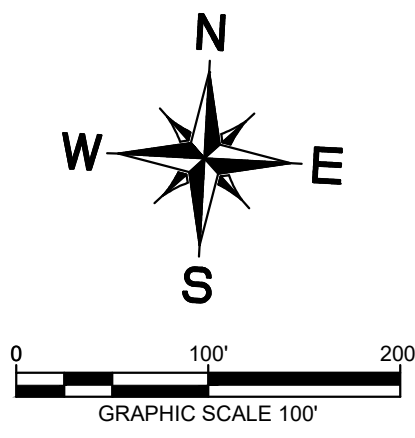
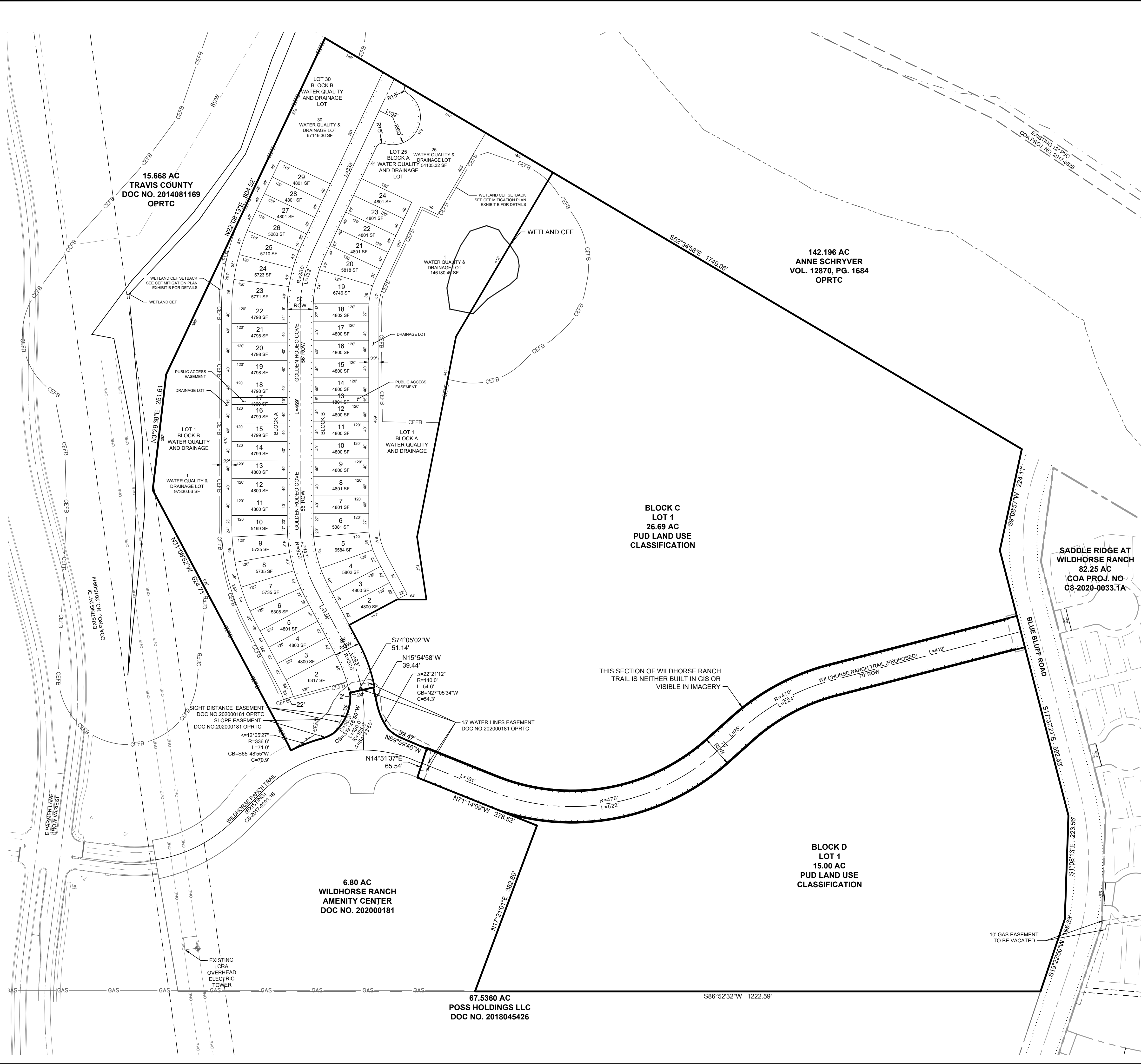




# Exhibit A

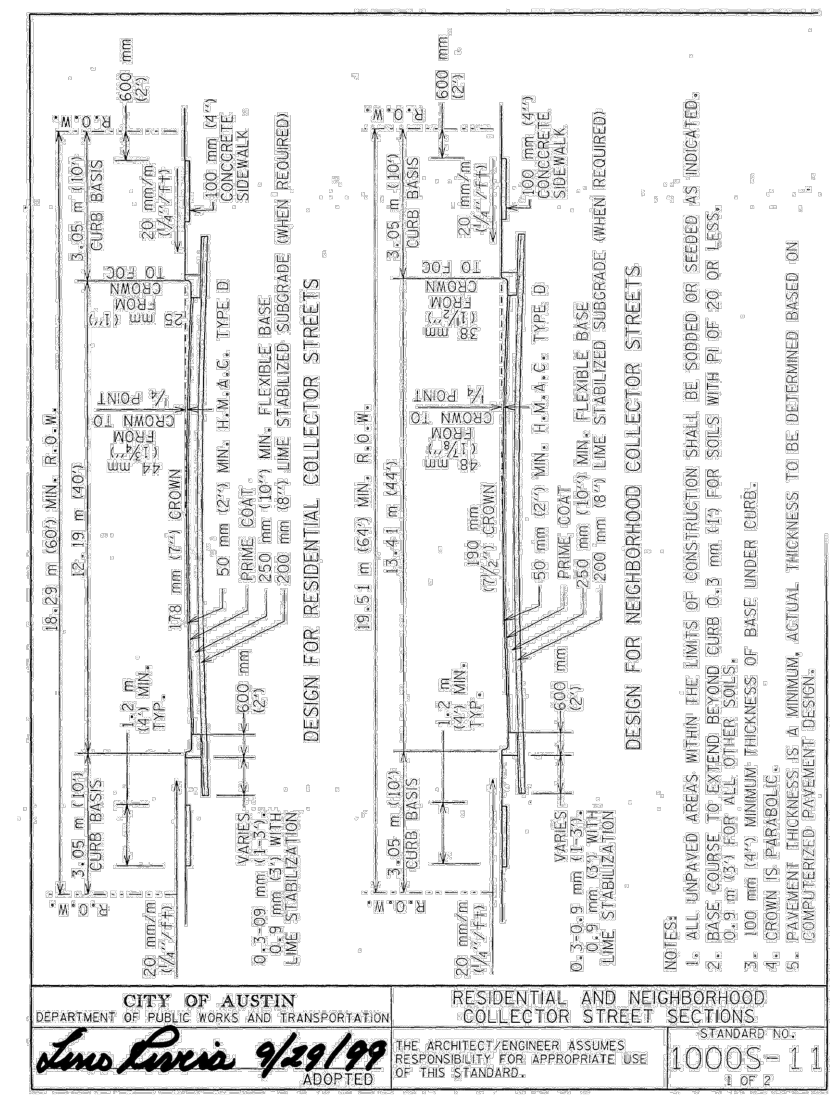
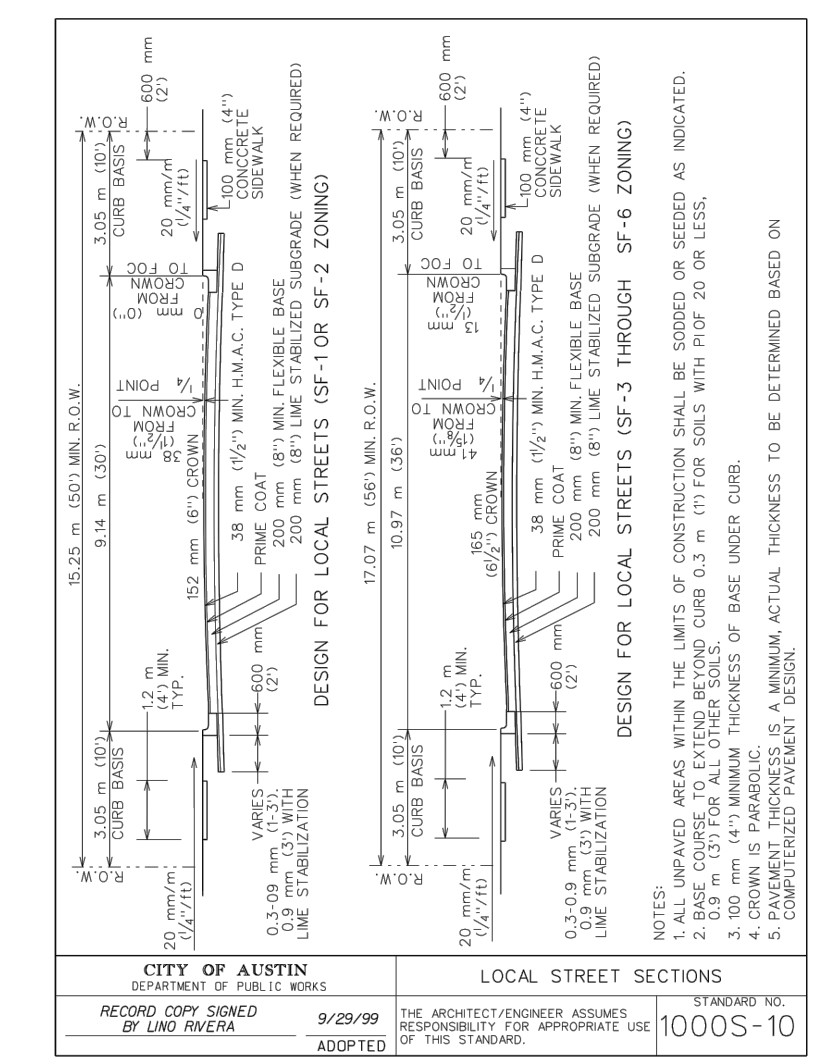
## Exhibit B

Plotted By: Taylor, Cameron Date: October 11, 2022 04:33:06pm File Path: \\K:\AUS-CIVIL\069244531-Pinnacle at Wildhorse Ranch\Plan\069244531-Pinnacle.ctb Wildhorse Ranch\Plan\069244531-Pinnacle.ctb - Preliminary Plan.dwg  
This document, together with the concepts and designs presented herein, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.



**LEGEND**

—	PROPERTY LINE
- - -	TRACT BOUNDARY
- - - -	LOT LINE
- - - - -	EASEMENT LINE
· · · · ·	PROPOSED SIDEWALK
- - - - -	EXISTING CEF BUFFER
- - - - -	CRITICAL WATER QUALITY ZONE (CWQZ)
- - - - -	WATER QUALITY TRANSITION ZONE (WTQZ)
- - - - -	EXISTING CONTOUR



PRELIMINARY SUBDIVISION APPROVAL SHEET 2 OF 2  
 FILE NUMBER C8-20210152.PA APPLICATION DATE \_\_\_\_\_, 2022.  
 APPROVED BY COMMISSION ON \_\_\_\_\_, 2022.  
 EXPIRATION DATE (LDC 25-4-62) \_\_\_\_\_, 2022.  
 CASE MANAGER: \_\_\_\_\_

Dennis Lucas, Director, Development Services Department  
 Final plan must be recorded by the Project Expiration Date, if applicable. Subsequent Site Plans which do not comply with the Code current at the time of filing, and all required Building Permits and/or a notice of construction (if a building permit is not required), must also be approved prior to the Project Expiration Date.

**BENCHMARKS**

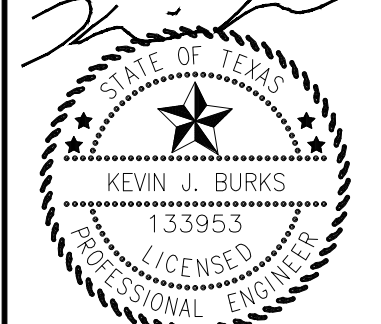
BM #101	"X" CUT ON THE HIGH TRANSMISSION POWER POLE BASE. ELEV = 554.100'
BM #27	"X" CUT ON HIGH TRANSMISSION POWER POLE BASE. ELEV = 640.400'



NO.	REVISIONS	DATE	BY

**Kimley-Horn**

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 WWW.KIMLEY-HORN.COM  
 TEXAS REGISTERED ENGINEERING FIRM F-928



10/04/2022

KHA PROJECT	069244531
DATE	OCTOBER 2022
SCALE	AS SHOWN
DESIGNED BY	JMW
DRAWN BY	MCC
CHECKED BY	KJB

**PRELIMINARY PLAN**

**THE PINNACLE AT WILDHORSE RANCH**  
 CITY OF AUSTIN  
 TRAVIS COUNTY, TEXAS

SHEET NUMBER  
**2 OF 2**

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



**CASE NUMBER:** C8-2021-0152  
**UPDATE:** U2  
**CASE MANAGER:** Juan Enriquez, Senior Planner [juan.enriquez@austintexas.gov](mailto:juan.enriquez@austintexas.gov)

**PROJECT NAME:** Pinnacle at Wildhorse Ranch  
**LOCATION:** 12000 BLUE BLUFF RD

**SUBMITTAL DATE:** October 10, 2022  
**FINAL REPORT DATE:** October 20, 2022

**STAFF REPORT:**

**ALL FEES HAVE BEEN PAID AND COMMENTS HAVE BEEN CLEARED. THEREFORE, THIS ITEM IS SCHEDULED FOR HEARING BEFORE THE PLANNING COMMISSION ON TUESDAY, OCTOBER 25, 2022. THE CASE MANAGER WILL BE EMAILING YOU A COPY OF THE STAFF REPORT AND AGENDA FOR THE MEETING BEFORE THE END OF THIS WEEK.**

**REVIEWER(S):**  
Planner 1: Chima Onyia

**911 Addressing Review - Dolores Huerta - [Dolores.Huerta@austintexas.gov](mailto:Dolores.Huerta@austintexas.gov)**

AD1: Thank you for making all the requested updates. **This plat review is cleared;** however, any changes to street names, street name labels, or street layouts will require a new review.

§25-4-155

**ATD Engineering Review – Daniil Kontsevoy – 512-978-1561**

- ATD 1. ATD transportation review fees as adopted by City Council will be added to AMANDA. These fees can be paid online on ABC portal.  
**U2: Comment cleared.**
- ATD 2. Revise “sidewalk location” in the street table to just “sidewalk” and put the required widths in the column, according to street classification (4’ and 5’). Remove “back of curb”. TCM, Sec. 1.3.0.  
**U1: Comment cleared.**
- ATD 3. A residential block that is more than 900 feet in length must be transected by a pedestrian path that is located not less than 300 feet from each block end. The pedestrian path must be not less than five feet wide, comply with City standards for sidewalk or trail, and be located within an easement or ROW, as determined by the director, that is not less than 15 feet wide. Change “landscape lots” to “public access **easements**”. LDC 25-4-153(C).  
U1: Comment remains. Approval of the block length waiver was contingent upon these lots being public access easements.  
**U2: Comment cleared.**
- ATD 4. Use open-ended cul-de-sac design to terminate at the adjoining property to the north of GOLDEN RODEO COVE, in order to reduce the block length. Reference Figure 1-42a in Appendix H of the

TCM on the preliminary plan. TCM 1.3.2 E., LDC 25-4-153.

**U1: Comment cleared.**

ATD 5. Sidewalks are required on the subdivision side of BLUE BLUFF ROAD. Identify the location of the sidewalks by a dotted line on the preliminary plan. LDC 25-6-351. TCM, 4.2.1.

**U1: Comment cleared.**

ATD 6. Add subdivision construction case number (C8-2017-0291.1B) to the WILDHORSE RANCH TRAIL (West of the roundabout).

U1: Comment remains. Please, change the location of the case number to the west of the roundabout. Previous comment had a typo.

**U2: Comment cleared.**

**Wetlands Biologist Review - Leslie Lilly - [Leslie.lilly@austintexas.gov](mailto:Leslie.lilly@austintexas.gov)**

**WB1** Please provide a compliant ERI for the project location associated with this plan. The ERI provided with the plans is for an adjacent property.

Update 1 The ERI provided with the application covers the area indicated below (image from the submitted ERI). The project location associated with this case number is on the west side of Blue Bluff road and west of the area covered by the submitted ERI.

**Update 2. Comment cleared. FYI, the feature labeled as Non-CEF B in the ERI was field verified by city staff and is subject to Critical Environmental Feature protection requirements. [LDC 25-8-281 or LDC 30-5-281; LDC 25-8-282 or LDC 30-5-282; ECM 1.10]**

**WB2. Comment cleared.**

**WB3** Demonstrate that this project complies with Critical Environmental Feature protection requirements. [LDC 25-8-281 or LDC 30-5-281; LDC 25-8-282 or LDC 30-5-282; ECM 1.10] *{Additional information: {This reviewer cannot determine wetland CEF protection provisions and potential wetland CEF 1:1 mitigation. Please provide more detail on the "Exhibit B – CEF MITIGATION SHEET"}*

- a. *This sheet should encompass all proposed wetland CEF setback mitigation including a balance table specifying the total acreage of proposed wetland CEF/CEF setback area encroached upon/impacted/reduced as well as the total acreage for each of the proposed mitigation methods.*
- b. *Please provide all details for planting and seeding meeting the minimum criteria of 609S to include the seed specification (species, total pounds, etc.) and the tree/shrub specifications (species, quantity, size, and location).*

Update 1 Rename the planting tables "Wetland Mitigation" instead of "Floodplain Modification." Provide planting tables for areas indicated for wetland restoration and biofiltration planting area with appropriate species/quantities. The upland planting area tables do not seem to match the acreage indicated in the exhibit plan. Provide more detail about the acreage proposed to be planted.

**Update 2. Comment cleared. FYI, wetland CEF mitigation will be finalized at either site plan or subdivision construction plan. It is still unclear what areas are being planted and whether the areas indicated as "PLANTING AREAS ADDED" are included in that calculation.**

**End of Master Comment Report**