

SUBDIVISION REVIEW SHEET

CASE NO.: C8J-2021-0080.0A

COMMISSION DATE: April 26, 2022

SUBDIVISION NAME: Whisper Valley Multifamily Parcel 65 Preliminary Plan

ADDRESS: 17001 E Braker Lane

APPLICANT: Club Deal 120 Whisper Valley, L.P.

AGENT: Land Dev Consulting (Michael Giannetta)

ZONING: Whisper Valley PUD

NEIGHBORHOOD PLAN: N/A

AREA: 16.2 acres

LOTS: 1

COUNTY: Travis

DISTRICT: N/A

WATERSHED: Gilleland Creek

JURISDICTION: 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 April 21, 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

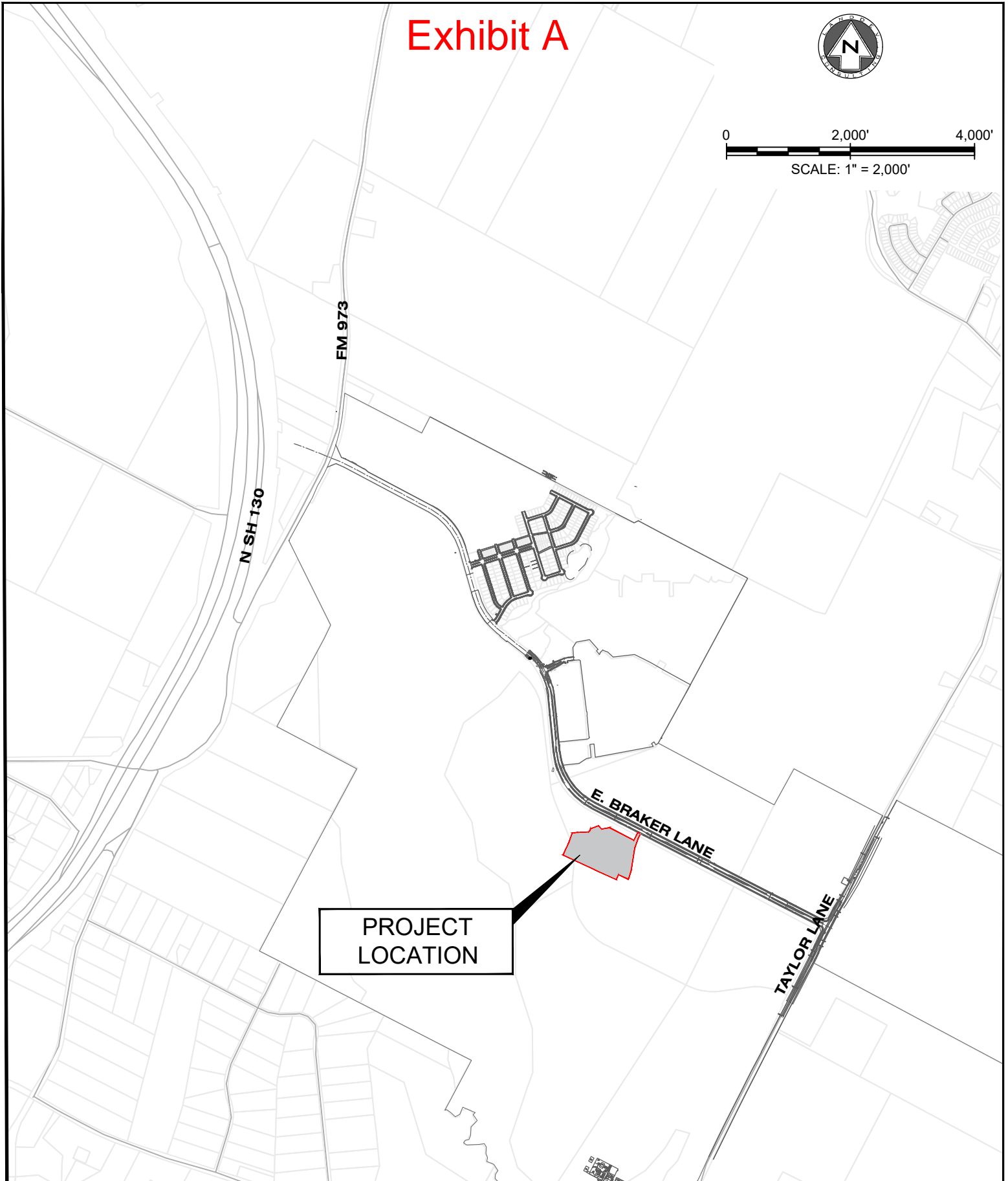
Exhibit B: Proposed preliminary plan

Exhibit C: Comment report dated April 21, 2022

Exhibit A



0 2,000' 4,000'
SCALE: 1" = 2,000'



LAND DEV
CONSULTING, LLC
4201 WEST PARKER LN., SUITE C-100
AUSTIN, TX 78727
OFFICE: 512.872.6696
FIRM NO. 16384

SITE LOCATION MAP

WHISPER VALLEY
PARCEL 65
AUSTIN, TEXAS 78653

PRELIMINARY PLAN FOR
WHISPER VALLEY
MULTIFAMILY PARCEL 65
AUSTIN, TEXAS 78653

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 ELEVATIONS 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'

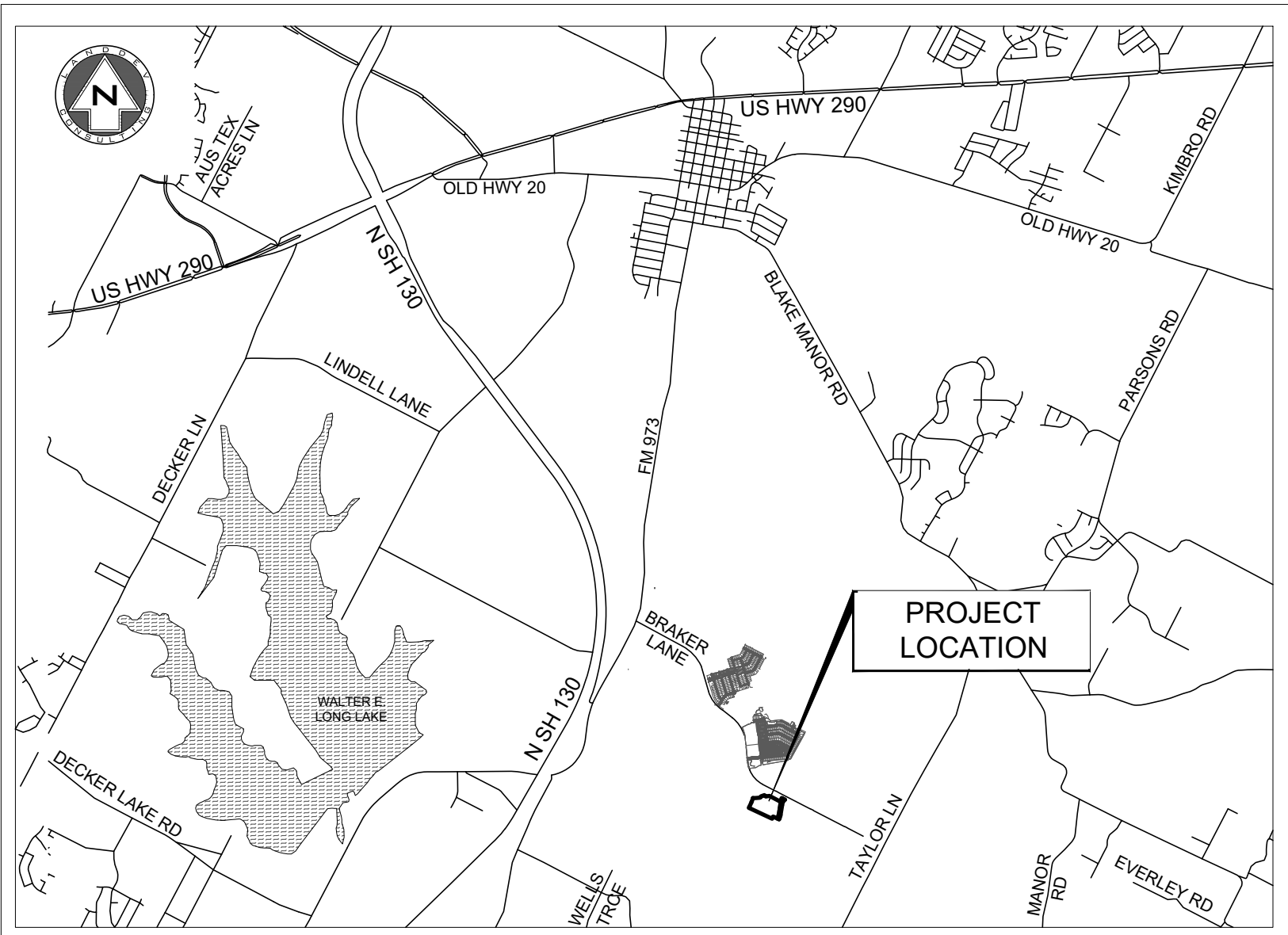
BM:1370_2454:
MAG NAIL WITH A WASHER SET ON A CONCRETE DRAINAGE STRUCTURE, ON THE SOUTH SIDE OF THE E BRAKER LANE, APPROX. 1630 FEET EAST OF FM 973.
ELEVATION = 471.64'

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:

- NO FINAL PLAT SHALL BE APPROVED BEFORE THE RESPECTIVE RIGHT-OF-WAY SECTION IS DEDICATED TO TRAVIS COUNTY.
- AN ADMINISTRATIVE VARIANCE WAS GRANTED PER LDC 25-8-42(B) (7) OF THE CITY OF AUSTIN LAND DEVELOPMENT CODE FOR CUT/FILL UP TO 8 FEET IN THE DDZ.
- AN ADMINISTRATIVE VARIANCE WAS GRANTED PER LDC 25-8-42(B)(6) FOR FILL UP TO 12 FEET ASSOCIATED WITH THE ROADWAY RIGHT-OF-WAY AND PURSUANT TO TERMS OF THE WHISPER VALLEY PUD AGREEMENT ARTICLE VIII, SECTION 8.01, (b).
- THE PRELIMINARY PLAN IS SUBJECT TO THE WHISPER VALLEY PUD PER ORDINANCE # 201000826-066.
- WATER AND WASTEWATER SERVICE FOR THE DEVELOPMENT WILL BE PROVIDED BY THE CITY OF AUSTIN ACCORDING TO THE COST REIMBURSEMENT AGREEMENT.
- 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).
- 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.



VICINITY MAP
N.T.S.

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

LEGAL DESCRIPTION

BEING A DESCRIPTION OF A TRACT OF LAND CONTAINING 15.05 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:

LANDDEV
CONSULTING, LLC
5508 HIGHWAY 290 WEST, SUITE 150
AUSTIN, TX 78735
OFFICE: 512.872.6696
FIRM NO. 16384

SHEET INDEX

NO.	DESCRIPTION
1	COVER SHEET
2	GENERAL NOTES
3	PRELIMINARY PLAN OVERALL
4	PRELIMINARY PLAN 1 of 1
EXHIBIT A	EXISTING DRAINAGE AREA MAP
EXHIBIT B	PROPOSED DRAINAGE AREA MAP
EXHIBIT C	OVERALL DRAINAGE AREA MAP
EXHIBIT D	SLOPE MAP
EXHIBIT E	TREE PLAN EXHIBIT
EXHIBIT F	TREE LIST EXHIBIT
EXHIBIT G	OVERALL UTILITY EXHIBIT
EXHIBIT H	GRADING PLAN

SUBMITTED FOR APPROVAL BY:

MICHAEL A. GIANNETTA, P.E. DATE
LANDDEV CONSULTING, LLC
4201 W. PARMER LANE, SUITE C-100
AUSTIN, TEXAS 78727
512.872-6696

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 codes and regulations.

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 or of any other ordinance of this jurisdiction.

Any revisions made after signature date are not valid until approved by TCESD No. 12 in writing.

Plan Type: _____

Reviewed by: _____

Date: _____

ONLY STAMPED SHEETS REVIEWED BY TCESD No. 12

Notes: _____

PRELIMINARY SUBDIVISION APPROVAL SHEET 1 OF 12
FILE NUMBER CBJ-2021-0066 APPLICATION DATE 04/19/2021
APPROVED BY ZAP ON _____
APPROVED BY COMMISSIONER'S COURT ON _____
EXPIRATION DATE (LDC 30--2--62) _____
CASE MANAGER: _____

J. BENNETT-REUMUTH for
Denise Lucas, Director, Development Services Department
FINAL PLAT TO LOCK-IN PRELIMINARY FILE # _____

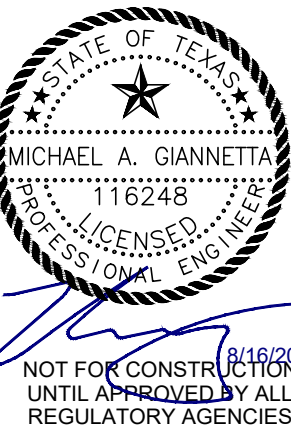
APPROVED ON _____
PRELIMINARY EXTENDED ON _____ UNTIL _____

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.



Know what's below.
Call before you dig.

LANDDEV
CONSULTING, LLC
4201 WEST PARMER LN., SUITE C-100
AUSTIN, TX 78727
OFFICE: 512.872.6696
FIRM NO. 16384



COVER SHEET
WHISPER VALLEY
MULTIFAMILY PARCEL 65
AUSTIN, TEXAS

DESIGNED BY: DA

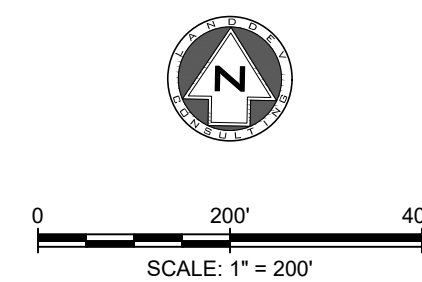
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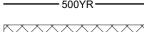
CHECKED BY: JS/MG

APPROVED BY: MAG


SHEET 1 OF 4

CBJ-2021-0066



	PROPERTY BOUNDARY
	ROW LINE
	SIDEWALKS
	EASEMENT
	CREEK CENTERLINE
 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

Know what's below.
Call before you dig.



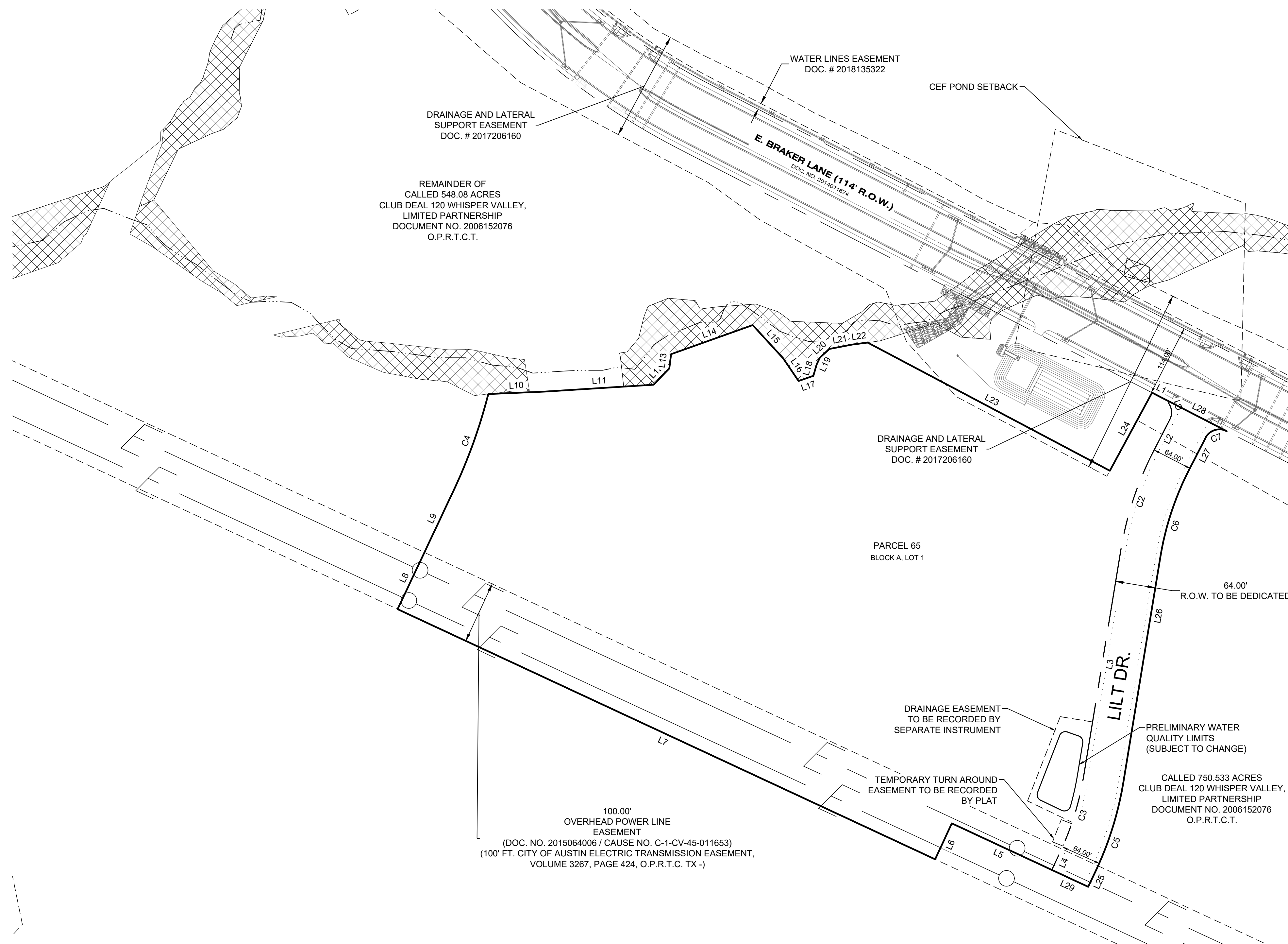
DESIGNED BY: DA
DRAWN BY: JS/D
CHECKED BY: JS/M
APPROVED BY: MAC










C8J-2021-0060

PRELIMINARY SUBDIVISION APPROVAL SHEET 3 OF 12
FILE NUMBER C8J-2021-0066 APPLICATION DATE 04/19/2021
APPROVED BY ZAP ON _____
APPROVED BY COMMISSIONER'S COURT ON _____
EXPIRATION DATE (LDC 30-2-62) _____
CASE MANAGER: _____

J. BENNETT-REUMUTH _____ for
Denise Lucas, Director, Development Services Department
FINAL PLAT TO LOCK-IN PRELIMINARY FILE # _____
APPROVED ON _____
PRELIMINARY EXTENDED ON _____ UNTIL _____

Final plans 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.



	LEGEND
	PROPERTY BOUNDARY
	ROW LINE
	SIDEWALKS
	EASEMENT
	CREEK CENTERLINE
	WQTZ (WATER QUALITY TRANSITION ZONE) PER PUD
	CWQZ (CRITICAL WATER QUALITY ZONE) PER PUD
	FEMA 500-YEAR FLOOD PLAIN (COA 100-YEAR FULLY DEVELOPED FLOODPLAIN)
	PROTECTED HEADWATERS PER PUD

LINE TABLE			LINE TABLE		
NUMBER	LENGTH	BEARING	NUMBER	LENGTH	BEARING
L1	19.74'	S62° 44' 52"E	L21	37.04'	N79° 10' 52"E
L2	56.98'	S27° 15' 08"W	L22	24.72'	N82° 37' 33"E
L3	364.48'	S9° 20' 16"W	L23	436.60'	S62° 07' 47"E
L4	36.94'	S25° 08' 29"W	L24	141.30'	N28° 25' 36"E
L5	175.74'	N65° 03' 30"W	L25	28.11'	S25° 17' 31"W
L6	63.06'	S24° 56' 30"W	L26	364.48'	S9° 20' 16"W
L7	944.65'	N65° 03' 30"W	L27	56.98'	S27° 15' 08"W
L8	100.00'	N25° 16' 07"E	L28	114.00'	S62° 44' 52"E
L9	108.79'	N25° 16' 07"E	L29	63.98'	N65° 03' 30"W
L10	90.44'	N87° 31' 58"E			
L11	173.19'	N86° 23' 25"E			
L12	36.17'	N44° 14' 51"E			
L13	22.92'	N7° 04' 47"E			
L14	138.05'	N70° 23' 23"E			
L15	71.89'	S42° 32' 27"E			
L16	43.54'	S34° 09' 57"E			
L17	25.00'	N70° 49' 57"E			
L18	18.84'	N16° 10' 57"E			
L19	12.14'	N25° 01' 58"E			
L20	20.49'	N47° 54' 56"E			

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

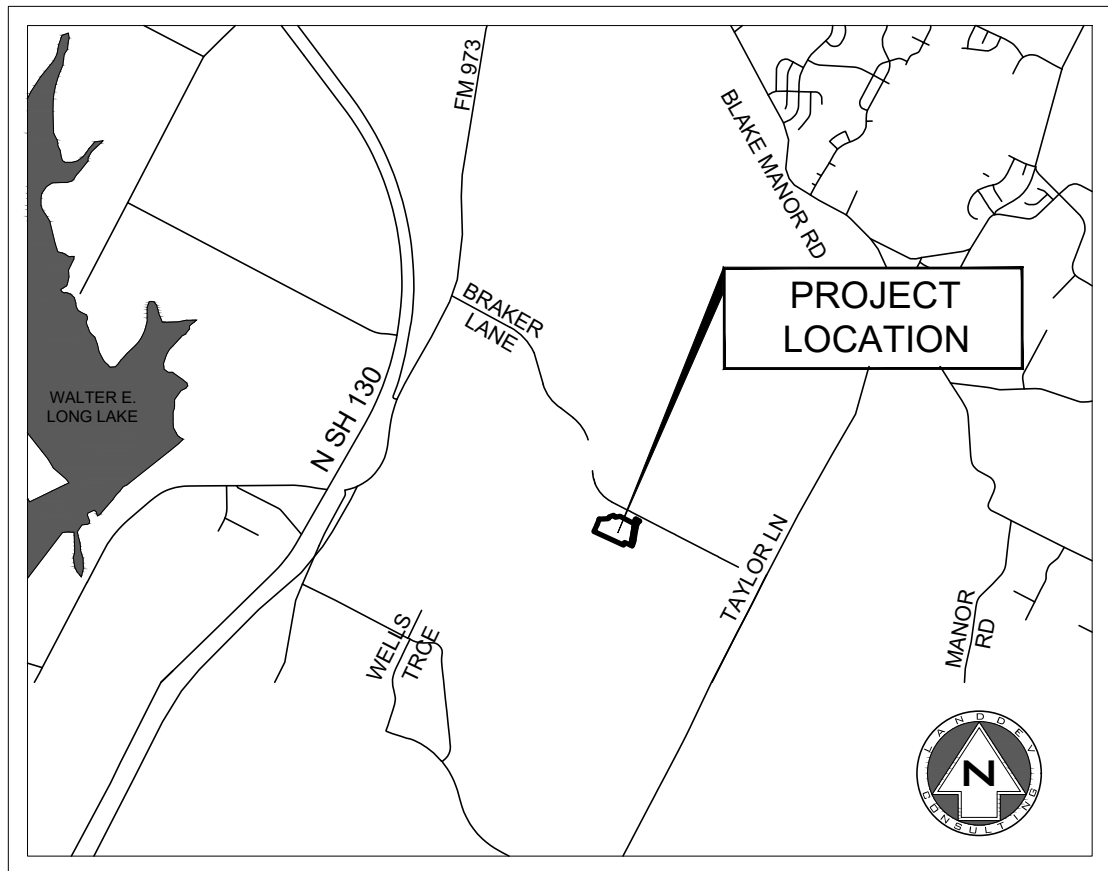
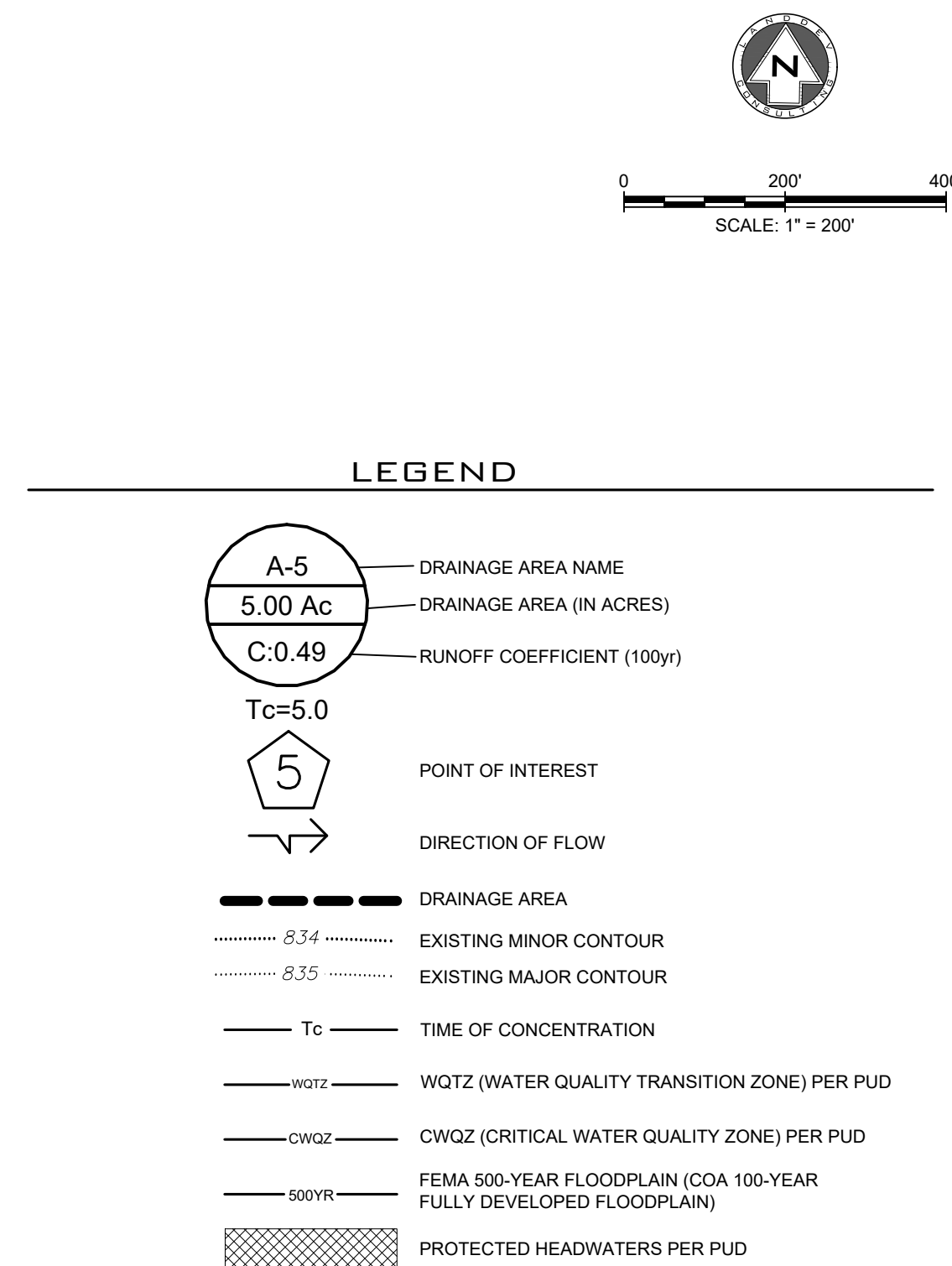
CYNTHIA C.MCDONALD, COUNTY EXECUTIVE, INR _____ DATE _____

All Final Plans must be recorded or have an Alternative Final 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.

PRELIMINARY SUBDIVISION APPROVAL SHEET 4 OF 12
FILE NUMBER CBJ-2021-0066 APPLICATION DATE 04/19/2021
APPROVED BY ZAP ON _____
APPROVED BY COMMISSIONER'S COURT ON _____
EXPIRATION DATE (LDC 30-2-62) _____
CASE MANAGER:

J. BENNETT-REUMUTH for _____
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.

[illegible]



Existing Conditions - Routing Analysis Inputs									
Drainage Areas			Land 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	
EX-1	42,689	0.98	80	0.00	7.54	0.0015313	0%	4.52	
EX-2	375,923	8.63	80	0.00	12.24	0.0134844	0%	7.35	
EX-3	317,552	7.29	80	0.00	11.09	0.0113906	0%	6.66	
EX-4	179,032	4.11	80	0.00	9.20	0.0064219	0%	5.52	
Time of Concentration Calculations - Existing Conditions									
Contributing Area	Sheet Flow				Shallow Concentrated Flow (Unpaved)			TOC Calculation Table	
	Length	Slope (ft/ft)	Roughness Coefficient	T _{sheet}	Length (ft)	Slope (ft/ft)	T _{unpaved}	TOC (min)	
EX-1	100	0.074	0.15	5.60	468	0.062	1.94	7.54	
EX-2	100	0.074	0.15	5.60	1438	0.05	6.64	12.24	
EX-3	100	0.076	0.15	5.54	1102	0.042	5.55	11.09	
EX-4	100	0.08	0.15	5.43	801	0.048	3.78	9.20	
Existing Hydrology Summary									
Analysis Point	Peak Flow (cfs)								
	Q ₂	Q ₁₀	Q ₂₅	Q ₁₀₀					
POI-1	3	6	8	11					
POI-2	24	45	60	85					
POI-3	21	40	53	74					
POI-4	13	24	32	44					

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**
SUBDIVISION NUMBER: C84-2021-0066
APPLICATION DATE: 04/19/2021
APPROVED BY COMMISSIONERS COURT ON: _____
PRELIMINARY PLAN EXPIRATION DATE: _____

CYNTHIA MCDONALD, COUNTY EXECUTIVE, TNR _____ DATE _____

All Final Plans must be recorded or have Alternatives Fiscal approved before the Preliminary Plan Expiration Date. Revisions to not extend the expiration date. If the Preliminary Plan expires, unplatted land is subject to current regulations for development.

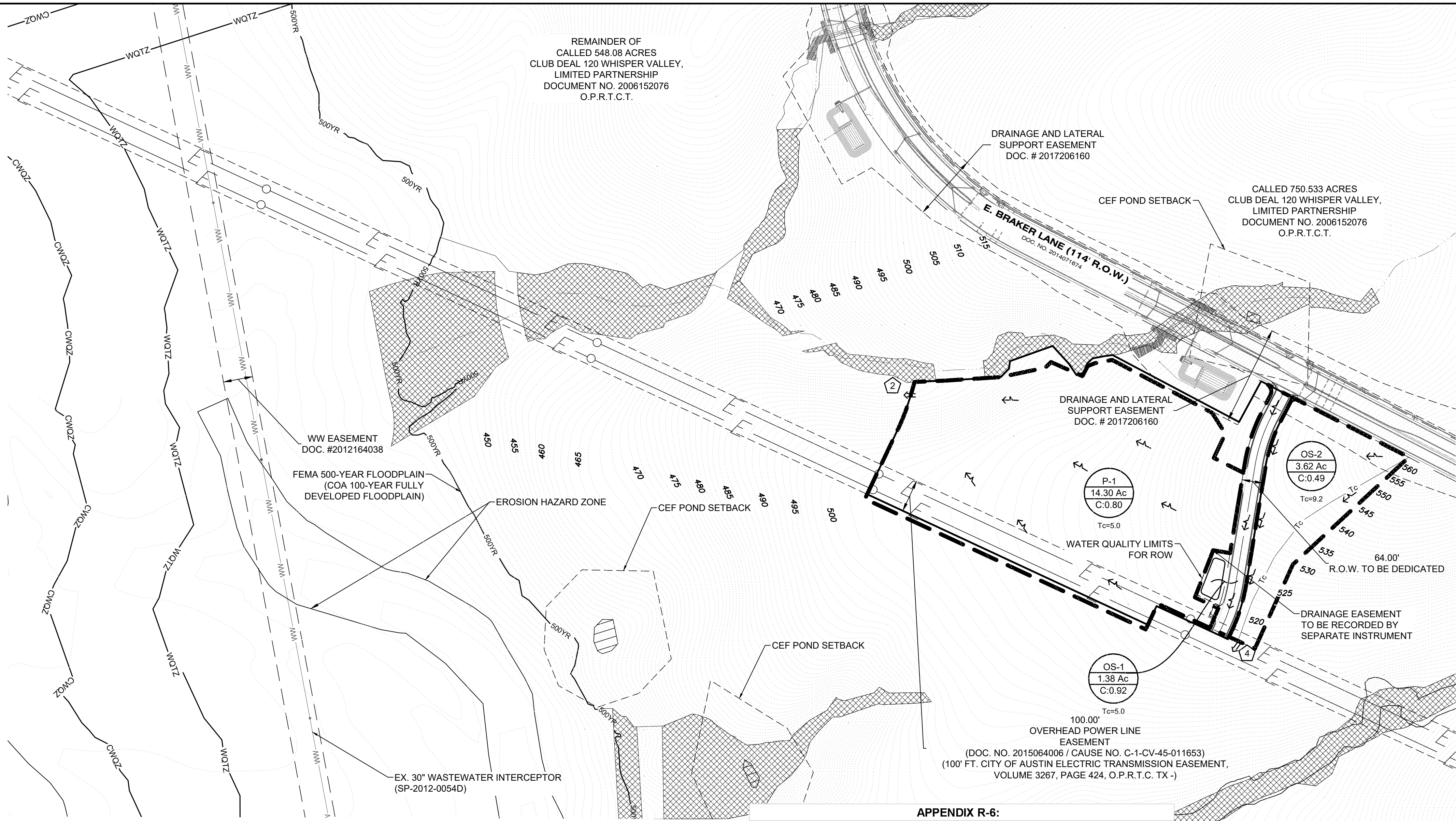
PRELIMINARY SUBDIVISION APPROVAL SHEET 05 OF 12
FILE NUMBER C8J-2021-0066 APPLICATION DATE 04/19/2021
APPROVED BY ZAP ON _____
APPROVED BY COMMISSIONER'S COURT ON _____
EXPIRATION DATE (LDC 30-2-62) _____
CASE MANAGER: _____

J. BENNETT-REUMUTH _____ for
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
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[illegible]

C:\2100\214502\116 - Whisper Valley MF Parcel 6503 - LDC\Proposed\Preliminary Plans\210216 PDAM.dwg Layout1 August 18, 2021 1:27 PM jaylens



Proposed Conditions - Routing Analysis Inputs								
Drainage Areas			Land 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	622,908	14.30	80	373745	5.00	0.0223438	60%	3.00
OS-1	60,113	1.38	80	54102	5.00	0.0021563	90%	3.00
OS-2	157,687	3.62	80	0	9.20	0.0056563	0%	5.52

*OS = OFF-SITE FLOWS

Time of Concentration Calculations - Proposed Conditions							
Contributing Area	Sheet Flow			Shallow Concentrated Flow (Unpaved)			TOC Calculation Table
	Length	Slope (ft/ft)	Roughness Coefficient	T _{sheet}	Length (ft)	Slope (ft/ft)	T _{unpaved}
P-1				0.00			5.00
OS-1				0.00			5.00
OS-2	100	0.08	0.15	5.43	801	0.048	9.20

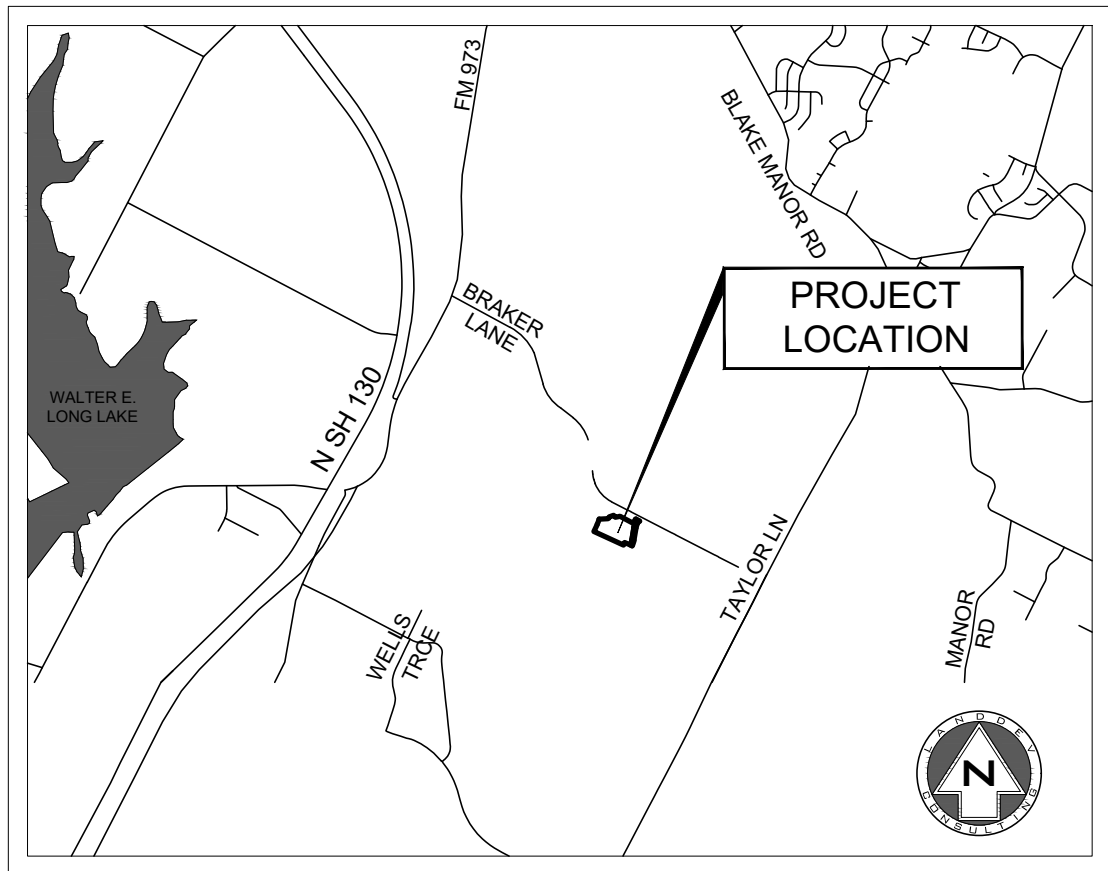
Proposed Hydrology Summary					Existing Hydrology Summary				
Analysis Point	Peak Flow (cfs)				Analysis Point	Peak Flow (cfs)			
	Q ₂	Q ₁₀	Q ₂₅	Q ₁₀₀		Q ₂	Q ₁₀	Q ₂₅	Q ₁₀₀
POI-2	70	114	142	191	POI-2	24	45	60	85
POI-4	18	31	40	56	POI-4	13	24	32	44

APPENDIX R-6:
FULL OR PARTIAL BIOFILTRATION POND CALCULATIONS
FOR DEVELOPMENT PERMITS
Whisper Valley MF Parcel 65-R.O.W. WQ Pond, C8J-2021-0066

Legend		
Not In Compliance		
Do Not Modify Values		
DRAINAGE AREA DATA:		
Drainage area to control (DA)	1.38	ac.
Drainage area Impervious Cover	90.00%	
Capture Depth (CD) = (0.5+((IC-20)/100))	1.200	in
WATER QUALITY CONTROL CALCULATIONS		
	Required	Provided
The Water Quality Control is to be BIOFILTRATON		
25-year peak flow rate to control (Q25)	16	cfs
100-year peak flow rate to control (Q100)	21	cfs
Water Quality Volume (WQV=CD*DA*3630) @ WQE	6011	cf
Maximum Ponding Depth above Sand Bed (H)		1.00
Sedimentation Pond Area		1,426
For Full Sedimentation Pond Volume (min. of WQV)	≥	cf
For Partial Sedimentation Pond Volume (min of 20% of WQV)	≥	1202.26
For Full Filtration Pond Area , Af= WQV/(7 + 2.33*H)	≥	sf
For Partial Filtration Pond Area , Af= WQV/(4 + 1.33*H)	≥	1127.82
Filtration Pond Volume		2,750
Water Quality Elevation		2.00
Elevation of Splitter/Overflow Weir (min WQ elev)	≥	2
Length of Splitter Weir		10
Required head to Pass Q100 (max 1ft)	≤	1.00
Pond freeboard to pass Q100 (min 0.25 ft)	≥	0.25
Top of peripheral wall (elev)		1.5
Biofiltration Pond Drawdown Time (min.48 hrs)	≥	48
Underdrain Orifice Size (diameter)		in
Underdrain Orifice Size (area)		sq in
BIOLOGICAL ELEMENTS CALCULATIONS:		
Surface Area of Entire Pond Bottom (SA)	≥	400
Total Plantings Required (Min 10% of SA)	≥	40
Sedimentation Pond Plantings (Min. 20% of Total Plantings)	≥	8
Filtration Pond Plantings (Min. 50% of Total Plantings)	≥	20
*WATER QUALITY TREATMENT SUBJECT TO CHANGE. VARIOUS WATER QUALITY TREATMENT CAN BE USED IN ACCORDANCE WITH THE COA ECM		



PRELIMINARY SUBDIVISION APPROVAL SHEET 06 OF 12
FILE NUMBER C8J-2021-0066 APPLICATION DATE 04/19/2021
APPROVED BY ZAP ON _____
APPROVED BY COMMISSIONER'S COURT ON _____
EXPIRATION DATE (LDC 30--62) _____
CASE MANAGER: _____
J. BENNETT-REUMUTH for
Denise Lucas, Director, Development Services Department
FINAL PLAT TO LOCK-IN PRELIMINARY FILE # _____
APPROVED ON _____
PRELIMINARY EXTENDED ON _____ UNTIL _____
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DATE _____ BY _____ REVISION _____ NO. _____

811 Know what's below. Call before you dig.

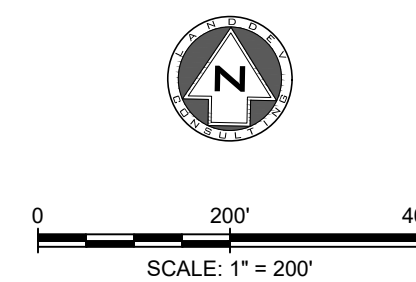
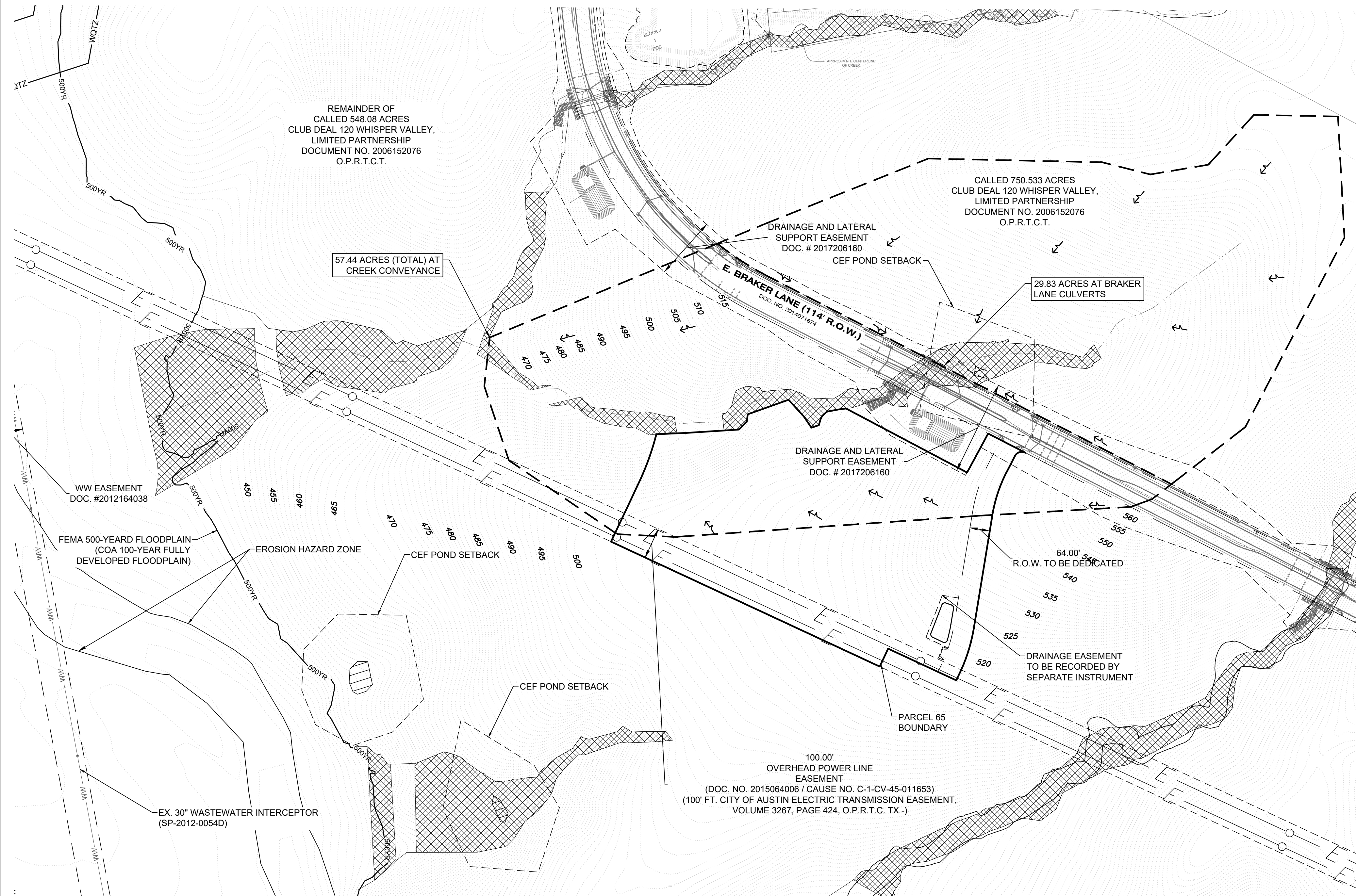
LAND DEV CONSULTING LLC
4201 WEST PARTNER LN., SUITE C-100
AUSTIN, TX 78727
OFFICE: 512.872.6696
FIRM NO. 16384

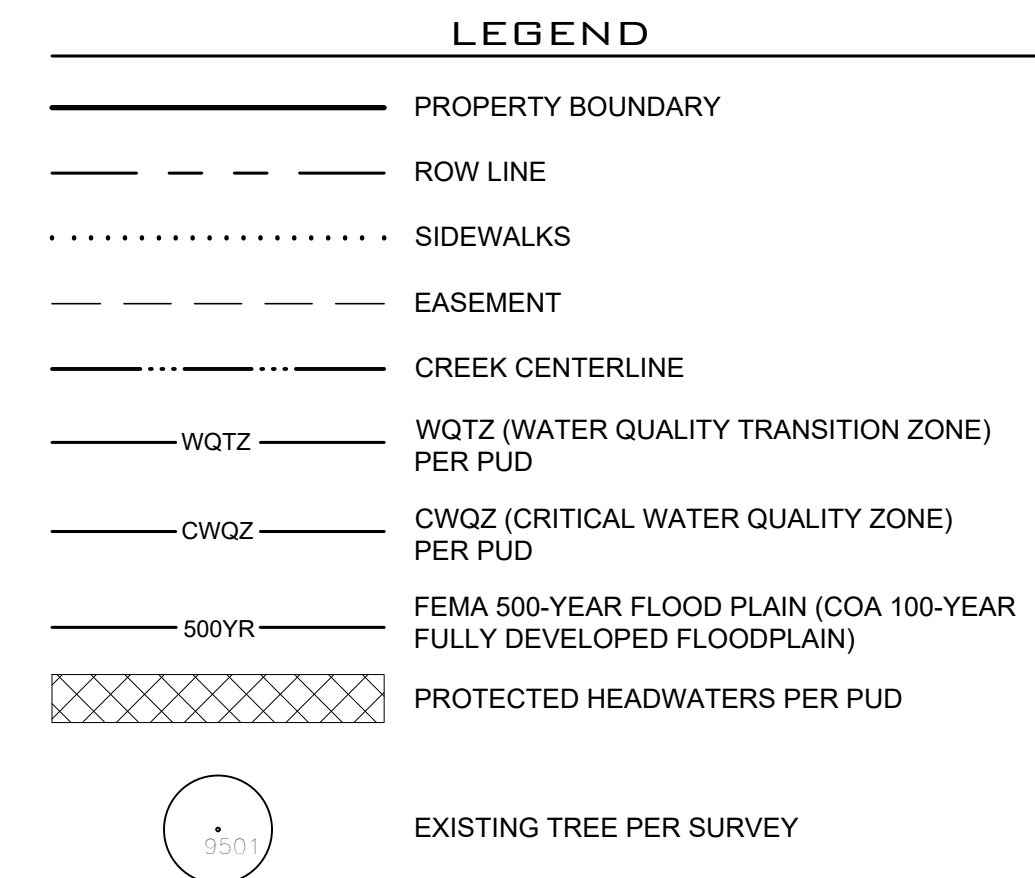
STATE OF TEXAS
MICHAEL A. GIANNETTA
116248
LICENSED PROFESSIONAL ENGINEER
8/16/2021

PROPOSED DRAINAGE AREA MAP
WHISPER VALLEY
MULTIFAMILY PARCEL 65
AUSTIN, TEXAS

DESIGNED BY: DA
DRAWN BY: JS/DA
CHECKED BY: JS/MG
APPROVED BY: MAG

EXHIBIT B
C8J-2021-0066





C:\210002\4502116 - Whisper Valley NE Parcel 6503_LCAD\Plans\Preliminary Plans\20210716 TREE.dwg TREE LIST August 16, 2021 1:58 PM jayrns

TREE LIST		
TAG #	SIZE	TYPE
9501	13.5"	MESQUITE 9 9 MT
9502	9"	CEDAR ELM
9503	10.5"	CEDAR ELM
9504	8.5"	CEDAR ELM
9505	10"	CEDAR ELM
9506	8"	CEDAR ELM
9507	8"	CEDAR ELM
9508	11"	CEDAR ELM 7.5 7 MT
9509	8"	CEDAR ELM
9510	10.5"	CEDAR ELM
9511	11.5"	CEDAR ELM 9 5 MT
9512	10"	CEDAR ELM
9513	11.5"	CEDAR ELM
9514	14.5"	CEDAR ELM 10 9 MS
9515	9.5"	CEDAR ELM
9516	11"	CEDAR ELM 8 6.5 MS
9517	10.5"	CEDAR ELM
9518	9"	CEDAR ELM
9519	10.5"	MESQUITE 7.5 6 MT
9520	9"	CEDAR ELM
9521	10.5"	CEDAR ELM
9522	11"	CEDAR ELM
9523	10"	CEDAR ELM
9524	11.5"	MESQUITE
9525	12"	CEDAR ELM
9526	9"	CEDAR ELM
9527	10.5"	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 MT
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"	CEDAR ELM 10.5 7.5 MS
9542	8.5"	CEDAR ELM
9543	8"	CEDAR ELM
9544	8.5"	CEDAR ELM
9545	11.5"	CEDAR ELM
9546	12.5"	CEDAR ELM 9.5 6 MT
9547	10"	CEDAR ELM 7.5 5 MS
9548	8"	CEDAR ELM
9549	9"	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	11.5"	CEDAR ELM 8 7 MS
9557	10"	CEDAR ELM
9558	8.5"	CEDAR ELM
9559	8"	CEDAR ELM
9560	11.5"	CEDAR ELM

TREE LIST		
TAG #	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"	CEDAR ELM
9567	9.5"	CEDAR ELM
9568	8.5"	CEDAR ELM
9569	10"	CEDAR ELM
9570	9.5"	CEDAR ELM
9571	8.5"	CEDAR ELM 6 5 MS
9572	8"	CEDAR ELM
9573	10"	CEDAR ELM
9574	9.5"	CEDAR ELM
9575	8"	CEDAR ELM
9576	10"	CEDAR ELM
9577	8"	CEDAR ELM
9578	9.5"	CEDAR ELM
9579	11"	CEDAR ELM
9580	8.5"	CEDAR ELM
9581	12"	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"	CEDAR ELM
9609	9"	CEDAR ELM
9610	9"	CEDAR ELM
9611	9"	CEDAR ELM
9612	8"	CEDAR ELM
9613	8"	CEDAR ELM
9614	9"	CEDAR ELM 6 6 MS
9615	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 LIST		
TAG #	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	11"	CEDAR ELM
9627	10"	CEDAR ELM 7 6 MS
9628	8"	CEDAR ELM
9629	12"	CEDAR ELM 9.5 5.5 MT
9630	9"	CEDAR ELM 6 5.5 MT
9631	8"	CEDAR ELM 6 4.5 MT
9632	11"	CEDAR ELM 8.5 5 5 MS
9633	8.5"	CEDAR ELM 6 5 MT
9634	14.5"	CEDAR ELM
9635	10"	CEDAR ELM
9636	8"	CEDAR ELM
9637	8"	CEDAR ELM
9638	8.5"	CEDAR ELM
9639	8"	CEDAR ELM
9640	11"	CEDAR ELM 8.5 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
9656	12"	MESQUITE
9657	12"	BOIS D'ARC
9658	18.5"	LIVE OAK
9659	12"	CEDAR ELM
9660	8.5"	CEDAR ELM
9661	12"	CEDAR ELM
9662	11"	CEDAR ELM 9 4.5 MT
9663	12"	MESQUITE 8.5 7 MS
9664	12"	CEDAR ELM 9 6.5 MT
9665	9.5"	CEDAR ELM
9666	19"	MESQUITE 9 7.5 6 6 MT
9667	16"	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

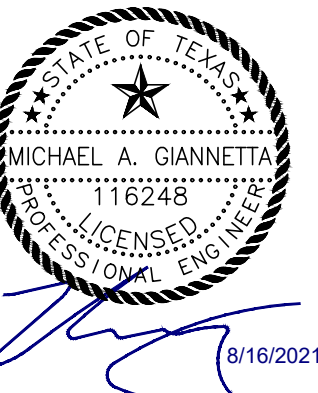
TREE LIST		
TAG #	SIZE	TYPE
9681	10.5"	CEDAR ELM
9682	10.5"	CEDAR ELM 7 7 MS
9683	11"	CEDAR ELM
9684	10"	CEDAR ELM
9685	12"	CEDAR ELM 8 8 MS
9686	10"	CEDAR ELM
9687	10"	CEDAR ELM
9688	8.5"	CEDAR ELM
9689	10"	CEDAR ELM
9690	13.5"	CEDAR ELM 9 9 MT
9691	8.5"	CEDAR ELM
9692	12"	MESQUITE 8.5 7.5 MT
9693	20"	MESQUITE 6 6 6 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	11.5"	CEDAR ELM
9734	8.5"	CEDAR ELM
9735	8.5"	CEDAR ELM
9736	9"	CEDAR ELM
9737	17"	CEDAR ELM 13 7.5 MS
9738	8.5"	CEDAR ELM 6 5 MS
9739	12"	MESQUITE 6 6 6 MT
9740	8.5"	CEDAR ELM

TREE LIST		
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



Know what's below.
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LAND DEV
CONSULTING, LLC
4201 WEST PARKER LN., SUITE D-100
AUSTIN, TX 78727
OFFICE: 512.872.6696
FIRM NO. 16384



TREE LIST EXHIBIT
WHISPER VALLEY
MULTIFAMILY PARCEL 65
AUSTIN, TEXAS

DESIGNED BY: DA
DRAWN BY: JS/DA
CHECKED BY: JS/MG
APPROVED BY: MAG

EXHIBIT F

CBJ-2021-0066



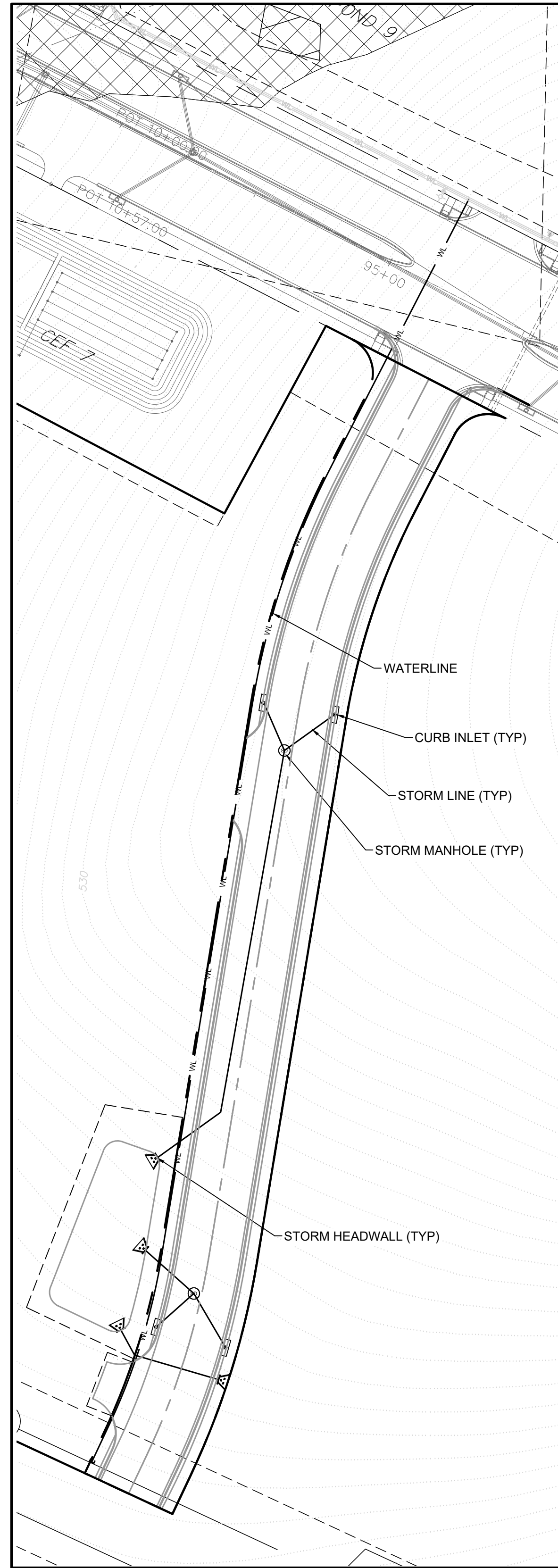
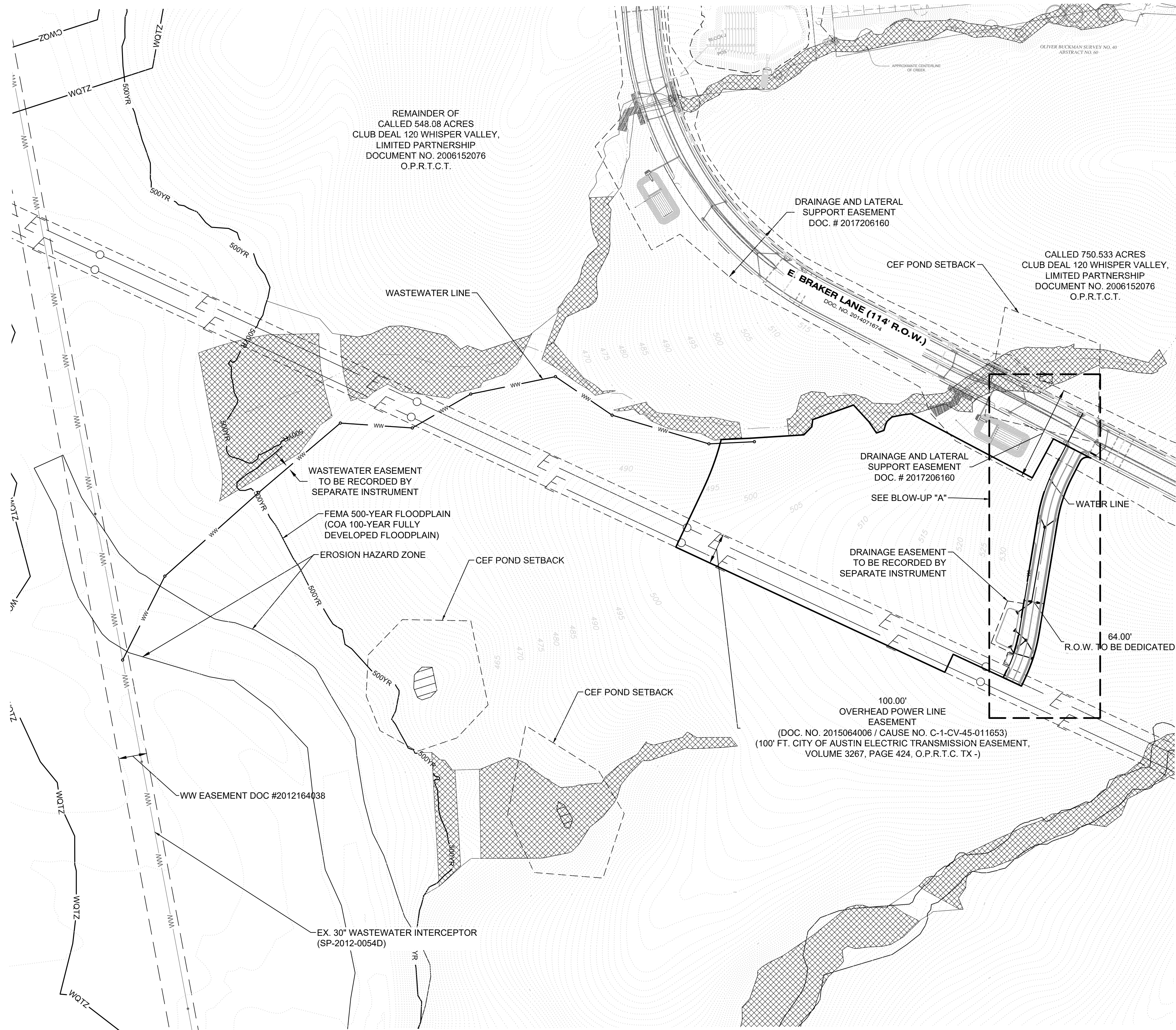
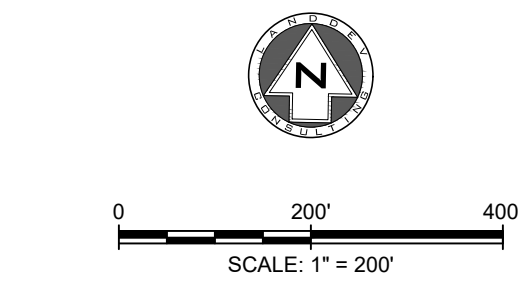
PRELIMINARY SUBDIVISION APPROVAL SHEET 10 OF 12
FILE NUMBER C8J-2021-0066 APPLICATION DATE 04/19/2021
APPROVED BY ZAP ON _____
APPROVED BY COMMISSIONER'S COURT ON _____
EXPIRATION DATE (LDC 30--2--62) _____
CASE MANAGER:

J. BENNETT-REUMUTH for
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.

C:\21000\214502116 - Whisper Valley NE Parcel 6503 - LDC\Plans\Pre\Main\Parcel6503.dwg, Layout1, August 16, 2021, 1:28 PM, jslayers



LEGEND	
	PROPERTY BOUNDARY
	ROW LINE
	EASEMENT
	WQTZ (WATER QUALITY TRANSITION ZONE)
	CWOZ (CRITICAL WATER QUALITY ZONE)
	FEMA 500-YEAR FLOODPLAIN (COA 100-YEAR FULLY DEVELOPED FLOODPLAIN)
	PROPOSED STORM DRAIN
	PROPOSED STORM MANHOLE
	PROPOSED CURB INLET
	PROPOSED WATERLINE
	WATER PLUG
	PROPOSED WASTEWATER LINE
	PROPOSED WASTEWATER MANHOLE
	PROTECTED HEADWATERS

BLOW - UP "A"

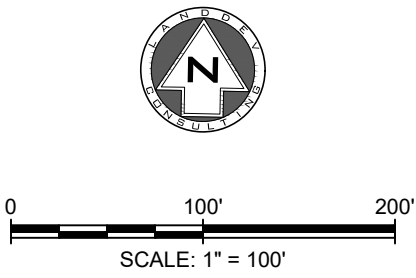
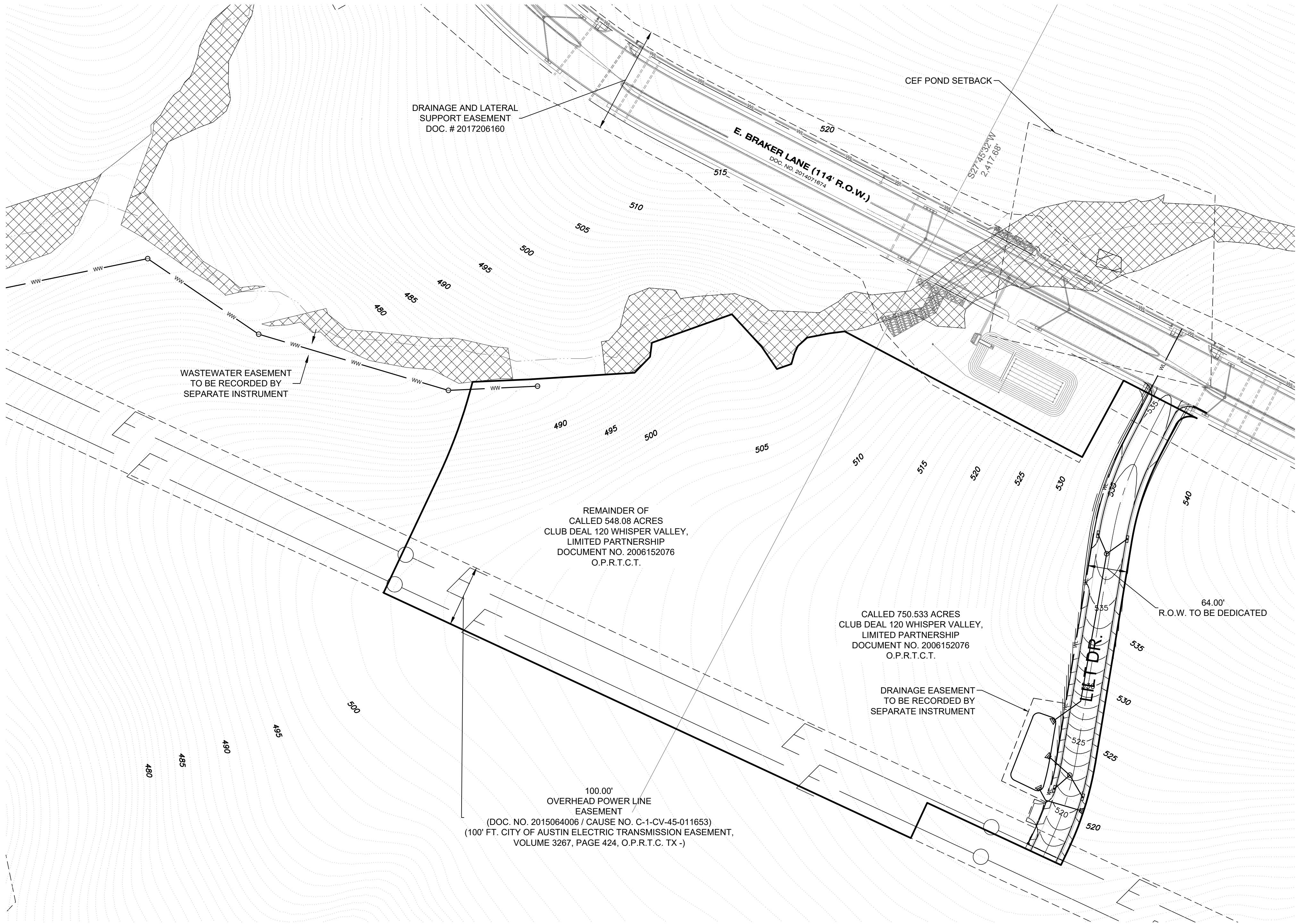
	PRELIMINARY SUBDIVISION APPROVAL SUBDIVISION NUMBER: C8J-2021-0066 APPLICATION DATE: 04/19/2021 APPROVED BY COMMISSIONER'S COURT ON _____ PRELIMINARY PLAN EXPIRATION DATE: _____
CYNTHIA McDONALD, COUNTY EXECUTIVE, TNR DATE _____	
<small>All Final Plats must be recorded or have Alternative Fiscal approved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

PRELIMINARY SUBDIVISION APPROVAL SHEET 11 OF 12
FILE NUMBER C8J-2021-0066 APPLICATION DATE 04/19/2021
APPROVED BY ZAP ON _____
APPROVED BY COMMISSIONER'S COURT ON _____
EXPIRATION DATE (LDC 30-2-62) _____
CASE MANAGER: _____

J. BENNETT-REUMUTH for
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.

811 Know what's below. Call before you dig.	
LAND DEV CONSULTING LLC 4201 WEST PARKER LN., SUITE C-100 AUSTIN, TX 78727 OFFICE: 512.872.6696 FIRM NO. 16384	
OVERALL UTILITY EXHIBIT	WHISPER VALLEY MULTIFAMILY PARCEL 65 AUSTIN, TEXAS
DESIGNED BY: DA	
DRAWN BY: JS/DA	
CHECKED BY: JS/MG	
APPROVED BY: MAG	
EXHIBIT G	
C8J-2021-0066	

C:\210802-14502116 - Whisper Valley NE Parcel 6503_LandDevPlans\Preliminary Plans\210216 GRPL.dwg Layout1 - August 18, 2021, 1:29 PM, jayens



LEGEND		
EXISTING	PROPOSED	
..... 834	—— 834 ——	MINOR CONTOUR
..... 835	—— 835 ——	MAJOR CONTOUR
-----	-----	BOUNDARY
-----	-----	EASEMENT



LAND DEV
CONSULTING, LLC
4201 WEST PARKER LN., SUITE C-100
AUSTIN, TX 78727
OFFICE: 512.872.6696
FIRM NO. 16384



GRADING PLAN
WHISPER VALLEY
MULTIFAMILY PARCEL 65
AUSTIN, TEXAS

DESIGNED BY: DA
DRAWN BY: JS/DA
CHECKED BY: JS/MG
APPROVED BY: MAG

EXHIBIT H

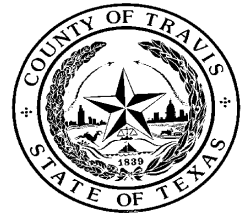
CBJ-2021-0066

	PRELIMINARY SUBDIVISION APPROVAL SUBDIVISION NUMBER: <u>C8J-2021-0066</u> APPLICATION DATE: <u>04/19/2021</u> APPROVED BY COMMISSIONER'S COURT ON _____ PRELIMINARY PLAN EXPIRATION DATE: _____
CYNTHIA C. McDONALD, COUNTY EXECUTIVE, TNR. DATE: _____	
<small>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, unapplied land is subject to current regulations for development.</small>	

PRELIMINARY SUBDIVISION APPROVAL SHEET 12 OF 12
FILE NUMBER C8J-2021-0066 APPLICATION DATE 04/19/2021
APPROVED BY ZAP ON _____
APPROVED BY COMMISSIONER'S COURT ON _____
EXPIRATION DATE (LDC 30-2-62) _____
CASE MANAGER: _____
J. BENNETT-REUMUTH for
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.

Exhibit C

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



CASE NUMBER: C8J-2021-0066
REVISION #: 00
CASE MANAGER: Jennifer Bennett
UPDATE: U0
PHONE #: 512-974-9002

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



SUBMITTAL DATE: March 28, 2022
FINAL REPORT DATE: April 21, 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 27, 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.

Planner 1: Chima Onyia
Electric: Andrea Katz
Fire For Site Plan: Tom Migl
AW Utility Development Services: Bradley Barron
City Arborist: Taylor Horton
Environmental: Pamela Abee-Taulli
PARD / Planning & Design: Thomas Rowlinson

Site Plan Plumbing: Juan Beltran
Subdivision: Jennifer Bennett
Water Quality: Joydeep Goswami
Travis Co. Subdivision: Sue Welch
Travis Co. Transportation: Teresa Calkins
Travis Co. Drainage Construction: Teresa Calkins

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

ATD 1. Previous comments from DSD Transportation Planning have been addressed. No further comments.

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

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.

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.

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.

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.

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.

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.

Electric Review - Andrea Katz - 512-322-6957

EL 1. An encroachment agreement will need to be executed to allow the water and storm crossings into the AE transmission easement. A PIRES agent will be reaching out to you to prepare these documents.

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

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

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

COVERSHEET NOTES [LDC 30-5, Article 1]

- EV 1 On the cover sheet, add the following note:
"This project is located in the Gilleland Creek Watershed, which is classified as a Suburban Watershed."
[LDC 30-5, Article 1, Definitions; Descriptions of Regulated Areas]
- EV 2 Add the following note to the preliminary plan set coversheet:
"This project is not located over the Edwards Aquifer Recharge Zone."
[LDC 30-5, Article 1]
- EV 3 Remove the following variance note: 3. AN ADMINISTRATIVE VARIANCE WAS GRANTED PER LDC 25-8-42(B)(6) FOR FILL UP TO 12 FEET ASSOCIATED WITH THE ROADWAY RIGHT-OF-WAY AND PURSUANT TO TERMS OF THE WHISPER VALLEY PUD AGREEMENT ARTICLE VIII, SECTION 8.01, (b). If the fill is entirely within the ROW, then no variance is necessary. If fill over 4 feet is outside of the ROW, then an Environmental variance may be required.

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.
- EV 5 The Property Profile viewer does show slopes over 15 percent. These should be shown on the Q1 & Q2 tables.
- EV 6 FYI: Property Profile shows a critical water quality zone creek buffer on the property. However, under the code of 2010 there is no CWQZ. The site is entirely uplands.

CLASSIFIED WATERWAYS / CWQZ / WQTZ / FLOODPLAIN [LDC 30-5, Subchapter A]

- EV 7 Locate the boundaries of this project on Exhibit D of the PUD. Headwaters comments, per the PUD, may be issued following the response to this comment.
- EV 8 Explain the structure in the clip. Comment on whether or not it is an allowed structure within a creek buffer will follow receipt of response.



SLOPES & GRADING [LDC 30-5, Article 7; ECM 1.8.0, 1.11.0]

- EV 9 It may be necessary to resubmit this project through the Project Assessment. The proposed construction on slopes must demonstrate compliance with applicable regulations and rules. [LDC 30-5, Article 7; ECM 1.8.0, 1.11.0]

Provide a slope exhibit with clear, differentiating hatches or colors for the following slope categories:

- 15-25%
- 25-35%
- 35% and greater

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

EV 10 It may be necessary to resubmit this project through the Project Assessment. The proposed grading plan must demonstrate compliance with applicable regulations and rules. [LDC 30-5, Article 7; ECM 1.8.0]

Provide a grading exhibit with clear, differentiating hatches or colors for the following categories:

- Cut -4.00 to -8.00 feet
- Cut greater than -8.00 feet
- Fill 4.00 to 8.00 feet
- Fill greater than 8.00 feet

[LDC 25-8, Article 7; ECM 1.8.0] Exclude grading beneath buildings, parking garages, and public & private ROWs. Additional grading review and comment may be pending.

ADMINISTRATIVE VARIANCE [LDC 30-5, Article 1]

EV 11 Administrative or Land Use Commission Environmental Variance(s) may be required to vary the requirements of the following:

- Section 30-5-341 (Cut Requirements)
- Section 30-5-342 (Fill Requirements)

Further comments pending receipt of grading and slopes exhibits.

Flood Plain Review - Shesh Koirala - 512-974-9396

FP Note: The property to be developed is NOT in an official mapped COA or Fully Developed 100 Year Floodplain or in a FEMA designated 100- year floodplain.

FP comment:

1. 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 via email:

shesh.koirala@austintexas.gov

No comments

Subdivision Review - Jennifer Bennett - 512-974-9002

SR 1. Please modify the C.O.A. approval block as follows: include the correct file number. Also, revise the Case Manager name. (LDC § 30-1-113):

PRELIMINARY SUBDIVISION APPROVAL SHEET ____ OF ____.
FILE NUMBER _____ APPLICATION DATE _____
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 _____

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.

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."

SR 3. The legal description on Sheet 1 describes 15.05 acres while the land use table on Sheet 2 totals 16.2 acres. Please reconcile the difference. (LDC § 30-1-113)

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)

SR 5. Plan Notes 2 and 3 are duplicates. Remove one. (LDC § 30-1-113)

SR 6. Remove Plat Note 4. Fiscal must be posted before any plat is approved and recorded. (LDC § 30-2-84)

SR 7. Modify Plan Note 20 to read as follows. Also, be sure to include the correct street names in part A and part B. (LDC § 30-1-113):

"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 subdivision improvements:

(A) Street construction and related infrastructure, including paving, drainage, sidewalks, water supply and wastewater collection, for the following streets: ...

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: ..."

SR 8. Remove Plan Note 15. This is only required on final plats. (LDC § 30-1-113)

SR 9. Revise the lines as follows (LDC § 30-1-113):

- The boundary line must be solid and the heaviest weighted line. Verify the boundary line accurately encompasses only the area inside the preliminary plan.
- All proposed lot lines must be solid and the second heaviest line.
- Easement lines (existing and proposed) must be broken, and a lighter weight than lot lines. The easement area may be shaded or hatched.
- Lot lines outside but adjacent to the project must be broken and the lightest weight.

SR 10. Please ensure that everything that is referenced in the legend is also shown on the face of the plan and vice versa, including all acronyms and symbols. (LDC § 30-1-113)

SR 11. Only right-of-way boundaries should be shown for roadways. Remove all pavement structures in the ROW. Also, remove any line work denoting pond structures, etc. These can be shown on a separate exhibit and in the construction plans (LDC § 30-1-113)

SR 12. Are all existing and proposed easements shown? Please ensure that all existing easements reference the holder of easement and recording information. (LDC § 30-1-113)

SR 13. Remove the label "Parcel 65" and make "Block A, Lot 1" text larger than the surrounding labels on the face of the plan. Also, include the acreage of the lot under the label. (LDC § 30-1-113)

SR 14. Provide tax certificates showing all taxes having been paid through 2021. (LDC § 30-1-113)

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 Colleen.Kirk@austintexas.gov.

AW2. Per Utility Criteria Manual Section 2, §25-4, and the Uniform Plumbing Code:

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.

AW3. Per Utility Criteria Manual Section 2, §15-9, §30-2, §25-5, §25-9, and the Uniform Plumbing Code:

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

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

Water Quality Review - Joydeep Goswami - 512-974-3521

DATE REVIEWED: 04/20/22

UPDATE #: U0

FORMAL UPDATE REQUIRED.

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. Please provide a water quality plan that demonstrates compliance with water quality requirements for the proposed right-of-way. Please 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]

WQ2. Please demonstrate that the proposed water quality facility meets requirements of City-maintained facilities. This includes access requirements, maintenance ramps, required staging, and fencing requirements. [DCM 1.2.4(E)]

WQ3. Please clarify how runoff from Drainage Area P-1 is treated for water quality purposes. [LDC 30-5-211; ECM 1.9.2]

WQ4. 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)]

WQ5. 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)]

Wetlands Biologist Review - Leslie Lilly - Leslie.lilly@austintexas.gov

The plans show no impact to the wetland CEFs and associated setbacks identified in the PUD ordinance. No comments at this time.

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.

1. 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
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
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
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
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
6. Clarify how parkland will be addressed. 30-1-113
7. Note #26 should be corrected to: Lot 1 is prohibited from direct access to Braker Lane.
8. Provide current tax certificates as requested in completeness check showing all taxes have been paid for 2021. 30-1-113.

Travis Co. Transportation Review - Teresa Calkins - 512-854-7569

- 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.

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.
- 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.

City Arborist Review - Taylor Horton - 512-974-1218

DATE: 4/19/22

- CA1 More information is required to give specific feedback related to tree regulations. Provide the following tree information:
Tree Survey (plan) to include:
- Trees to be removed shown with dashed circle/ CRZ
 - Trees to be preserved shown with solid circle/ CRZ
 - Heritage trees shown with hatching within circle/CRZ
 - Date of survey
- Tree Survey (chart) to include:
- Tree ID numbers
 - Caliper inches, (measured at DBH as per ECM)
 - Species (include type of Oak or Ash etc.)
 - "M" to indicate multi- trunk; include all stem diameters
 - Heritage tree annotated with an "H"
 - Right of Way tree annotated with "ROW"
 - saved/removed status clearly noted
- CA2 Removal of heritage trees is not allowed by code. Demonstrate compliance with LDC 25-8-641. Provide conceptual buildability exhibits for all lots with heritage trees. Include existing regulated trees shown with conceptual footprints, driveway, proposed grading, and all utilities required to serve each lot.
- CA3 If Heritage trees will be impacted greater than what is required to be considered preserved (outlined below) then redesign or request a recommendation for a variance from LDC 25-8-641 through the Project Assessment process. The recommendation for a variance request is required for the subdivision application submittal to be considered complete.
Trees proposed to be preserved must meet the following criteria:
- (1) a minimum of 50% of the critical root zone must be preserved at natural grade, with natural ground cover;
 - (2) cut or fill is limited to 4 inches from the 1/2 critical root zone to the 1/4 critical root zone; and
 - (3) no cut or fill is permitted within the 1/4 critical root zone.
 - (4) No more than 25% of a tree's canopy can be removed.

Fire For Site Plan Review - Tom Migl - 512-974-0164

Rejected 4/06/22

AFD1. Please provide a Temporary turn-around in accordance with the Fire Code at the end of Lilt Dr.

Site Plan Plumbing - Juan Beltran - 512-972-2095 juan.beltran2@austintexas.gov

Pursuant to compliance with Sections 307.1, 609.6, and 721.1 of the 2021 Uniform Plumbing Code add plat note that conveys the following: **This single lot subdivision shall have independent sewer tap(s), independent water meter(s), and its private water and sewer service lines shall be positioned or located in a manner that will not cross lot lines.**

End of Master Comment Report