALKS		S
		EASEMENT		REVISIO
		EROSION HAZARD ZONE		
		WATER LINE		
		WATER GATE VALVE		
	A	WATER TEE		
	-	WATER STUB		
		AIR RELEASE VALVE		
		STORM CURB INLET STORM MANHOLE		
	<i>F</i>	ELECTRIC LINES		
		CREEK CENTERLINE		what's below.
		CEF SETBACK		efore you dig.
		WQTZ (WATER QUALITY TRANSITION ZONE)		<u>ں</u>
	014/07	PER PUD CWQZ (CRITICAL WATER QUALITY ZONE)		
	CWQZ	PER PUD FEMA 500-YEAR FLOOD PLAIN (COA 100-YEAR		
	500YR	FULLY DEVELOPED FLOODPLAIN)		, 20 0 4 . 0 0 4 . 0 0 4
		PROTECTED HEADWATERS PER PUD		
	9501	EXISTING TREE PER SURVEY		Т Ш Щ Ц Ц Ц Ц Ц Ц Ц Ц Ц Ц Ц Ц Ц Ц Ц Ц Ц Ц
	( 9501/	TREE TO BE REMOVED		
				<b>N</b> 20
	NOTES:			
		S NO EXPRESSED OR IMPLIED WARRANTIES AS	STATE	
	2. NO SUBSURFACE I	ERSHIP OF THE PROPERTY. INVESTIGATION WAS PERFORMED BY LANDDEV FOR THE BENEFIT OF THIS SURVEY.	MICHAEL	A. GIANNETTA 16248 法
	3. TREE CANOPIES W	VERE DRAWN AT A RATIO OF 1 IN. OF TREE	10×1557	CENSEQ.
		. OF CANOPY RADIUS. IES WITH MULTIPLE TRUNKS, THE TOTAL	R	5/9/2022
	DIAMETER WAS CA	ALCULATED BY USING THE DIAMETER OF THE PLUS 1/2 THE DIAMETER OF EACH ADDITIONAL		
		REON WERE TAGGED WITH A METAL TAG RESPONDING TREE NUMBER.		
		RECTIONAL CONTROL ARE BASED ON THE NE COORDINATE SYSTEM, CENTRAL ZONE, 4203	BIT	EY 65
		INDARY SURVEY. DEED AND RIGHT-OF-WAY REON ARE APPROXIMATE LOCATIONS.		
	COMMITMENT, THE	S PERFORMED WITHOUT THE BENEFIT OF A TITLE EREFOR, AGREEMENTS, EASEMENTS, AND		A R R X A
	RESTRICTIONS MA	Y EXIST THAT ARE NOT SHOWN HEREON.	A N	<b>Р Р &lt;</b>
		E AND STREET RIGHT OF WAY	4	
	TOPOG LANDD	GRAPHIC SURVEY PERFORMED BY EV CONSULTING DATE APRIL 12, 2021.		<b>PE</b> Amil
		NDER OF TOPOGRAPHIC SURVEY DATA FROM CENTRAL TEXAS LIDAR 2017	Ш	AL AL
			μ	
	PRELIMINARY SUBDIVISI	ION APPROVAL SHEET <u>09</u> OF <u>12</u>		MULT MULT
		3J-2021-0066         APPLICATION DATE         04/19/2021           SE COMMISSION ON		
		SIONER'S COURT ON		
	EXPIRATION DATE (LDC CASE MANAGER:	30-2-62)	DEELEN	ED BY: DA
				BY: <u>JS/DA</u>
	Denise lucas, Director,	I <u>NETT</u> for: , Development Services Department		D BY: JS/MG
ation Date.	FINAL PLAT TO LOCK-	IN PRELIMINARY FILE #		ED BY: MAG
current regulations	PRELIMINARY EXTENDED	O ON UNTIL		
	Plans which do not c	ecorded by the expiration Date. Subsequent Site omply with the Code current at the time of ice of construction, must also be approved prior		HIBIT E
	to the Project Expirat		IC8J-2	021-0066

			TREE LI	ST
		tag #	SIZE	TYPE
(ROW)	(R)		13.5"	MESQUITE 9 9 MT
		9502	9"	CEDAR ELM
	(R)	9503	10.5"	CEDAR ELM
(ROW)	(R)	9504	8.5"	CEDAR ELM
(ROW)	(R)	9505	10"	CEDAR ELM
(ROW)			8"	CEDAR ELM
(ROW)			8"	CEDAR ELM
(ROW)			11"	CEDAR ELM 7.5 7 MT
(ROW)	(R)	9509 9510	8" 10.5"	CEDAR ELM
(ROW)	(R)		11.5"	CEDAR ELM 9 5 MT
(ROW)			10"	CEDAR ELM
(ROW)			11.5"	CEDAR ELM
(ROW)	(R)	9514	14.5"	CEDAR ELM 10 9 MS
	(R)	9515	9.5"	CEDAR ELM
	(R)	9516	11"	CEDAR ELM 8 6.5 MS
	(R)	9517	10.5"	CEDAR ELM
	(R)	9518	9"	CEDAR ELM
	(R)	9519	10.5"	MESQUITE 7.5 6 MT
		9520	9"	CEDAR ELM
		9521		CEDAR ELM
		9522	11"	CEDAR ELM
	(R)	9523	10"	
		9524	11.5"	
		9525 9526	12" 9"	CEDAR ELM
		9526 9527		CEDAR ELM
		9528	12"	CEDAR ELM
		9529	14"	CEDAR ELM
		9530	12"	MESQUITE
		9531	11"	MESQUITE
		9532	13.5"	MESQUITE
		9533	8"	CEDAR ELM
		9534	23"	LIVE OAK 11.5 11.5 11.5 M
		9535	9.5"	CEDAR ELM
		9536	9.5"	CEDAR ELM
		9537	10.5"	CEDAR ELM
		9538	10"	MESQUITE
		9539	8.5"	CEDAR ELM
		9540	10"	CEDAR ELM
		9541	14" o f "	CEDAR ELM 10.5 7.5 MS
		9542 9543	8.5" 8"	CEDAR ELM
		9543 9544		CEDAR ELM
		9545 9545	8.5 11.5"	CEDAR ELM
		9546		CEDAR ELM 9.5 6 MT
		9547		CEDAR ELM 7.5 5 MS
		9548	8"	CEDAR ELM
		9549		CEDAR ELM 7 4.5 MT
		9550	8"	CEDAR ELM 6 4.5 MT
		9551	11"	CEDAR ELM 8 6.5 MS
		9552	10.5"	CEDAR ELM
		9553	8.5"	CEDAR ELM
		9554	8"	CEDAR ELM
		9555	10"	CEDAR ELM
		9556		CEDAR ELM 8 7 MS
		9557	10"	CEDAR ELM
		9558		CEDAR ELM
		9559	8"	CEDAR ELM
		9560	11.5"	CEDAR ELM

AG #	SIZE	TYPE	
9561	13"	CEDAR ELM	
9562	9"	CEDAR ELM	
9563	8"	CEDAR ELM	
9564	12.5"	MESQUITE 9.5 6 MS	
9565	10.5"	CEDAR ELM	
9566	8.5"		
9567	9.5"	CEDAR ELM	
9568	8.5"	CEDAR ELM	
9569	10"		
9570	9.5"		
9571	8.5" "	CEDAR ELM 6 5 MS	
9572	8"	CEDAR ELM	
9573		CEDAR ELM	
9574		CEDAR ELM	
9575 9576		CEDAR ELM	
9577		CEDAR ELM	
9578		CEDAR ELM	
9579		CEDAR ELM	
9580		CEDAR ELM	
		CEDAR ELM	
9582	9.5"	CEDAR ELM	
9583	9"	CEDAR ELM	
9584	10.5"	CEDAR ELM	
9585	10.5"	CEDAR ELM	
9586	9.5"	CEDAR ELM	
9587	8"	MESQUITE	
9588	8.5"	CEDAR ELM	
9589	9.5"	CEDAR ELM	
9590	14"	CEDAR ELM	
9591	12"	CEDAR ELM	
9592	10"	CEDAR ELM STRESSED	
9593	9"	CEDAR ELM	
9594	8"	CEDAR ELM	
9595	9"	CEDAR ELM	
9596	9"	CEDAR ELM	
9597	8.5"	CEDAR ELM	
9598	8.5" 	CEDAR ELM	
9599	8.5"	CEDAR ELM	
9600	8.5"	CEDAR ELM	
9601	11"	CEDAR ELM	
9602	9"	CEDAR ELM	
9603	10"	CEDAR ELM	
9604	8.5"	CEDAR ELM	
9605	10"	CEDAR ELM	
9606	10"	CEDAR ELM	
9607	10.5" °"	CEDAR ELM	
9608	8" 0"	CEDAR ELM	
9609 9610	9" 9"	CEDAR ELM	
9610 9611	9" 9"	CEDAR ELM	
9611 9612	9 8"	CEDAR ELM	
9612	8"	CEDAR ELM	
9614	o 9"	CEDAR ELM 6 6 MS	
9615	9 11"	CEDAR ELM 6.5 5 4.5 MS	
9616	8"	CEDAR ELM	
9617	8"	CEDAR ELM	
9618	10"	CEDAR ELM	
9619	8.5"	CEDAR ELM	
9620	8.5"	CEDAR ELM	

	TREE L	IST
TAG a	# SIZE	TYPE
9621	8.5"	CEDAR ELM
9622	9"	CEDAR ELM
9623	8.5"	CEDAR ELM
9624	10"	CEDAR ELM
9625	9.5"	CEDAR ELM
9626		CEDAR ELM
9627		CEDAR ELM 7 6 MS
	8"	CEDAR ELM
9629		CEDAR ELM 9.5 5.5 MT
	9"	CEDAR ELM 6 5.5 MT
9631		
		CEDAR ELM 6 4.5 MT
9632		CEDAR ELM 8.5 5 5 MS
9633	0.0	CEDAR ELM 6 5 MT
9634		CEDAR ELM
9635		CEDAR ELM
9636		CEDAR ELM
9637	8"	CEDAR ELM
9638	8.5"	CEDAR ELM
9639	8"	CEDAR ELM
9640	11"	CEDAR ELM 8.5 5 MT
9641	8"	CEDAR ELM
9642	10.5"	CEDAR ELM
9643	10"	BOIS D'ARC
9644	8"	CEDAR ELM
9645	12"	LIVE OAK 9 6 MT
9646	16.5"	MESQUITE 9 8 7 MT
9647	10"	CEDAR ELM 7 6.5 MT
9648	9"	CEDAR ELM
9649	11.5"	BOIS D'ARC
9650	12"	CEDAR ELM
9651	8"	CEDAR ELM 6 4.5 MS
9652	9.5"	CEDAR ELM
9653	8"	CEDAR ELM
9654	10"	MESQUITE 7.5 5.5 MS
9655	22"	CEDAR ELM
		MESQUITE
		BOIS D'ARC
9658		
9659		CEDAR ELM
	8.5"	CEDAR ELM
	12"	CEDAR ELM
9662		CEDAR ELM 9 4.5 MT
9663		MESQUITE 8.5 7 MS
9664		
		CEDAR ELM 9 6.5 MT
	9.5" 10"	CEDAR ELM
	19" 16"	MESQUITE 9 7.5 6 6 MT
9667		CEDAR ELM
9668	9"	CEDAR ELM
9669	9"	CEDAR ELM
9670	8"	CEDAR ELM
9671	11"	CEDAR ELM 6 5 5 MT
9672	11"	CEDAR ELM 7.5 7 MT
9673	8"	CEDAR ELM
9674	9"	CEDAR ELM
9675	9.5"	CEDAR ELM 8 3 MT
9676	9"	CEDAR ELM
9677	14"	CEDAR ELM 9 6 3.5 MT
9678	8"	CEDAR ELM
9679	9"	CEDAR ELM 7 4 MT
9680	8.5"	CEDAR ELM

TREE LIST

	TREE L	
tag #	SIZE	TYPE
9681	10.5"	CEDAR ELM
9682		CEDAR ELM 7 7 MS
9683	11"	CEDAR ELM
9684	10"	CEDAR ELM
9685	12"	CEDAR ELM 8 8 MS
9686	10"	CEDAR ELM
9687	10"	CEDAR ELM
9688	8.5"	CEDAR ELM
9689	10"	CEDAR ELM
9690	13.5"	CEDAR ELM 9 9 MT
9691	8.5"	CEDAR ELM
9692	12"	MESQUITE 8.5 7.5 MT
9693	20"	MESQUITE 6 6 6 6 5 5 MT
9694	21.5"	MESQUITE 8 8 7 6 6 MT
9695	11"	CEDAR ELM 8 6 MT
9696	10"	CEDAR ELM
9697	9"	CEDAR ELM 7 4 MT
9698	8"	MESQUITE
9699	8"	CEDAR ELM
9700	8"	CEDAR ELM
9701	8"	CEDAR ELM
9702	8"	CEDAR ELM
9703	21.5"	POST OAK
9704	8.5"	CEDAR ELM
9705	8.5"	MESQUITE
9706	17.5"	MESQUITE 7 6 5 5 5 MT
9707	18.5"	CEDAR ELM 12.5 12 MS
9708	23"	MESQUITE 8 7 6 6 6 5 MT
9709	15.5"	MESQUITE 7 6 6 5 MS
9710	11.5"	MESQUITE 8 7 MS
9711	19"	MESQUITE 10 9 8.5 MS
9712	10.5"	LIVE OAK
9713	33"	LIVE OAK
9714	10"	LIVE OAK 7 6 MS
9715	8"	LIVE OAK
9716	24"	LIVE OAK
9717	9"	MESQUITE
9718	9"	MESQUITE
9719	8.5"	MESQUITE
9720	9.5"	MESQUITE 6.5 6 MS
9721	8"	CEDAR ELM
9722	19.5"	LIVE OAK
9723	19"	MESQUITE 8 6 6 5 5 MT
9724	16"	MESQUITE 8 8 8 MT
9725	8"	CEDAR ELM
9726	10.5"	MESQUITE 7 7 MS
9727	18.5"	MESQUITE 9 8 6 5 MT
9728	10"	MESQUITE 7 6 MT
9729	17"	CEDAR ELM 9 8.5 7 MT
9730	10.5"	MESQUITE 7.5 6 MT
9731	8.5"	CEDAR ELM
9732	21"	CEDAR ELM
9733		CEDAR ELM
9734	8.5"	CEDAR ELM
	8.5"	CEDAR ELM
9736		CEDAR ELM
9737		CEDAR ELM 13 7.5 MS
9738	8.5"	CEDAR ELM 13 7.5 MS
9738	8.5 12"	CEDAR ELM 6 5 MS MESQUITE 6 6 6 MT
5153	١Z	WEJQUIE U U U MI
9740	0 - "	CEDAR ELM



PRELIMINARY SUBD SUBDIVISION NUMBER: APPLICATION DATE: 04/ APPROVED BY COMMISSION PRELIMINARY PLAN EXPIRA

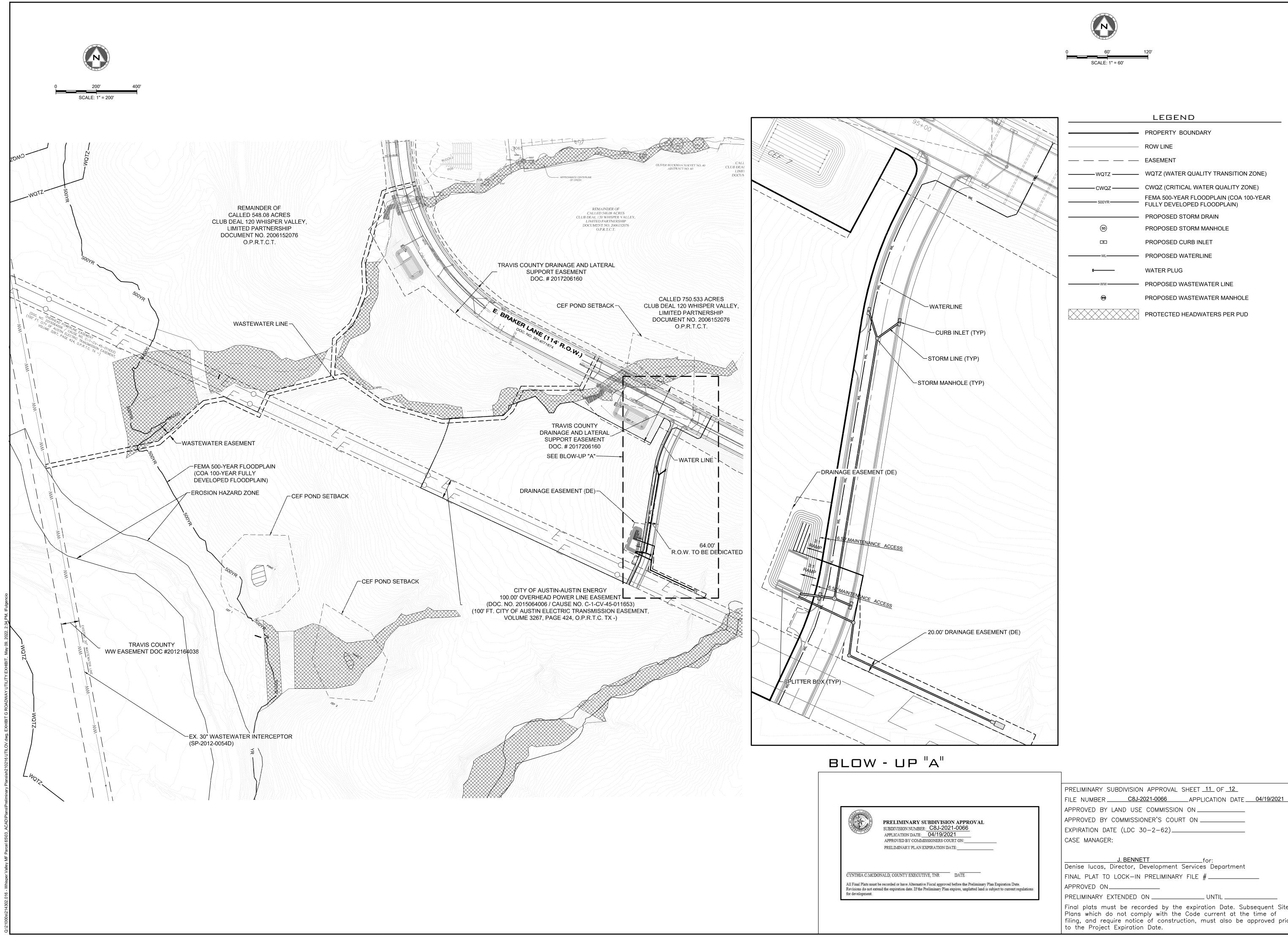
CYNTHIA C.MCDONALD, COUNTY EXECUTIVE, T. All Final Plats must be recorded or have Alternative Fiscal Revisions do not extend the expiration date. If the Prelimina for development.

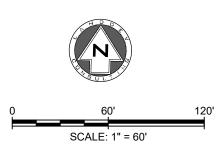
	TREE L	IST
TAG #	SIZE	TYPE
9741	14"	MESQUITE 6.5 6 5 4 MS
9742	9.5"	MESQUITE 5.5 4 4 MS
9743	16.5"	MESQUITE 8.5 8.5 7.5 MT
9744	9"	CEDAR ELM 6.5 4.5 MT
9745	9.5"	CEDAR ELM
9746	9"	CEDAR ELM
9747	9"	CEDAR ELM
9748	8"	CEDAR ELM
9749	8"	CEDAR ELM
9750	8"	CEDAR ELM
9751	15.5"	MESQUITE 10.5 5.5 4.5 MT
9752	9"	CEDAR ELM 7 4.5 MT
9753	10.5"	MESQUITE

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		V G U L T I N G , L Vest parmer LN., Suite		1638
A TE		Styrs MNNETT		
MICHAEL PROTOSSI	A. GIA 16248 CENSE ONAL P		2022	
TREE LIST EXHIBIT	16248	TIFAMILY PARCEL 65	AUSTIN, TEXAS	
REE LIST EXHIBI				

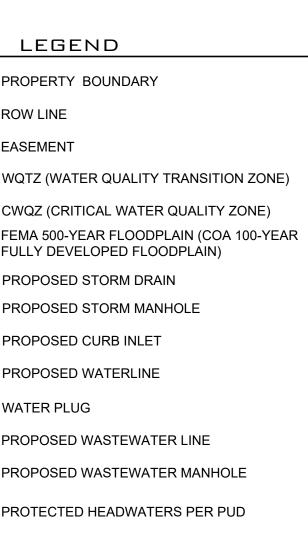
TREE LEGEND (R) TREE TO BE REMOVED (ROW) RIGHT OF WAY TREE

	PRELIMINARY SUBDIVISION APPROVAL SHEET 10 OF 12         FILE NUMBER C8J-2021-0066APPLICATION DATE04/19/2021	
DIVISION APPROVAL :8J-2021-0066 4/19/2021	APPROVED BY LAND USE COMMISSION ON APPROVED BY COMMISSIONER'S COURT ON EXPIRATION DATE (LDC 30-2-62)	
NERS COURT ON:	CASE MANAGER:	
	J. BENNETT for: Denise lucas, Director, Development Services Department	
INR DATE	FINAL PLAT TO LOCK-IN PRELIMINARY FILE #	
al approved before the Preliminary Plan Expiration Date. inary Plan expires, unplatted land is subject to current regulations	APPROVED ON	4
	PRELIMINARY EXTENDED ON UNTIL	
	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 require notice of construction, must also be approved prior to the Project Expiration Date.	0





	LEGEND
	PROPERTY BOU
	ROW LINE
	EASEMENT
	WQTZ (WATER Q
CWQZ	CWQZ (CRITICAL
	FEMA 500-YEAR F FULLY DEVELOPI
	PROPOSED STO
SD	PROPOSED STO
٥	PROPOSED CUR
	PROPOSED WAT
E	WATER PLUG
	PROPOSED WAS
	PROPOSED WAS
	PROTECTED HEA



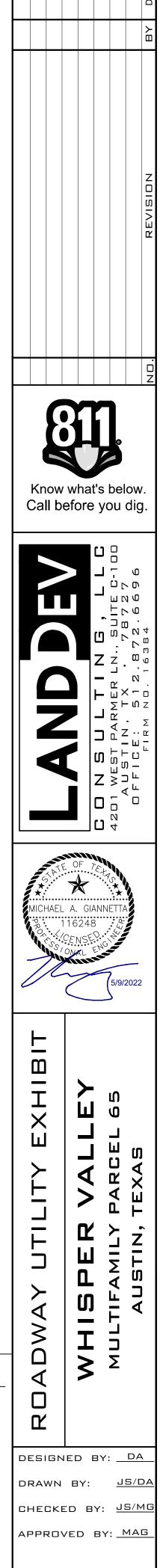


EXHIBIT G

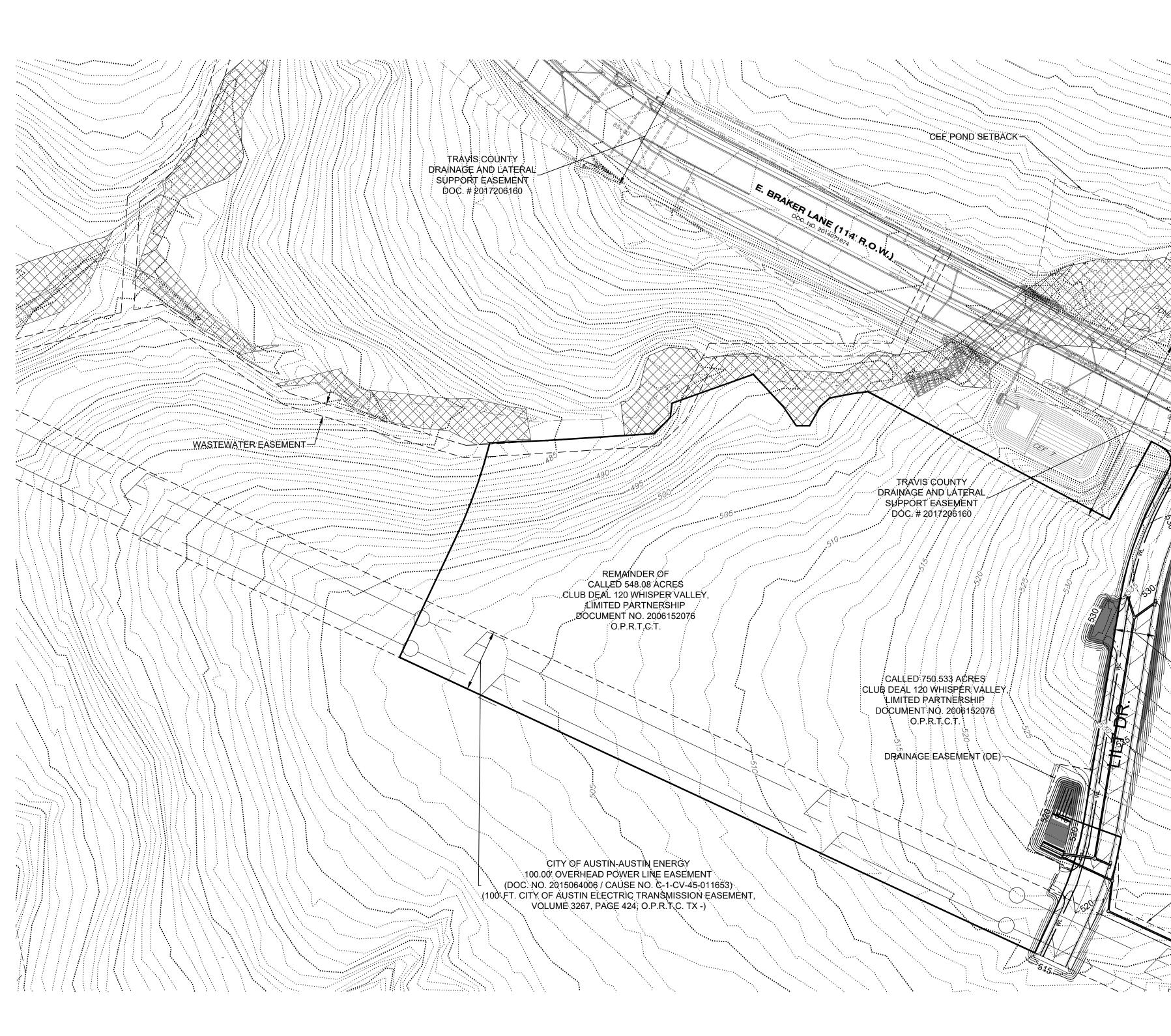
C8J-2021-0066

APPROVED BY LAND USE COMMISSION ON
APPROVED BY COMMISSIONER'S COURT ON
EXPIRATION DATE (LDC 30-2-62)
CASE MANAGER:
for:
Denise lucas, Director, Development Services Department
FINAL PLAT TO LOCK-IN PRELIMINARY FILE #
APPROVED ON
PRELIMINARY EXTENDED ON UNTIL

PRELIMINARY SUBDIVISION APPROVAL SHEET <u>11</u> OF <u>12</u>

RELIMINARY EXTENDED ON \_\_\_\_\_ 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 require notice of construction, must also be approved prior to the Project Expiration Date.

1000s/214302.016 - Whisper Valley MF Parcel 65/03\_ACAD/Plans/Preliminary Plans/sh210216 GRPL. dwg, EXHIBIT H ROADWAY GRADING PLAN, May 09, 2022, 2:34 PM, IFulgenci





PRELIMINARY SUBDIVISION APPR SUBDIVISION NUMBER: C8J-2021-0066 APPLICATION DATE: 04/19/2021 APPROVED BY COMMISSIONERS COURT ON: PRELIMINARY PLAN EXPIRATION DATE:

CYNTHIA C.MCDONALD, COUNTY EXECUTIVE, TNR DATE
All Final Plats must be recorded or have Alternative Fiscal approved before the Preliminary Plan Expiration Date.
Revisions do not extend the expiration date. If the Preliminary Plan expires, unplatted land is subject to current regulations
for development.



SCALE: 1" = 100'

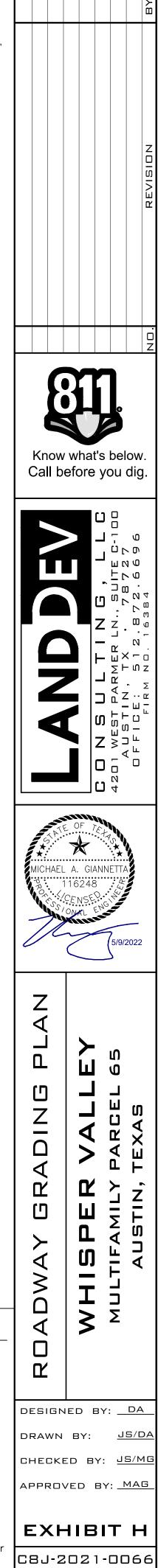
### LEGEND

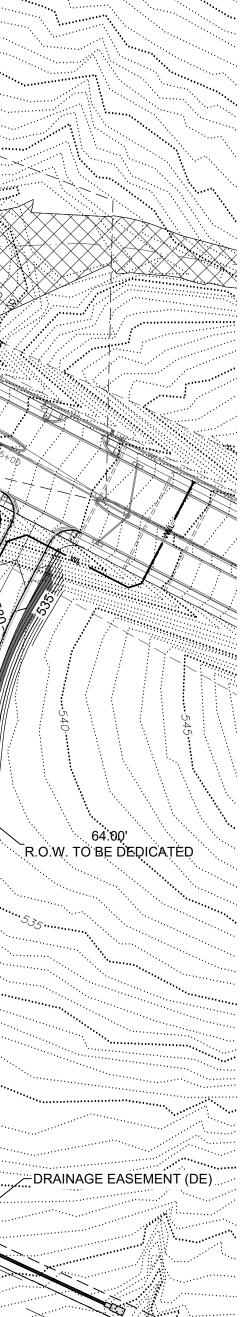
PROP	EXISTING
8	834
8	835

PROPOSED	
834	MINOR CO
	MAJOR C
	BOUNDAF
	EASEMEN

R CONTOUR	
R CONTOUR	
DARY	
MENT	

Elevations Table			
NUMBER	MINIMUM ELEVATION	MAXIMUM ELEVATION	COLOR
1	-8.00	-4.00	
2	-4.00	0.00	
3	0.00	4.00	
4	4.00	4.78	





PRELIMINARY SUBDIVISION APPROVAL SHEET <u>12</u> OF <u>12</u>	
FILE NUMBER C8J-2021-0066 APPLICATION DATE	04/19/202
APPROVED BY LAND USE COMMISSION ON	
APPROVED BY COMMISSIONER'S COURT ON	
EXPIRATION DATE (LDC 30-2-62)	
CASE MANAGER:	
	FILE NUMBER       C8J-2021-0066       APPLICATION DATE         APPROVED BY LAND USE COMMISSION ON

J. BENNETTfor:Denise lucas, Director, Development Services DepartmentFINAL PLAT TO LOCK-IN PRELIMINARY FILE #APPROVED ON\_\_\_\_\_

PRELIMINARY EXTENDED ON \_\_\_\_\_ UNTIL \_\_\_\_\_ 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 require notice of construction, must also be approved prior to the Project Expiration Date.

PPROVAL	
066	

ON:\_\_\_\_\_

CITY OF AUSTIN – TRAVIS COUNTY – SINGLE SUBDIVISION OFFICE SUBDIVISION APPLICATION – MASTER COMMENT REPORT

CASE NUMBER:C8J-2021-0066REVISION #:00UPDATE:U1CASE MANAGER:Jennifer BennettPHONE #:512-974-9002

PROJECT NAME: Whisper Valley Multifamily Parcel 65 LOCATION: 17001 E BRAKER LN

SUBMITTAL DATE: May 9, 2022 FINAL REPORT DATE: May 19, 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 (LDC 30-2-56; 30-2-82):

All comments must be addressed by filing an updated submittal prior to the update deadline of **June 30**, **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).

#### UPDATE SUBMITTAL INSTRUCTIONS (LDC 30-1-113):

- 1. Applicants must contact 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 AW Utility Development Services: Bradley Barron Environmental: Pamela Abee-Taulli PARD / Planning & Design: Thomas Rowlinson Water Quality: Don Heisch Travis Co. Subdivision: Sue Welch Travis Co. Transportation: Teresa Calkins Travis Co. Drainage: Teresa Calkins

#### Electric Review - Andrea Katz - 512-322-6957

Comments cleared.

Environmental Review - Pamela Abee-Taulli - 512-974-1879

#### COVERSHEET NOTES [LDC 30-5, Article 1]

EV 1-3 Cleared

IMPERVIOUS COVER COMMENTS [LDC 25, Subchapter A, Articles 9 through 13; ECM Appendices Q1 and Q2]

EV 4 This PUD is subject to the code of 09-06-2010. Therefore, impervious cover is based on net site area. Provide a Q1 table and use the Q2 table for Water Supply Suburban / Water Supply Rural / Barton Springs Zone. That one approximates the Q2 table of 2010.
 U1 The correct impervious cover allowances are shown in the PUD, section 3.07.

U1 The correct impervious cover allowances are shown in the PUD, section 3.07. Please revise appropriately. Also, only provide net site area (Q1) and impervious cover (Q2) info for work that is part of this subdivision preliminary plan. Impervious cover for work to be permitted through a site plan will comply with IC regulations at that time.

EV 5-11 Cleared

PARD / Planning & Design Review - Thomas Rowlinson - 512-974-9372

#### UPDATE 1

PR1: PUD Ordinance #20100826-06, the Whisper Valley and Indian Hills Annexation and Development Agreement, and the Whisper Valley Master Parkland Agreement require the dedication of at least 700 acres of publicly dedicated and private open space. Please note where the open space shall be located on the preliminary plan. Note on the cover sheet that the Whisper Valley private open space requirement for this preliminary plan is satisfied with the dedication of xxxx acres of OS/P (Open Space/Parkland) in the final plat process.

U1: Comment remains unaddressed. Preliminary plan offers no open space for residents. Demonstrate how residents access open space to comply with the PUD, Annexation and Development Agreement, and Master Parkland Agreement.

PR 1: Requirements for the dedication of parkland are governed by PUD Ordinance #20100826-06 and the Whisper Valley Master Parkland Agreement. For the requirement to dedicate private open space, designate the appropriate Lots and Blocks as Private Open Space. Upon transfer of the lots to a party acceptable to the City, the dedication will provide some of the required approximately 100 acres of private open space.

U1: Comment remains unaddressed. Demonstrate how residents access open space to comply with the PUD, Annexation and Development Agreement, and Master Parkland Agreement.

PR 2: Please label pond location in Lots with "DE" so that the space surrounding the pond areas can be solely Private Open Space. Clearly delineate any drainage or water quality easements. It will be required to record the drainage easements with metes and bounds and a document number per easement at final plat. Defining the easements areas is required so that park areas are not at risk of being lost by "blanket" easements.

# U1: Comment remains unaddressed. Demonstrate how residents access open space to comply with the PUD, Annexation and Development Agreement, and Master Parkland Agreement.

PR 3: Please add the following note to the plat: Parkland dedication requirements shall be satisfied at final plat stage pursuant to the PUD Ordinance #20100826-06 and the Whisper Valley Master Parkland Agreement.

# U1: Comment remains unaddressed. Demonstrate how residents access open space to comply with the PUD, Annexation and Development Agreement, and Master Parkland Agreement.

PR 4: Provide an updated tracking table with Private Open Space acres in this preliminary plan, with appropriate deductions for water quality, drainage, and detention ponds. This includes 0% credit for land in the 25-year floodplain, 50% credit for land in the 100-year floodplain, and 50% credit for ponds with recreational and educational opportunities. Qualifying lots must have amenities similar to those shown in Exhibit G of the development agreement. Land in the Signature Park as previously agreed upon will not be subject to deductions for floodplain, water quality, etc.

# U1: Comment remains unaddressed. Demonstrate how residents access open space to comply with the PUD, Annexation and Development Agreement, and Master Parkland Agreement.

PR 5: Demonstrate how the future development on Parcel 65 will access the Signature Park, required per the PUD Ordinance #20100826-06, the Whisper Valley and Indian Hills Annexation and Development Agreement, and the Whisper Valley Master Parkland Agreement.

U1: Comment remains unaddressed. Demonstrate how residents access open space to comply with the PUD, Annexation and Development Agreement, and Master Parkland Agreement. Include the park area into the preliminary plan boundaries and show trail to the Signature Park.

#### Subdivision Review - Jennifer Bennett - 512-974-9002

#### SR 1. CLEARED

SR 2. Add the engineer's certification statement as follows (LDC § 30-1-113):
 "I, (name of engineer), 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/Title 30) of the City of Austin Land Development Code, and is true and correct to the best of my knowledge."
 UPDATE 1: Just reference Title 30 (and not also Title 25) and take the parentheses out of the statement.

#### SR 3: CLEARED

SR 4. Remove Sheets 5-12. These can be added as a separate exhibit in the case file, but should not be a part of the official plan set. (LDC § 30-1-113)
 UPDATE 1: When the final plan set is ready to be approved, please remove these sheets entirely.

#### SR 5-8: CLEARED

- SR 9. Revise the lines as follows (LDC § 30-1-113):
  - a. The boundary line must be solid and the heaviest weighted line. Verify the boundary line accurately encompasses only the area inside the preliminary plan.
  - b. All proposed lot lines must be solid and the second heaviest line.
  - c. Easement lines (existing and proposed) must be broken, and a lighter weight than lot lines. The easement area may be shaded or hatched.
  - d. Lot lines outside but adjacent to the project must be broken and the lightest weight.

UPDATE 1: The subdivision boundary line should also include the western ROW boundary for Lilt Drive. The eastern ROW boundary should be a less bold, solid line.

SR 10-14: CLEARED

#### AW Utility Development Services - Bradley Barron - 512-972-0078

AW1. §25-9: Service Extension Request 5136 is in review for water service and must be approved prior to plan approval. SERs 5137 and 5232 for wastewater service are currently in review and must be approved prior to plan approval. For status, contact Colleen Kirk at (512)-972-0266 or <u>Colleen.Kirk@austintexas.gov</u>.

AW2. <u>Per Utility Criteria Manual Section 2, §25-4, and the Uniform Plumbing Code:</u> Replace note 7 with the following note: NO LOT SHALL BE OCCUPIED UNTIL THE STRUCTURE IS CONNECTED TO THE CITY OF AUSTIN WATER AND WASTEWATER UTILITY SYSTEM.

Water Quality Review - Don Heisch – (512) 978-1736 - Don.Heisch@austintexas.gov

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.

- WQ 1. Provide a water quality plan that demonstrates compliance with water quality requirements for the proposed right-of-way. Clarify how the runoff from the impervious cover of Lilt Drive is conveyed to the proposed water quality facility. [LDC 30-5-211; ECM 1.9.2]
  U1 Comment Pending: There are areas of Lilt Drive that are not shown to be conveyed to a water quality control. The R-1 Table specifies that 1.42 Acres will be conveyed to the water quality control. This area is not congruent with the proposed grading plan. The northern part of Lilt Drive is shown to drain to the north away from the water quality control and a portion of the southern section that drains away from the water quality control. Demonstration of treatment is required for these areas.
- WQ 2. Please demonstrate that the proposed water quality facility meets requirements of Citymaintained facilities. This includes access requirements, maintenance ramps, required staging, and fencing requirements. [DCM 1.2.4(E)]
   U1 Comment Pending: Provide a plan sheet that clearly demonstrates that the proposed water quality control meets all requirements listed in DCM 1.2.4.E. The following items shall be shown, labeled and dimensioned. Maintenance access drive, 12-foot perimeter, pond inlets and outlets, ramps into basins, staging area, drainage easements, and setbacks.
- WQ 3. Please clarify how runoff from Drainage Area P-1 is treated for water quality purposes. [LDC 30-5-211; ECM 1.9.2]
   U1 Comment Cleared.
- WQ 4. Per the Appendix R-6 table provided, the provided water quality volume (4,000 cf) is less than the required volume (6,011 cf). Please demonstrate compliance. [ECM 1.6.2(A)]
   U1 Comment Pending: Verify data shown in the R-1 Table. The peak flow rates provided are not correlated with the drainage area to control. The required water quality volume is greater than the water quality volume provided. Demonstrate that the pond areas and pond volumes are reflective of the sizes provided in the R-1 Table. A full sedimentation/biofiltration pond is required per ECM 1.6.2.A.

WQ 5. For City-maintained water quality facilities, which includes ponds that treat public right-of-way, full sedimentation/filtration ponds are required. Please revise pond design as needed to demonstrate compliance. [ECM 1.6.5(A)]
 U1 Comment Pending: It is feasible for the underdrain outlet to tie into the storm drain system within 100 feet of the pond embankment. A manhole is required for the pipe material transition DCM 5.2.0.K. This would be considered the outlet location.

#### Travis Co. Subdivision Review - Sue Welch - 512-854-7637

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 and county engineers.

- A Traffic Impact Analysis is required (over 1000 trips), and under review with Travis County. The TIA must be reviewed and if mitigation is required - a Phasing Agreement will be required to be completed prior to approval of the application. The applicant acknowledged this requirement during completeness check and proceeded with the formal application. Please be aware that expiration dates on applications are now enforced. All comments must be cleared (including any TIA and Phasing Agreement comments within 90 days of formal submittal date of the application). 30-1-113 U1. TIA comments were given to applicant on March 11, 2022. No response has been received. The TIA must be cleared to 5 minor comments for approval of the preliminary plan. Mitigation may require a Phasing Agreement with Travis County.
- 2. Add a note to the coversheet that it is subject to a TIA with Travis County and a Phasing Agreement recorded in Doc. #\_\_\_\_\_. 30-1-113 *U1. Pending final TIA and mitigation agreement.*
- 3. The Braker Lane median break and sight distance per TCM is still pending Court approval. Remove the medians depiction on the preliminary plan and just show the ROW for Braker Lane. If the median break is not approved, then a different alignment of Lilt may be required. 30-1-113 *U1. Pending Court approval of the waiver which will affect the TIA and/or mitigation.*
- 4. All proposed lot lines must be solid and the second heaviest line. Make sure the lot line and ROW line for Lilt is solid. 30-1-113 *U1. Comment cleared.*
- 5. Verify that all existing and proposed easements are shown and labeled. Existing easements must reference the holder of easement and recording information. Provide one (1) copy of all existing separate instrument easement documents. 30-1-113 *U1. Comment cleared.*
- 6. Clarify how parkland will be addressed. 30-1-113 *U1. Pending approval by City of Austin PARD for compliance with PUD parkland requirements.*
- 7. Note #26 should be corrected to: Lot 1 is prohibited from direct access to Braker Lane. *U1. Comment cleared.*
- 8. Provide current tax certificates as requested in completeness check showing all taxes have been paid for 202<u>1.</u> 30-1-113. *U1. Comment cleared.*

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

#### APPROVED

The proposed preliminary (C8J-2021-0066) is approved from a plumbing code perspective.

- TR 1. General Note No.20 on Sheet 2 refers to Petrichor Drive and other streets not in this Preliminary Plan, please update this note to reflect the street names within this Preliminary Plan.
- TR 2. Indicate that the temporary turnaround easement will be dedicated by separate instrument. A draft of the proposed easement will need to be provided for review with the final plat, and a fully executed copy provided for recordation simultaneously with the final plat.
- TR 3. Thank you for acknowledging that the TIA review, and related Traffic Mitigation or Phasing Agreement, will need to be complete prior to the approval of this Preliminary Plan. Informational: TIA and related mitigation agreement will need to be completed prior to approval of the Preliminary Plan.

## Travis Co. Drainage Construction Review - Teresa Calkins - 512-854-7569

- DC 1. On Exhibit B in the Engineering Report I understand where POI 2 would be located, however I did not find it identified on the map; please include the designation and location for POI 2 for comparison with existing conditions peak flows at this location. Update comment 5/19/2022: A copy of the updated exhibit was not found with uploaded documents; please provide a copy of the updated Engineering Report that includes this updated exhibit.
- DC 2. It isn't clear where detention will be provided for the increased runoff related to Lilt Drive; mitigation for increases in peak stormwater runoff will need to be provided with the construction plans for this final plat. Please clarify.
   Update comment 5/19/2022: Please confirm where detention will be provided for Lilt Drive in your drainage plan for this final plat application.

#### End of Master Comment Report