

## SUBDIVISION REVIEW SHEET

**CASE NO.:** C8J-2022-0351.1A

**COMMISSION DATE:** October 24, 2023

**SUBDIVISION NAME:** Whisper Valley Multifamily Subdivision Parcel 3 and 4

**ADDRESS:** 9605 N FM 973

**APPLICANT:** Francis Capello

**AGENT:** HR Green Development Texas, LLC (Michael Giannetta)

**ZONING:** PUD

**NEIGHBORHOOD PLAN:** Garrison Creek

**AREA:** 22.472 acres

**LOTS:** 2

**COUNTY:** Travis

**DISTRICT:** 1

**WATERSHED:** Gilliland Creek

**JURISDICTION:** Full Purpose

**SIDEWALKS:** Sidewalks will be constructed along Fetching Avenue and Solace Drive.

### **DEPARTMENT COMMENTS:**

The request is for the approval of Whisper Valley Multifamily Subdivision Parcel 3 and 4, comprised of 2 lots on 22.472 acres

Staff recommends approval of the plat, subject to the conditions listed in the attached comment report. After the conditions are met, the plat will comply with LDC 25-4-84(B). These are administrative actions that require no discretionary review. An application that has been approved with conditions may be updated to address those conditions until the application expires and the plat does not need to be heard before the Commission again.

### **STAFF RECOMMENDATION:**

Staff recommends approval of the plat, subject to the conditions listed in the comment report dated October 19, 2023, and attached as Exhibit C.

**CASE MANAGER:** Amy Combs

**PHONE:** 512-974-3175

**E-mail:** [amy.combs@austintexas.gov](mailto:amy.combs@austintexas.gov)

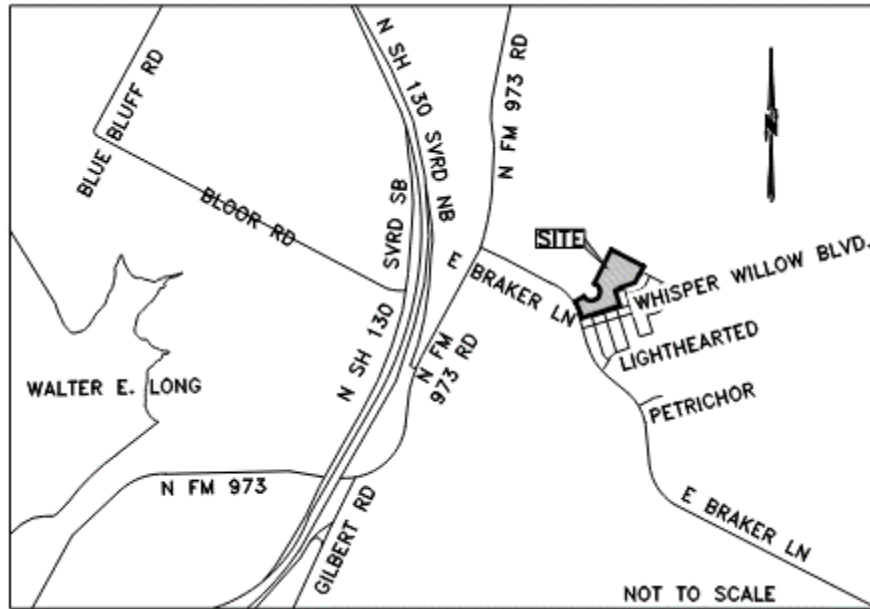
### **ATTACHMENTS**

Exhibit A: Vicinity map

Exhibit B: Proposed plat

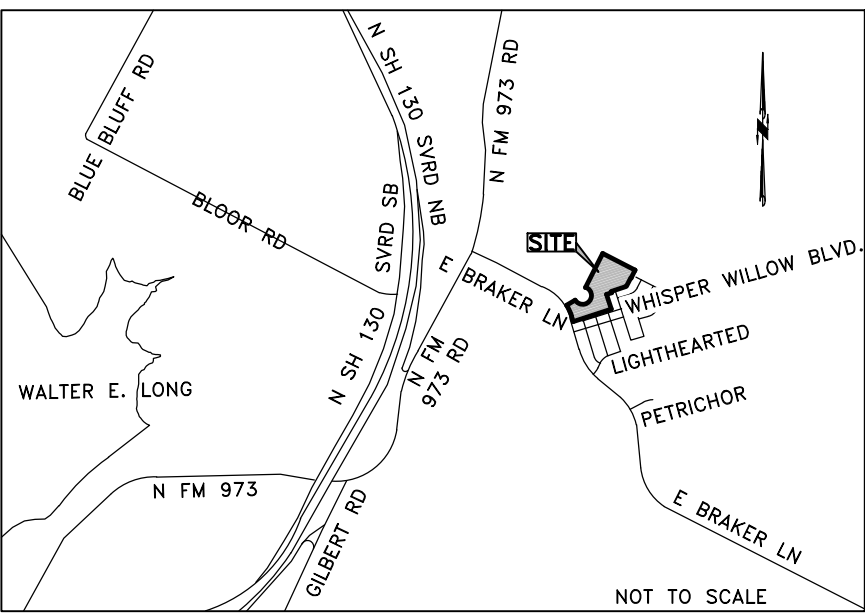
Exhibit C: Comment report dated October 19, 2023

## Exhibit A: Vicinity Map



WHISPER VALLEY PARCEL 3-4  
FINAL PLAT

Exhibit B: Proposed Plat



CONSUMER PROTECTION NOTICE FOR HOME BUYERS. IF YOU ARE BUYING A LOT IN THIS SUBDIVISION, YOU SHOULD DETERMINE WHETHER THE SUBDIVISION AND THE LAND AROUND IT ARE INSIDE OR OUTSIDE THE CITY LIMITS. THIS CAN AFFECT THE ENJOYMENT AND VALUE OF YOUR HOME. DEPENDING ON STATE LAW AND OTHER FACTORS, LAND OUTSIDE THE CITY LIMITS MAY BE SUBJECT TO FEWER LOCAL GOVERNMENT CONTROLS OVER THE DEVELOPMENT AND USE OF LAND THAN INSIDE THE CITY LIMITS. THE SUBDIVISION’S RESTRICTIVE COVENANTS MAY CREATE PRIVATELY ENFORCEABLE RESTRICTIONS AGAINST INCOMPATIBLE LAND USES WITHIN THE SUBDIVISION, WHETHER IT IS INSIDE OR OUTSIDE THE CITY LIMITS. DEPENDING ON STATE LAW AND OTHER FACTORS, HOWEVER, OUTSIDE THE CITY LIMITS NEITHER PRIVATE NOR GOVERNMENTAL RESTRICTIONS MAY BE AVAILABLE TO (1) RESTRICT EITHER THE NATURE OR EXTENT OF DEVELOPMENT NEAR THE SUBDIVISION, OR (2) PROHIBIT LAND USES NEAR THE SUBDIVISION THAT ARE INCOMPATIBLE WITH A RESIDENTIAL NEIGHBORHOOD.

PRELIMINARY, THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT.

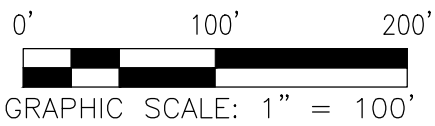


WHISPER VALLEY PARCEL 3-4  
FINAL PLAT

JAMES H. MANNING SURVEY NO. 37  
ABSTRACT NO. 520

22.472 ACRES  
OLIVER BUCKMAN SURVEY NO. 40, ABSTRACT NO. 60,  
TRAVIS COUNTY, TEXAS

[TRACT 1 ~ 100.0505 ACRES]  
CYCLONE DEVELOPMENT, INC.  
SPECIAL WARRANTY DEED  
DOC. NO. 2016013696  
O.P.R.T.C.TX.



APPROXIMATE LOCATION  
OF SURVEY LINE

GRID COORDINATES  
N:10,084,280.20'  
E:3,172,914.12'

S 62°28'12" E 826.13'  
741.50'

GRID COORDINATES  
N:10,083,898.38'  
E:3,173,646.66'

LEGEND

- 1/2" IRON ROD FOUND
- STANTEC 1/2" IRON ROD W/PLASTIC CAP STAMPED "STANTEC" FOUND
- BURY 1/2" IRON ROD W/PLASTIC CAP STAMPED "BURY" FOUND
- 1/2" IRON ROD W/PLASTIC CAP STAMPED "LANDDEV" OR "HR GREEN" SET
- CONCRETE MONUMENT W/ DISC SET
- CALCULATED POINT
- BENCHMARK
- ( ) RECORD INFORMATION PER DOC. NO. 201500024, O.P.R.T.C.TX.
- [ ] RECORD INFORMATION PER DOC. NO. 2014054908, O.P.R.T.C.TX.
- O.P.R.T.C.TX. OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS
- ..... SIDEWALK

BLOCK A		
LOT	ACRES	SQUARE FEET
1	8.920	388,560

BLOCK B		
LOT	ACRES	SQUARE FEET
1	12.210	531,856

R.O.W.	
ACRES	SQUARE FEET
1.342	58,466

LOT 1  
BLOCK A

PORTION OF  
(22.472 ACRES) EXHIBIT A  
SPECIAL WARRANTY DEED  
WHISPER OWNER LP  
DOC. NO. 2022065389  
O.P.R.T.C.TX.

TEMPORARY LATERAL ESMT.  
DOC. NO. \_\_\_\_\_  
O.P.R.T.C.TX.

TEMPORARY TURN AROUND  
EASEMENT  
DOC. NO. \_\_\_\_\_  
O.P.R.T.C.TX.

CURVE TABLE				
CURVE #	RADIUS	ARC DISTANCE	CHORD BEARING	CHORD DISTANCE
C1	1,102.00'	282.18'	N 23°41'59" W	281.41'
C2	198.00'	756.01'	N 39°51'05" E	373.55'
C3	320.00'	251.16'	S 39°59'43" E	244.76'
C4	380.00'	298.25'	N 39°59'43" W	290.66'
C5	13.00'	11.29'	N 87°20'47" W	10.94'
C6	52.00'	170.94'	S 18°02'37" E	103.72'
C7	13.00'	11.02'	N 51°50'30" E	10.70'
C8	1,102.00'	596.71'	N 46°32'51" W	589.45'
C9	1,102.00'	878.89'	N 39°12'43" W	855.78'
	[1,102.00']	[878.70']	[S 39°12'45" E]	[855.61']

LINE TABLE		
LINE #	BEARING	DISTANCE
L1	S 61°34'57" E (S 62°28'22" E)	5.01' (5.01')
L2	N 17°46'58" W (N 17°28'22" W)	28.92' (29.16')
L3	N 17°46'58" W	28.92'
L4	N 27°33'02" E	124.76'

CALLLED 164.73 ACRES  
CLUB DEAL 120 WHISPER VALLEY, L.P.  
SPECIAL WARRANTY DEED  
WITH VENDOR'S LIEN  
DOC. NO. 2006152076  
O.P.R.T.C.TX.

OLIVER BUCKMAN SURVEY NO. 40  
ABSTRACT NO. 60

PRELIMINARY, THIS  
DOCUMENT SHALL NOT BE  
RECORDED FOR ANY  
PURPOSE AND SHALL NOT  
BE USED OR VIEWED OR  
RELIED UPON AS A FINAL  
SURVEY DOCUMENT.

PORTION OF  
(22.472 ACRES) EXHIBIT A  
SPECIAL WARRANTY DEED  
WHISPER OWNER LP  
DOC. NO. 2022065389  
O.P.R.T.C.TX.

GRID COORDINATES  
N:10,083,013.11'  
E:3,173,098.92'

SURVEY NOTES:

- BEARING BASIS IS TEXAS COORDINATE SYSTEM, CENTRAL ZONE, NAD83, GRID.
- DISTANCES SHOWN HEREON ARE BASED ON SURFACE MEASUREMENTS, TO CONVERT SURFACE DISTANCES TO GRID, MULTIPLY BY THE COMBINED SCALE FACTOR.
- THE COMBINED SCALE FACTOR FOR THIS PROJECT IS 0.99993782.
- BEARINGS AND DISTANCES REFLECT THE BEARINGS AND DISTANCES SHOWN ON DOCUMENT NO. 2022065389, O.P.R.T.C.TX. UNLESS NOTED OTHERWISE.

BENCHMARK LIST:

NAVD 88 (GEOID 12B)  
SITE BENCHMARK 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\_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\_300:  
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')

STREET TABLE

STREET NAME	R.O.W. WIDTH	LENGTH	AREA (ACRES)	WIDTH FOC TO FOC
FETCHING AVENUE	60'	646 L.F.	0.8880	36'
SOLACE DRIVE	84.63'	180 L.F.	0.4536	36'

L.F. = LINEAR FEET  
FOC = FACE OF CURB

OLD RECORD DEED LINE, CALLED 164.73 ACRES  
DOC. NO. 2006152076, O.P.R.T.C.TX.

OLD RECORD DEED LINE, CALLED 548.08 ACRES  
DOC. NO. 2006152076, O.P.R.T.C.TX.

FILE No: 1370

PLAT PREPARATION DATE: MAY, 2023		
APPLICATION SUBMITTAL DATE:		
1	SOLACE R.O.W. REVISION	MB 06/29/23
No: REVISION:	BY:	DATE:



5508 HIGHWAY 290 WEST  
SUITE 150  
AUSTIN, TX 78735  
512.872.6696  
HRGREEN.COM

TBPE NO: 16384  
TBPLS NO: 10194101

FINAL PLAT  
WHISPER VALLEY PARCEL 3-4,  
22.472 ACRES  
OLIVER BUCKMAN SURVEY NO. 40,  
ABSTRACT NO. 60,  
TRAVIS COUNTY, TEXAS

SHEET 2 OF 4  
C8J-2022-0351.1A



WHISPER VALLEY  
PARCEL 3-4  
FINAL PLAT

THE STATE OF TEXAS       §  
                                     §       KNOWN TO ALL MEN BY THESE PRESENTS  
THE COUNTY OF TRAVIS   §

THAT, WHISPER OWNER LP, A DELAWARE LIMITED PARTNERSHIP, BEING THE OWNER OF THAT CERTAIN 22.472 ACRES TRACT OF LAND OUT OF THE OLIVER BUCKMAN SURVEY NO. 40, ABSTRACT NO. 60 SITUATED IN TRAVIS COUNTY, TEXAS, AS CONVEYED BY DEED AS RECORDED IN DOCUMENT NO. 2022065389, OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS; DOES HEREBY SUBDIVIDE 15,000 ACRES OF LAND IN ACCORDANCE WITH THE ATTACHED MAP OR PLAT SHOWN HEREON, PURSUANT TO CHAPTER 212 OF THE TEXAS LOCAL GOVERNMENT CODE, TO BE KNOWN AS:

## WHISPER VALLEY PARCEL 3-4 FINAL PLAT

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

WITNESS MY HAND THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_\_  
A.D.

WHISPER OWNER LP,  
A DELAWARE LIMITED PARTNERSHIP

BY: WHISPER VALLEY GP LLC,  
A DELAWARE LIMITED LIABILITY COMPANY  
ITS GENERAL PARTNER

BY: WHISPER VALLEY MEMBER LLC  
A DELAWARE LIMITED LIABILITY COMPANY  
ITS SOLE MEMBER

BY: NG PLATFORM JV LLC  
A DELAWARE LIMITED LIABILITY COMPANY  
ITS SOLE MEMBER

BY: PJV NEWGROWTH MEMBER GP LLC  
A DELAWARE LIMITED LIABILITY COMPANY  
ITS MANAGING MEMBER

BY: \_\_\_\_\_  
NAME: KYLE LOVELADY  
ITS: VICE PRESIDENT

THE STATE OF \_\_\_\_\_ §

THE COUNTY OF \_\_\_\_\_ §

BEFORE ME, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND OF THE STATE OF \_\_\_\_\_, ON THIS DAY DID PERSONALLY APPEAR KYLE LOVELADY, KNOWN TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND HAS ACKNOWLEDGED TO ME THAT THEY HAVE EXECUTED THE SAME FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

NOTARY PUBLIC – STATE OF \_\_\_\_\_

DATE \_\_\_\_\_

THE STATE OF TEXAS       §  
                                     §   KNOWN TO ALL MEN BY THESE PRESENTS  
THE COUNTY OF TRAVIS   §

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 30 OF THE CITY OF AUSTIN LAND DEVELOPMENT CODE, AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE.

BY GRAPHIC PLOTTING ONLY, NO PORTION OF THE ZONE X (SHADED) FLOODPLAIN OR 0.2% ANNUAL CHANCE FLOODPLAIN AS SHOWN ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY, FLOOD INSURANCE RATE MAP, MAP NO. 48453C0495J, MAP REVISED AUGUST 18, 2014, ENCROACHES THE LOT AND IS FULLY CONTAINED WITHIN A DRAINAGE EASEMENT DEDICATED HEREON.

MICHAEL A. GIANNETTA, P.E.  
TEXAS REGISTRATION NO. 116248  
HR GREEN DEVELOPMENT TX, LLC  
4201 WEST PARMER LANE, SUITE C-100  
AUSTIN, TEXAS 78727  
512.872.6696  
MICHAEL.GIANNETTA@HRGREEN.COM  
TBPE FIRM No. F-16384

DATE \_\_\_\_\_

THE STATE OF TEXAS       §  
                                     §       KNOWN TO ALL MEN BY THESE PRESENTS  
THE COUNTY OF TRAVIS   §

I, ERNESTO NAVARRETE, AM AUTHORIZED UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF SURVEYING AND HEREBY CERTIFY THAT THIS PLAT COMPLIES WITH THE SURVEYING RELATED PORTIONS OF TITLE 30 OF THE CITY OF AUSTIN LAND DEVELOPMENT CODE, AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE, AND WAS PREPARED FROM AN ACTUAL ON THE GROUND SURVEY OF THE PROPERTY MADE UNDER MY DIRECTION AND SUPERVISION.

ERNESTO NAVARRETE, R.P.L.S.  
TEXAS REGISTRATION NO. 6642  
HR GREEN DEVELOPMENT TX, LLC  
5508 HWY 290 WEST #150  
AUSTIN, TEXAS 78735  
512.872.6696  
ERNESTO.NAVARRETE@HRGREEN.COM  
TBPLS FIRM NO. 10194101

DATE \_\_\_\_\_

PRELIMINARY, THIS DOCUMENT  
SHALL NOT BE RECORDED FOR  
ANY PURPOSE AND SHALL NOT BE  
USED OR VIEWED OR RELIED UPON  
AS A FINAL SURVEY DOCUMENT.

**GENERAL NOTES:**

1. THIS SUBDIVISION IS LOCATED IN THE CITY OF AUSTIN LIMITED PURPOSE JURISDICTION. THE FINAL PLAT IS SUBJECT TO STANDARDS IN THE WHISPER VALLEY PUD ORDINANCE #20100826-066.
2. THIS DEVELOPMENT IS SUBJECT TO THE CONDITIONS AND RESTRICTIONS OUTLINED IN THE WHISPER VALLEY MASTER COVENANT (DOCUMENT NO. 2016113527, O.P.R.T.C.TX.)
3. NO LOT IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTED TO A CENTRALIZED WATER DISTRIBUTION SYSTEM OR AN APPROVED ONSITE WATER WELL.
4. NO LOT IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTED TO A CENTRALIZED WASTEWATER SYSTEM.
5. THE WATER AND WASTEWATER UTILITY SYSTEM SERVING THIS SUBDIVISION MUST BE IN ACCORDANCE WITH THE CITY OF AUSTIN UTILITY DESIGN CRITERIA. THE WATER AND WASTEWATER UTILITY PLAN MUST BE REVIEWED AND APPROVED BY THE AUSTIN WATER UTILITY. ALL WATER AND WASTEWATER CONSTRUCTION MUST BE INSPECTED BY THE CITY OF AUSTIN. THE LAND OWNER MUST PAY THE CITY INSPECTION FEE WITH THE UTILITY CONSTRUCTION.
6. ALL STREETS, DRAINAGE IMPROVEMENTS, SIDEWALKS, WATER AND WASTEWATER LINES, AND EROSION CONTROLS SHALL BE CONSTRUCTED AND INSTALLED TO TRAVIS COUNTY AND CITY OF AUSTIN REGULATIONS.
7. PROPERTY OWNER AND HIS/OR HER ASSIGNS SHALL PROVIDE FOR ACCESS TO THE DRAINAGE EASEMENTS AS MAY BE NECESSARY AND SHALL NOT PROHIBIT ACCESS BY TRAVIS COUNTY (AND OTHER APPROPRIATE JURISDICTION) FOR INSPECTION OR MAINTENANCE OF SAID EASEMENTS.
8. ALL DRAINAGE EASEMENTS ON PRIVATE PROPERTY SHALL BE MAINTAINED BY THE PROPERTY OWNER OR ASSIGNS.
9. THE OWNER OF THIS SUBDIVISION, AND THE OWNER'S SUCCESSORS AND ASSIGNS ARE RESPONSIBLE FOR CONSTRUCTION OF SUBDIVISION IMPROVEMENTS THAT COMPLY WITH CITY OF AUSTIN AND TRAVIS COUNTY REGULATIONS. THE OWNER UNDERSTANDS THAT PLAT VACATION OR REPLATTING MAY BE REQUIRED, AT THE OWNER'S EXPENSE, IF PLANS TO CONSTRUCT THIS SUBDIVISION DO NOT COMPLY WITH THE REGULATIONS.
10. THE OWNER/DEVELOPER OF THIS SUBDIVISION/LOT SHALL PROVIDE BLUEBONNET ELECTRIC COOPERATIVE WITH ANY EASEMENT AND/OR ACCESS REQUIRED, IN ADDITION TO THOSE INDICATED, FOR THE INSTALLATION AND ONGOING MAINTENANCE OF OVERHEAD AND UNDERGROUND ELECTRIC FACILITIES. THESE EASEMENTS AND/OR ACCESS ARE REQUIRED TO PROVIDE ELECTRIC SERVICE TO THE BUILDING AND WILL NOT BE LOCATED SO AS TO CAUSE THE SITE TO BE OUT OF COMPLIANCE WITH THE CITY OF AUSTIN LAND DEVELOPMENT CODE.
11. ANY ELECTRIC UTILITY ACTIVITY INSIDE THE SUBDIVISION SHALL BE INCLUDED UNDER THE DEVELOPMENT PERMIT.
12. ANY RELOCATION OF ELECTRIC FACILITIES SHALL BE AT THE OWNERS EXPENSE.
13. PRIOR TO ANY DEVELOPMENT, A SITE DEVELOPMENT PERMIT IS REQUIRED BY THE CITY OF AUSTIN AND TRAVIS COUNTY.
14. WATER/WASTEWATER PROVIDED BY AUSTIN WATER UTILITY. ELECTRIC PROVIDED BY BLUEBONNET ELECTRIC COOPERATIVE.
15. SITE PLAN WILL HAVE TO BE SUBMITTED FOR APPROVAL BY TRAVIS COUNTY ESD NO. 12. ANY ADDITIONAL REQUIRED FIRE RELATED PLANS WILL HAVE TO BE SUBMITTED/APPROVED BY TRAVIS COUNTY ESD NO. 12.
16. BLUEBONNET ELECTRIC COOPERATIVE HAS THE RIGHT TO PRUNE AND/OR REMOVE TREES, SHRUBBERY AND OTHER OBSTRUCTIONS TO THE EXTENT NECESSARY TO KEEP THE EASEMENTS CLEAR. BLUEBONNET WILL PERFORM ALL TREE WORK IN COMPLIANCE WITH THE CITY OF AUSTIN LAND DEVELOPMENT CODE.
17. THE OWNER SHALL BE RESPONSIBLE FOR INSTALLATION OF TEMPORARY EROSION CONTROL, REVEGETATION AND TREE PROTECTION. IN ADDITION, THE OWNER SHALL BE RESPONSIBLE FOR ANY INITIAL TREE PRUNING AND TREE REMOVAL THAT IS WITHIN TEN FEET OF THE CENTER LINE OF THE PROPOSED OVERHEAD ELECTRICAL FACILITIES DESIGNED TO PROVIDE ELECTRIC SERVICE TO THIS PROJECT. THE OWNER SHALL INCLUDE BLUE BONNET'S WORK WITHIN THE LIMITS OF CONSTRUCTION FOR THIS PROJECT.
18. THE OWNER OF THE PROPERTY IS RESPONSIBLE FOR MAINTAINING CLEARANCES REQUIRED BY THE NATIONAL ELECTRIC SAFETY CODE, OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION (OSHA) REGULATIONS, CITY OF AUSTIN RULES AND REGULATIONS AND TEXAS STATE LAWS PERTAINING TO CLEARANCES WHEN WORKING IN CLOSE PROXIMITY TO OVERHEAD POWER LINES AND EQUIPMENT. BLUE BONNET WILL NOT RENDER ELECTRIC SERVICE UNLESS REQUIRED CLEARANCES ARE MAINTAINED. ALL COSTS INCURRED BECAUSE OF FAILURE TO COMPLY WITH THE REQUIRED CLEARANCES WILL BE CHARGED TO THE OWNER.
19. PUBLIC SIDEWALKS, BUILT TO CITY OF AUSTIN STANDARDS, ARE REQUIRED ALONG THE FOLLOWING STREETS AND AS SHOWN BY A DOTTED LINE ON THE FACE OF THE PLAT: **FETCHING AVENUE, AND SOLACE DRIVE**. 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.
20. THIS PLAT IS SUBJECT TO A TIA (TRAFFIC IMPACT ANALYSIS) WITH TRAVIS COUNTY AND A TRAFFIC PHASING AGREEMENT WITH THE MASTER DEVELOPER, THE "ADDITIONAL FUTURE MITIGATION" IDENTIFIED IN THE TIA (TRAFFIC IMPACT ANALYSIS) IN TABLE 22 ON PAGE 63 WILL BE DEFERRED TO WHISPER VALLEY PHASE 6 AND WHISPER VALLEY CENTRAL TIA'S AND TO THE "TRAFFIC PHASING AGREEMENT AND RESTRICTIVE COVENANT" RECORDED IN DOCUMENT NO. 20101720905, OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS.
21. THIS SUBDIVISION PLAT WAS APPROVED AND RECORDED BEFORE THE CONSTRUCTION AND ACCEPTANCE OF STREETS AND OTHER SUBDIVISION IMPROVEMENTS. PURSUANT TO THE TERMS OF A SUBDIVISION CONSTRUCTION AGREEMENT BETWEEN THE SUBDIVIDER AND THE CITY OF AUSTIN, DATED \_\_\_\_\_, 20\_\_\_\_, THE SUBDIVIDER IS RESPONSIBLE FOR THE CONSTRUCTION OF ALL STREETS AND FACILITIES NEEDED TO SERVE THE LOTS WITHIN THE SUBDIVISION. THIS RESPONSIBILITY MAY BE ASSIGNED IN ACCORDANCE WITH THE TERMS OF THAT AGREEMENT. FOR THE CONSTRUCTION AGREEMENT PERTAINING TO THIS SUBDIVISION, SEE THE SEPARATE INSTRUMENT RECORDED IN DOC. NO. \_\_\_\_\_ IN THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS.
22. ALL INTERNAL PUBLIC STREETS MUST COMPLY WITH THE PROPOSED ALTERNATIVE STREET SECTIONS SHOWN IN EXHIBIT F OF THE PUD ORDINANCE RECORDED IN DOCUMENT NO. 20101720905, OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS OR WITH THE TRANSPORTATION CRITERIA MANUAL AND LDC 25-6-171(A).
23. ALL LOTS SHALL HAVE A TEN (10) FOOT WIDE PUBLIC UTILITY EASEMENT MEASURED FROM THE RIGHT-OF-WAY ALONG STREET FRONTAGES.
24. WATER QUALITY CONTROLS ARE REQUIRED FOR ALL DEVELOPMENT PURSUANT TO THE LAND DEVELOPMENT CODE.
25. WATERWAY SETBACKS AS DEFINED BY THE LAND DEVELOPMENT CODE MAY BE LOCATED ON THIS PROPERTY AS DEFINED BY THE WHISPER VALLEY PUD. DEVELOPMENT IS LIMITED WITHIN WATERWAY SETBACKS
26. THIS DEVELOPMENT WILL BE REQUIRED TO PROVIDE CONNECTION TO THE PRIVATE OPEN SPACE AND SIGNATURE PARKS PER THE PUD ORDINANCE 20100826-066 AND THE ASSOCIATED DEVELOPMENT AGREEMENT. ACCESS TO THE PUBLIC ROUTES PROVIDING CONNECTIVITY TO THESE PRIVATE OPEN SPACES AND SIGNATURE PARKS WILL BE PROVIDED AT THE TIME OF SITE PLAN PERMIT REVIEW.
27. THIS SUBDIVISION PLAT IS LOCATED WITHIN THE LIMITED PURPOSE JURISDICTION OF THE CITY OF AUSTIN ON THIS THE \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.
28. THE WATER AND/OR WASTEWATER EASEMENTS INDICATED ON THIS PLAT ARE FOR THE PURPOSE OF CONSTRUCTION, OPERATION, MAINTENANCE, REPAIR, REPLACEMENT, UPGRADE, DECOMMISSIONING AND REMOVAL OF WATER AND/OR WASTEWATER FACILITIES AND APPURTENANCES. NO OBJECTS, INCLUDING BUT NOT LIMITED TO, BUILDINGS, RETAINING WALLS, TREES OR OTHER STRUCTURES ARE PERMITTED IN WATER AND/OR WASTEWATER EASEMENTS EXCEPT AS APPROVED BY AUSTIN WATER.
29. PARKLAND DEDICATION REQUIREMENTS ARE DETERMINED BY PUD ORDINANCE #20100826-066 AND THE WHISPER VALLEY MASTER PARKLAND AGREEMENT.
30. PARKLAND SHALL BE PLATTED AND DEDICATED IN ACCORDANCE WITH THE PUD ORDINANCE #20100826-066 AND ASSOCIATED WHISPER VALLEY MASTER PARKLAND AGREEMENT.
31. NO CUT OR FILL ON ANY LOT MAY EXCEED EIGHT FEET, EXCLUDING DRIVEWAYS, A BUILDING STRUCTURE'S FOOTPRINT, OR A PARKING AREA FOOTPRINT, IN ACCORDANCE WITH THE TRAVIS COUNTY CODE.
32. BEFORE BEGINNING CONSTRUCTION ACTIVITIES ON A SUBDIVISION LOT, THE OWNER MUST OBTAIN A TRAVIS COUNTY DEVELOPMENT PERMIT AND, WHEN APPLICABLE, OBTAIN AND IMPLEMENT A STORM WATER POLLUTION PREVENTION PLAN (SWP3). THE SWP3 REQUIRES IMPLEMENTATION OF TEMPORARY AND PERMANENT BEST MANAGEMENT PRACTICES, INCLUDING EROSION AND SEDIMENT CONTROLS, FOR PROTECTION OF STORM WATER RUNOFF QUALITY, IN ACCORDANCE WITH THE TRAVIS COUNTY CODE.
33. THE OWNER IS RESPONSIBLE FOR MAINTAINING AND OPERATING ALL PERMANENT WATER QUALITY CONTROLS IN COMPLIANCE WITH ALL APPLICABLE STANDARDS AND REQUIREMENTS OF THE TRAVIS COUNTY CODE.
34. AN ACTIVITY THAT MAY ADVERSELY AFFECT A TREE OF EIGHT INCHES OR MORE IN TRUNK DIAMETER (MEASURED AT FOUR FEET HEIGHT ABOVE THE GROUND) IN A RIGHT-OF-WAY ACCEPTED FOR MAINTENANCE BY TRAVIS COUNTY MUST COMPLY WITH ALL STANDARDS AND REQUIREMENTS IN THE TRAVIS COUNTY CODE.

SHEET 3 OF 4  
C8J-2022-0351.1A

FILE No: 1370

<b>PLAT PREPARATION DATE:</b> MAY, 2023		
<b>APPLICATION SUBMITTAL DATE:</b>		
1	SOLACE R.O.W. REVISION	MB 06/29/23
No.	REVISION:	BY: DATE:



5508 HIGHWAY 290 WEST  
SUITE 150  
AUSTIN, TX 78735  
512.872.6696  
HRGREEN.COM

TBPE NO: 16384  
TBPLS NO: 10194101

FINAL PLAT  
WHISPER VALLEY PARCEL 3-4.  
22.472 ACRES  
OLIVER BUCKMAN SURVEY NO. 40,  
ABSTRACT NO. 60,  
TRAVIS COUNTY, TEXAS

WHISPER VALLEY PARCEL 3-4  
FINAL PLAT

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AS A FINAL SURVEY DOCUMENT.

COMMISSIONERS' COURT RESOLUTION:

IN APPROVING THIS PLAT, THE COMMISSIONERS' COURT OF TRAVIS COUNTY, TEXAS, ASSUMES NO OBLIGATION TO BUILD THE STREETS, ROADS, AND OTHER PUBLIC THOROUGHFARES SHOWN ON THIS PLAT OR ANY BRIDGES OR CULVERTS IN CONNECTION THEREWITH. THE BUILDING OF ALL STREETS, ROADS, AND OTHER PUBLIC THOROUGHFARES SHOWN ON THIS PLAT, AND ALL BRIDGES AND CULVERTS NECESSARY TO BE CONSTRUCTED OR PLACED IN SUCH STREETS, ROADS OR OTHER PUBLIC THOROUGHFARES OR IN CONNECTION THEREWITH, IS THE RESPONSIBILITY OF THE OWNER AND/OR DEVELOPER OF THE TRACT OF LAND COVERED BY THIS PLAT IN ACCORDANCE WITH PLANS AND SPECIFICATION PRESCRIBED BY THE COMMISSIONERS' COURT OF TRAVIS COUNTY, TEXAS.

THE OWNER(S) OF THE SUBDIVISION SHALL CONSTRUCT THE SUBDIVISION'S STREET AND DRAINAGE IMPROVEMENTS (THE "IMPROVEMENTS") TO COUNTY STANDARDS IN ORDER FOR THE COUNTY TO ACCEPT THE PUBLIC IMPROVEMENTS FOR MAINTENANCE OR TO RELEASE FISCAL SECURITY POSTED TO SECURE PRIVATE IMPROVEMENTS. TO SECURE THIS OBLIGATION, THE OWNER(S) MUST POST FISCAL SECURITY WITH THE COUNTY IN THE AMOUNT OF THE ESTIMATED COST OF THE IMPROVEMENTS. THE OWNER(S)' OBLIGATION TO CONSTRUCT THE IMPROVEMENTS TO COUNTY STANDARDS AND TO POST THE FISCAL SECURITY TO SECURE SUCH CONSTRUCTION IS A CONTINUING OBLIGATION BINDING ON THE OWNERS AND THEIR SUCCESSORS AND ASSIGNS UNTIL THE PUBLIC IMPROVEMENTS HAVE BEEN ACCEPTED FOR MAINTENANCE BY THE COUNTY, OR THE PRIVATE IMPROVEMENTS HAVE BEEN CONSTRUCTED AND ARE PERFORMING TO COUNTY STANDARDS.

THE AUTHORIZATION OF THE PLAT BY THE COMMISSIONERS' COURT FOR FILING OR SUBSEQUENT ACCEPTANCE FOR MAINTENANCE BY TRAVIS COUNTY, TEXAS, OF ROADS AND STREETS IN THE SUBDIVISION DOES NOT OBLIGATE THE COUNTY TO INSTALL STREET NAME SIGNS OR ERECT TRAFFIC CONTROL SIGNS, SUCH AS SPEED LIMIT, STOP SIGNS, AND YIELD SIGNS, WHICH IS CONSIDERED TO BE A PART OF THE DEVELOPER'S CONSTRUCTION.

CITY CERTIFICATIONS:

APPROVED, ACCEPTED AND AUTHORIZED FOR RECORD BY THE DIRECTOR, DEVELOPMENT SERVICES DEPARTMENT, CITY OF AUSTIN, COUNTY OF TRAVIS, THIS THE \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, AD.

\_\_\_\_\_  
AMY COMBS, CASE MANAGER FOR:  
JOSE ROIG, DIRECTOR  
DEVELOPMENT SERVICES DEPARTMENT

ACCEPTED AND AUTHORIZED FOR RECORD BY THE LAND USE COMMISSION OF THE CITY OF AUSTIN, TEXAS, ON THIS, THE \_\_\_\_ DAY OF \_\_\_\_\_ 20\_\_\_\_.

\_\_\_\_\_  
CHAIR SECRETARY

STATE OF TEXAS:  
COUNTY OF TRAVIS:

I, DYANA LIMON-MERCADO, CLERK OF TRAVIS COUNTY, TEXAS, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT OF WRITING AND ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR RECORD IN MY OFFICE ON THE DAY OF \_\_\_\_\_, 20\_\_\_\_, A.D AT \_\_\_\_\_ O'CLOCK \_\_\_\_M., DULY RECORDED ON THE \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, A.D., AT \_\_\_\_\_ O'CLOCK \_\_\_\_M., OF SAID COUNTY AND STATE IN DOCUMENT NUMBER \_\_\_\_\_ OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY.

WITNESS MY HAND AND SEAL OF OFFICE OF THE COUNTY CLERK, THIS THE \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, A.D.

DYANA LIMON-MERCADO, COUNTY CLERK, TRAVIS COUNTY, TEXAS

\_\_\_\_\_  
DEPUTY, COUNTY CLERK  
TRAVIS COUNTY, TEXAS

STATE OF TEXAS:  
COUNTY OF TRAVIS:

I, DYANA LIMON-MERCADO, CLERK OF TRAVIS COUNTY, TEXAS, DO HEREBY CERTIFY THAT ON THE \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_ THE COMMISSIONERS' COURT OF TRAVIS COUNTY, TEXAS, PASSED AN ORDER AUTHORIZING THE FILLING FOR RECORD OF THIS PLAT AND THAT SAID ORDER WAS DULY ENTERED IN THE MINUTES OF SAID COURT.

WITNESS MY HAND AND SEAL OF OFFICE OF THE COUNTY CLERK, THE \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, A.D.

\_\_\_\_\_  
DEPUTY, COUNTY CLERK,  
TRAVIS COUNTY, TEXAS

PLAT PREPARATION DATE: MAY, 2023		
APPLICATION SUBMITTAL DATE:		
1	SOLACE R.O.W. REVISION	MB 06/29/23
No:	REVISION:	BY: DATE:



5508 HIGHWAY 290 WEST  
SUITE 150  
AUSTIN, TX 78735  
512.872.6696  
HREGREEN.COM

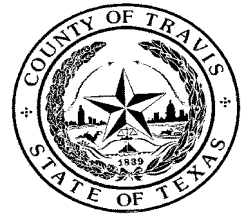
TBPE NO: 16384  
TBPLS NO: 10194101

FINAL PLAT  
WHISPER VALLEY PARCEL 3-4,  
22.472 ACRES  
OLIVER BUCKMAN SURVEY NO. 40,  
ABSTRACT NO. 60,  
TRAVIS COUNTY, TEXAS



## Exhibit C: Comment Report

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



CASE NUMBER: C8J-2022-0351.1A  
UPDATE: U0  
CASE MANAGER: Amy Combs Phone: (512) 974-2786

PROJECT NAME: Whisper Valley Multifamily Subdivision Parcel 3 and 4  
LOCATION: 9605 N FM 973 RD

SUBMITTAL DATE: September 25, 2023  
FINAL REPORT DATE: October 19, 2023



#### **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 **December 26, 2023**. 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 submit an update through the intake submittal webform: <https://www.austintexas.gov/page/subdivision-application-process>
2. Your update must include the following items:
  1. The revised plat/plan in pdf format
  2. 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: Shakayla Stevenson  
Site Plan Plumbing: Cory Harmon  
ATD Engineering: Daniil Kontsevov  
Drainage Engineering: Kyle Virr  
Environmental: Pamela Abee-Taulli  
PARD / Planning & Design: Thomas Rowlinson

Subdivision: Amy Combs  
AW Utility Development Services: Bradley Barron  
Water Quality: Kyle Virr  
Travis Co. Subdivision: Sue Welch  
Travis Co. Transportation: Teresa Calkins

## **Drainage Engineering Review - Kyle Virr - 512-974-2538**

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

- DE1:** Please demonstrate compliance with LDC 25-7, LDC 30-4 and the Drainage Criteria Manual (DCM) as applicable.
- DE2:** DCM 1.2.2(D) states, "Stormwater runoff peak flow rates shall not be increased at any point of discharge from a site for the two (2), ten (10), twenty-five (25) and one hundred (100) year storm frequency events". Please provide the information necessary to verify compliance.
- DE3:** Show drainage area maps and calculate fully developed condition flows for the offsite contributing areas passing through site. Drainage easements are required for conveyance of offsite flows through the site. [LDC 25-7-151 & 25-7-152].
- DE4:** Please provide plans and details for the proposed detention pond to demonstrate plans comply with all requirements on DCM 1.2.4 (E).
- DE5:** Add the following note [LDC 25-5-1]:

"Prior to construction on lots in this subdivision, drainage plans will be submitted to the City of Austin for review. Rainfall run-off shall be held to the amount existing at undeveloped status by ponding or other approved methods. All proposed construction or site alteration on Lot(s) \_\_\_\_\_ Block(s) \_\_\_\_\_ requires approval of a separate Development Permit."

- DE6:** Add the following Floodplain Note [LDC 25-7-152]:

"The 100-year floodplain is contained within the drainage easement(s) shown hereon. (No or A) portion of this tract is within the boundaries of the 100 year flood plain of any waterway that is within the limits of study of the Federal Flood Insurance Administration FIRM panel # \_\_\_\_\_, dated \_\_\_\_\_ for \_\_\_\_\_ (name of city of county)."

This must be certified by registered professional engineer.

- DE7:** Fiscal arrangements are required for street, sidewalk, drainage, restoration, erosion controls and boundary street improvements [LDC 25-1-112]: In the City of Austin jurisdiction, fiscal surety is not collected for local streets and drainage. Please contact me to discuss what will need to be included in the fiscal estimate. Remember to include fiscal for sidewalks located next to greenbelts, open spaces, landscape areas, and other common areas. Please provide an engineer's estimate of fiscal requirements for review and approval.
- DE8:** The 100-year floodplain must be contained in drainage easements. [LDC 25-7-152]

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

### **PLAT NOTES** [LDC 30-1-113; LDC 25-1, Article 4, Division 2]

- EV 1** Provide an exhibit showing the location of this project in relation to the Whisper Valley PUD headwaters and other waterway setbacks. I think this note might not be correct.

25. WATERWAY SETBACKS AS DEFINED BY THE LAND DEVELOPMENT CODE MAY BE LOCATED ON THIS PROPERTY AS DEFINED BY THE WHISPER VALLEY PUD. DEVELOPMENT IS LIMITED WITHIN WATERWAY SETBACKS

### **ESC FISCAL SURETY** [LDC 30-1, Article 6; LDC 25-1, Article 5; ECM Appendix S-1]



- EV 2** Provide a conceptual erosion & sedimentation control plan along with the fiscal estimate for erosion/sedimentation controls and revegetation based on ECM Appendix S-1. A conceptual ESC plan is necessary to assess the accuracy of the ESC fiscal estimate. Additional fiscal posting might be required at the time of subdivision construction plan ESC review.
- Sites with a limit of construction greater than one acre must include a \$3000 per acre LOC clean-up fee in the fiscal estimate. [LDC 25-8, Subchapter A, Article 5; ECM Appendix S-1]
  - The revegetation line-item quantity must equal the entire LOC area less any existing impervious cover proposed to remain and less proposed public streets and sidewalks. This is necessary in the event that construction ceases after vegetation has been removed from within the LOC. [LDC 25-8, Subchapter A, Article 5; ECM Appendix S-1]

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

- PR 1:** Requirements for the dedication of parkland are governed by PUD Ordinance #20100826-06 and the Whisper Valley Master Parkland Agreement. The requirement for the dedication of private open space must be satisfied with the designation Parks and Open Space Lots. Designate any lots as Parks on the preliminary plan. The lots are not appropriately designated.
- PR 2:** Demonstrate access to the Signature Park/Whisper Valley Ranch Park, private open space, as well as any connecting greenbelts to ensure connectivity through the community and comply with the PUD ordinance #20100826-06, development agreement, and Parkland Master Agreement.

**Subdivision Review - Amy Combs - (512) 974-2786**

- SR 1.** This application was initially submitted on September 25, 2023, and is subject to the following deadlines (30-1-113; 30-2-84):
- **Update deadline:** December 26, 2023
  - **Fiscal due:** March 25, 2024
  - **All submitted for recording due:** April 15, 2024
- SR2.** Please update the sheet numbers on all of the sheets to reflect the correct sheet number (30-1-113)
- SR3.** In the owner's dedication please clarify if multiple owners are signing on behalf of the partnership or if there is just one representative signing; please provide evidence that the individual signing the plat can sign on behalf of the owner; if there are multiple representatives then each representative would need to have a notary block as below (30-1-113):
- State of \_\_\_\_\_ §
- County of \_\_\_\_\_ §

Before me, the undersigned authority, a notary public in and for the State of \_\_\_\_\_, on this day did personally appear \_\_\_\_\_, known to be the person whose name is subscribed to the foregoing instrument and has acknowledged to me that they have executed the same for the purpose and consideration therein expressed and in the capacity therein stated.

\_\_\_\_\_  
Notary Public – State of \_\_\_\_\_

\_\_\_\_\_  
Date

- SR4.** Move the text boxes for the lot area and ROW out of the plat diagram/ face of the plat (30-1-113)

- SR5.** Remove the text for the deed property description in both lots on the face of the plat/ plat diagram (30-1-113)
- SR6.** Please provide copies of all recorded easements (30-1-113)
- SR7.** Note 23 is saying that there will be a 10 ft utility easement on all lots, but this does not appear on the face of the plat/ plat diagram? Why? Please show all current and proposed easements on the face of the plat (30-1-113)
- SR8.** If fiscal is required, the fiscal estimate must be approved by the update/expiration deadline by the reviewer requesting fiscal. Fiscal posting will occur during the plat recordation stage with the fiscal office. **If fiscal is requested by a reviewer, please contact the fiscal office ASAP at <https://www.austintexas.gov/page/fiscal-surety> to start the process sooner than later 30-1**
- SR9.** Add/revise the fiscal note as applicable:
- a. If fiscal is *not* required to be posted, add the following note: 30-1-113
- “By approving this plat, the City of Austin assumes no obligation to construct any infrastructure in connection with this subdivision. Any subdivision infrastructure required for the development of the lots in this subdivision is the responsibility of the developer and/or the owners of the lots. Failure to construct any required infrastructure to City standards may be just cause for the City to deny applications for certain development permits including building permits, site plan approvals, and/or certificates of occupancy.”
- b. If fiscal is required, keep the following note. 30-1-113, 30-2-38, 30-2-84
- "This subdivision plat was approved and recorded before the construction and acceptance of streets and other subdivision improvements. Pursuant to the terms of a Subdivision Construction Agreement between the subdivider and the City of Austin, dated \_\_\_\_\_, 20\_\_, the subdivider is responsible for the construction of all streets and facilities needed to serve the lots within the subdivision. This responsibility may be assigned in accordance with the terms of that agreement. For the Construction Agreement pertaining to this subdivision, see the separate instrument recorded in Doc#. \_\_\_\_\_, in the Official Public Records of \_\_\_\_\_ County, Texas."
- SR10.** Show signatures of owner(s), notary public(s) with appropriate seals and dates. Print names under signatures with addresses. 30-1-113
- SR11.** In note 3 it states “or an approved onsite water well”- are wells proposed on the site? If not remove this section of the note, if wells are proposed the application will need to show compliance with 30-2-197 (30-2-197; 30-1-113)

**FYI.** Please be aware that any easements by separate instrument that have not been recorded, need to be approved by the required departments before the update deadline listed above or the application will expire

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

- AW1.** §30-2; 25-9:  
Service Extension Request 5697R (WW) is currently in review and must be approved prior to plat approval. For status, contact Colleen Kirk at (512)972-0266 or [Colleen.Kirk@austintexas.gov](mailto:Colleen.Kirk@austintexas.gov).

- AW2.** Per Utility Criteria Manual Section 2, and the Uniform Plumbing Code:  
Remove notes 3 & 4. Notes to not apply to lots which must connect to City of Austin water and wastewater utilities.
- AW3.** Per Utility Criteria Manual Section 2, and the Uniform Plumbing Code:  
Add the following note to the plat:  
NO LOT SHALL BE OCCUPIED UNTIL THE STRUCTURE IS CONNECTED TO THE CITY OF AUSTIN WATER AND WASTEWATER UTILITY SYSTEM.

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

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

- WQ1:** Provide a water quality plan using the assumed impervious cover as described in Land Development Code Section 25-8-64. Include all items specified in the Subdivision Application Packet, Page 17.
- WQ2:** ECM 1.6.8 states, "On-site control of the two-year storm is achieved when the developed-conditions peak runoff rate leaving the site for a given drainage area is less than or equal to the existing-conditions runoff rate. The flow rates can be considered equal if the developed rate is no more than one-half (0.5) cfs greater than the existing rate or if the developed rate is no more than one-half (0.5) percent greater than the existing rate and there are no existing erosion problems downstream of the site" (LDC 25-7-61). Please provide compliance.
- WQ3:** Please provide Certification of Compliance 30-1-113; 25-1-83 – Applications Related to a Closed Municipal Solid Waste Landfill. The certification form can be found at the following website: [http://austintexas.gov/sites/default/files/files/Planning/Applications\\_Forms/Landfill\\_Verification\\_Form.pdf](http://austintexas.gov/sites/default/files/files/Planning/Applications_Forms/Landfill_Verification_Form.pdf)
- WQ4:** A full sedimentation/filtration or full sedimentation/biofiltration system is required for City-maintained ponds unless topographic constraints make this design unfeasible. Either provide a full sedimentation/filtration pond or demonstrate why a full sedimentation/filtration pond is not feasible per criteria in ECM 1.6.5.A.
- WQ5:** Projects submitted after November 7, 2022, will be required to provide green stormwater control measures to meet water quality control requirements (with some exceptions) in accordance with the recently passed Ordinance No. 20221027-045, Part 18 [25-8-213 (C) and (D)]. Green infrastructure options are outlined in ECM 1.6.7. Administrative waivers may be granted on a case-by-case basis. The ordinance document can be found here (see pg. 24-26 for green infrastructure requirements): <https://services.austintexas.gov/edims/document.cfm?id=399108>.

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

- WB 1:** There are no known wetland CEFs or CEF setbacks identified within the project boundaries. No comments at this time.

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

- SRTC1.** Travis County fees need to be paid for this application. 30-1-113



**SRTC2.** Provide a signed Travis County Subdivision Construction Agreement (including Exhibit). This will need to be scheduled for Court prior to final plat approval. Fiscal surety will be required to be posted prior to recordation, Full fiscal or alternative fiscal (and provide a copy of the fiscal estimate) within 90 days (of the approval of the plat). 30-1-113, 30-2-38, 30-2-84

**SRTC3.** Correct the page 4 of 4. 30-1-113

**SRTC4.** Temporary turnaround under Solace will need to be vacated prior to and recorded prior to final plat recordation. Please provide a copy of this document. 30-1-113

**SRTC5.** Drainage Maintenance Agreement needs to be in ETJ/Limited Purpose (with required maintenance). Temporary turnaround easement and slope easement will also need to be reviewed and approved by COA Legal. 30-1-113

**SRTC6.** Please add the following plat notes for drainage easements (30-1-113):

- a. No objects, including but not limited to, buildings, fences, or landscaping shall be allowed in a drainage easement except as approved by Travis County (and other appropriate jurisdiction).
- b. "Drainage plans shall be submitted to Travis County and the City of Austin for review prior to site development. Rainfall run-off shall be held to the amount existing at undeveloped status by ponding or other approved methods."

**SRTC7.** Please verify if you have previously submitted the Educational Impact Form to DVISD. 30-1-113

**SRTC8.** Verify the water provider – remove the well note on note #3 – otherwise this may be subject to water availability requirements for wells. 30-1-113

<b>911 Addressing Review - Dolores Huerta - <a href="mailto:dolores.huerta@austintexas.gov">dolores.huerta@austintexas.gov</a></b>
--

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

**AD2:** FETCHING AVENUE is a continuation of FETCHING AVENUE therefore the street name is approved for use for your project.

The standards applied to all new street names in Travis County can be found at this link:

[http://www.austintexas.gov/sites/default/files/files/Information\\_Technology/911Addressing/Street Name\\_Standards.pdf](http://www.austintexas.gov/sites/default/files/files/Information_Technology/911Addressing/Street_Name_Standards.pdf)

Active streets and address points can be viewed on Property Profile. Please label what is shown <https://maps.austintexas.gov/GIS/PropertyProfile/>

§30-2-155

<b>Travis Co. Transportation Review - Teresa Calkins - 512-854-7569</b>
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**Travis County Transportation Review Comments:**

**TR 1.** Provide the vacation documents for the "Temporary Access Easement" under Solace Drive if this easement is proposed to be vacated just prior to recordation of the final plat. The easement does not also need to be shown on the final plat, as it will be vacated prior to recordation. Please

coordinate with the Case Manager and Sara Sternberg ([Sara.Sternberg@traviscountytexas.gov](mailto:Sara.Sternberg@traviscountytexas.gov)) regarding the processing of this easement vacation. 30-1-113

- TR 2.** Proposed Lateral Support Easement and Temporary Turn Around Easement has been forwarded to the Travis County Attorney's Office for review; will advise as to form. 30-1-113
- TR 3.** Please provide documentation of Travis County approval of the TIA required for this final plat, and a copy of the approved Traffic Mitigation Agreement approved by Commissioners Court. Please also identify the mitigations required for this final plat, and how these have been met. 30-1-113

**Travis County Drainage Engineering Review Comments:**

- DR 1.** Proposed Drainage Easement documents have been forwarded to the Travis County Attorney's Office for review; will advise as to form. 30-1-113
- DR 2.** Include the following notes on the final plat 30-1-113:
1. Drainage plans shall be submitted to Travis County and the City of Austin for review prior to site development. Rainfall run-off shall be held to the amount existing at undeveloped status by ponding or other approved methods.
  2. No objects, including but not limited to, buildings, fences, or landscaping shall be allowed in a drainage easement except as approved by Travis County.
  3. Property owner and/or his/her assigns shall provide for access to the drainage easement as may be necessary and shall not prohibit access by Travis County for inspection or maintenance of said easement.
  4. All drainage easements on private property shall be maintained by the owner and/or his/her assigns.

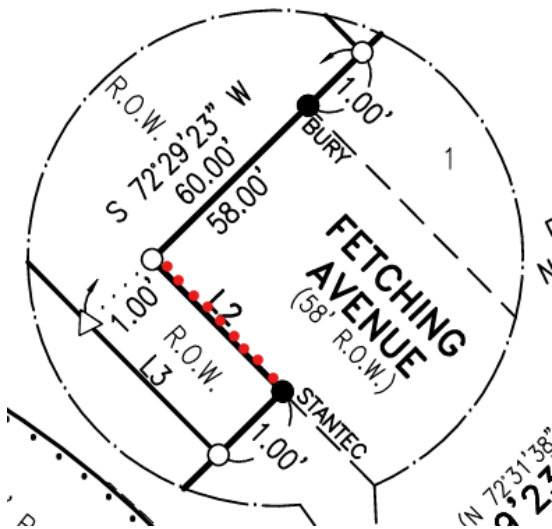
**Site Plan Plumbing - Cory Harmon - 512-974-2882**

- Pursuant to compliance with Sections 307.1, 609.6, and 721.1 of the 2021 Uniform Plumbing Code, add a plat note that conveys the following: **Each Lot within this subdivision shall have separate sewer taps, separate water meters, and their respective private water and sewer service lines shall be positioned or located in a manner that will not cross lot lines.**

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

- ATD 1.** Revise the note #19 to read as follows: "Public sidewalks, built to City of Austin standards, are required along the following streets and as shown by a dotted line on the face of the plat: FETCHING AVE, SOLACE DR, E BRAKER LN. 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; 30-3-191.

**ATD 2.** Continue a dotted (sidewalk) line in the following location:



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

No Electric Review Required. Out of Austin Energy service area, served by Bluebonnet Electric Cooperative, Inc. No AE Transmission in this area.

**End of Master Comment Report**