

**SUBDIVISION REVIEW SHEET****CASE NO.:** C8J-2016-0163**Z.A.P. DATE:** August 21, 2018**SUBDIVISION NAME:** Whisper Valley Village 1 Phase 2 Preliminary Plan**AREA:** 68.55 acres**LOT(S):** 285 total lots**OWNER/APPLICANT:** Club Deal 120, LP (D. Gilliland/Adam Moore)**AGENT:** Land Dev Consulting LLC  
(Judd Willmann)**ADDRESS OF SUBDIVISION:** E. Braker Lane at Pertichor**GRIDS:** T-24**COUNTY:** Travis**WATERSHED:** Gilleland Creek**JURISDICTION:** Limited Purpose**EXISTING ZONING:** PUD**MUD:** N/A**PROPOSED LAND USE:** 267 Single Family Residential lots, 2 Multi-family/High Density Residential lots, 16 other lots for Park/Open Space/Drainage/Joint Use/PUE, and public ROW**VARIANCES:** None**SIDEWALKS:** Sidewalks will be provided on both sides of all internal streets and the subdivision side of Braker Lane.**DEPARTMENT COMMENTS:** The request is for approval of the Whisper Valley Village 1 Phase 2 Preliminary Plan. The preliminary plan is composed of 285 lots on 68.55 acres, proposing 267 single family residential lots, 2 multi-family/high density lots and 16 other lots for park/open space/detention/joint use/PUE and approximately 9,823 linear feet of right-of-way/streets. Water and wastewater will be provided by the City of Austin. The proposed lots comply with the PUD zoning requirements for use and lot size. Parkland will be in compliance with the PUD.**STAFF RECOMMENDATION:** Staff recommends approval of the preliminary plan. This preliminary plan meets all applicable state, county, and City of Austin LDC requirements.**ZONING AND PLATTING COMMISSION ACTION:****CASE MANAGER:** Sue Welch, Travis County TNR  
Email address: [Sue.Welch@traviscountytexas.gov](mailto:Sue.Welch@traviscountytexas.gov)**PHONE:** (512) 854-7637

PRELIMINARY PLAN FOR  
WHISPER VALLEY  
VILLAGE 1 PHASE 2  
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.

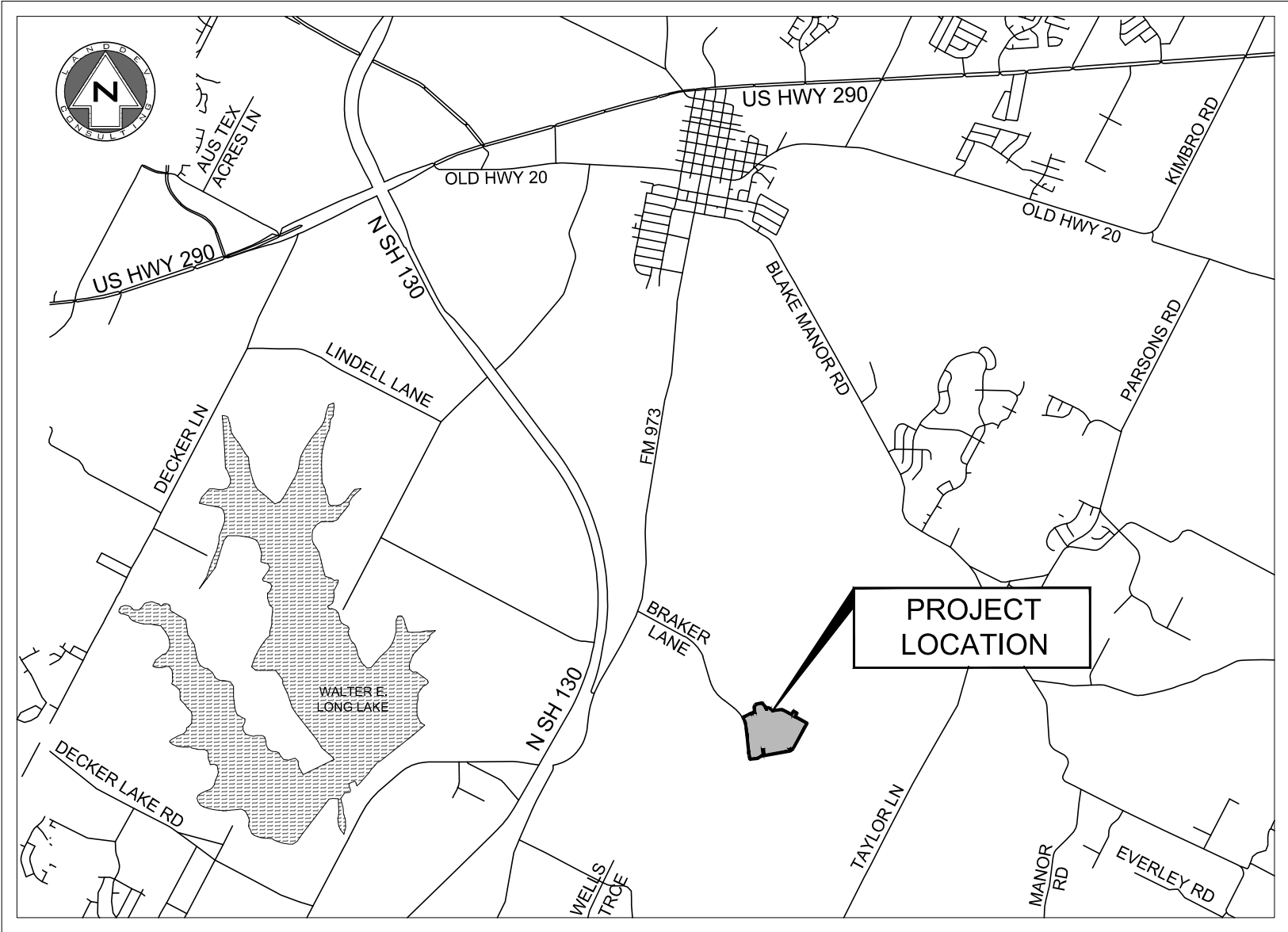
BENCHMARK:

TBM #1 - SQUARE CUT ON TOP OF CONCRETE CURB AT THE MIDDLE OF THE NOSE ON THE WEST END OF THE MEDIAN IN PETRICHOR BOULEVARD, ON THE EAST SIDE OF BRAKER LANE.  
ELEV = 483.46'

TBM #2 - SQUARE CUT ON TOP OF CONCRETE CURB AT SOUTH SIDE OF PETRICHOR BOULEVARD, BEING ±91' FROM AWASTEWATER MANHOLE ON PETRICHOR BOULEVARD.  
ELEV = 499.04'

GENERAL NOTES:

1. NO FINAL PLAT SHALL BE APPROVED BEFORE THE RESPECTIVE BRAKER LANE RIGHT-OF-WAY SECTION IS DEDICATED TO TRAVIS COUNTY.
2. 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.
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).
4. THE PRELIMINARY PLAN IS SUBJECT TO THE WHISPER VALLEY PUD PER ORDINANCE # 201000826-06.
5. WATER AND WASTEWATER SERVICE FOR THE DEVELOPMENT WILL BE PROVIDED BY THE CITY OF AUSTIN ACCORDING TO THE COST REIMBURSEMENT AGREEMENT.
6. STOPPING SIGHT DISTANCE EASEMENTS WILL BE PROVIDED WITH THE FINAL PLAT.
7. 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).
4. 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. THE WHISPER VALLEY PRIVATE OPEN SPACE REQUIREMENT FOR THIS PRELIMINARY PLAN IS SATISFIED WITH THE DEDICATION OF 7.67 ACRES OF OSP (OPEN SPACE/PARKLAND) IN THE FINAL PLAT PROCESS.



VICINITY MAP  
N.T.S.

CITY OF AUSTIN GRID: T-25  
MAPSCO: 589(C), 589(D)

LEGAL DESCRIPTION

BEING A DESCRIPTION OF A TRACT OF LAND CONTAINING 68.547 ACRES (2,985,907 SQUARE FEET) OUT OF THE OLIVER BUCKMAN SURVEY NO. 40, ABSTRACT NO. 60, IN TRAVIS COUNTY, TEXAS, BEING A PORTION OF A CALLED 548.08 ACRE TRACT AND A CALLED 72.50 ACRE TRACT, BOTH CONVEYED TO CLUB DEAL 120 WHISPER VALLEY LIMITED PARTNERSHIP IN DOCUMENT NO. 2006152076 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS (O.P.R.T.C.T.)

APPLICATION SUBMITTAL DATE:  
AUGUST 12, 2016

OWNER:  
CLUB DEAL 120 WHISPER VALLEY, L.P.  
9285 HUNTINGTON SQUARE  
NORTH RICHLAND HILLS, TEXAS, 76182  
(817) 788-1000

SURVEYOR:  
**4WARD**  
Land Surveying  
2201 WOODWARD STREET, SUITE 2201  
AUSTIN, TEXAS 78744  
(512) 537-2384

ENGINEER:  
**LAND DEV**  
CONSULTING, LLC  
5508 HIGHWAY 290 WEST, SUITE 215  
AUSTIN, TX 78735  
OFFICE: 512.872.6696  
FIRM NO. 16384

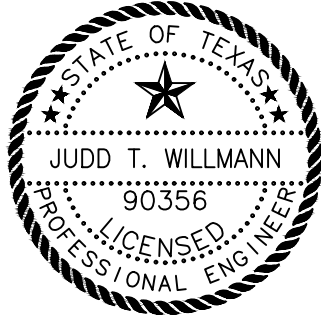
SHEET INDEX

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

SUBMITTED FOR APPROVAL BY:

*Judd T. Willmann*  
JUDD T. WILLMANN, P.E.  
LANDDEV CONSULTING, LLC  
5508 HIGHWAY 290 WEST, SUITE 150  
AUSTIN, TEXAS 78735  
512 872-6696

August 6, 2018  
DATE



I, JUDD T. WILLMANN, P.E., CERTIFY THAT THESE ENGINEERING DOCUMENTS ARE COMPLETE, ACCURATE AND ADEQUATE FOR THE INTENDED PURPOSES, INCLUDING CONSTRUCTION, BUT ARE NOT AUTHORIZED FOR CONSTRUCTION PRIOR TO FORMAL CITY APPROVAL.

REVISIONS / CORRECTIONS

NUMBER	DESCRIPTION	REVISE (R) ADD (A) VOID (V) SHEET NO.'S	SHEETS IN PLAN SET	NET CHANGE IMP. COVER (SQ.FT.)	TOTAL SITE IMP. COVER (SQ. FT.)/%	CITY OF AUSTIN APPROVAL DATE	TRAVIS COUNTY APPROVAL DATE	DATE IMAGED

**PRELIMINARY PLAN APPROVAL** Sheet 4 of 4  
FILE NUMBER CBJ-2016-0163 APPLICATION DATE 08-12-2016  
APPROVED BY COMMISSION ON \_\_\_\_\_ UNDER SECTION \_\_\_\_\_ OF \_\_\_\_\_  
CHAPTER \_\_\_\_\_ OF THE CITY OF AUSTIN CODE.  
EXPIRATION DATE (30-2-57, LDC) APRIL 18, 2018 CASE MANAGER SUE WELCH

Director, Development Service Department  
RELEASED FOR GENERAL COMPLIANCE: \_\_\_\_\_ ZONING \_\_\_\_\_

Rev. 1 \_\_\_\_\_ Correction 1 \_\_\_\_\_  
Rev. 2 \_\_\_\_\_ Correction 2 \_\_\_\_\_  
Rev. 3 \_\_\_\_\_ Correction 3 \_\_\_\_\_

Final plat 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.

COVER SHEET  
WHISPER VALLEY  
VILLAGE 1 PHASE 2  
AUSTIN, TEXAS

DESIGNED BY: WT  
DRAWN BY: CB  
CHECKED BY: BH  
APPROVED BY: JW  
SHEET 1 OF 4  
CBJ-2016-0163



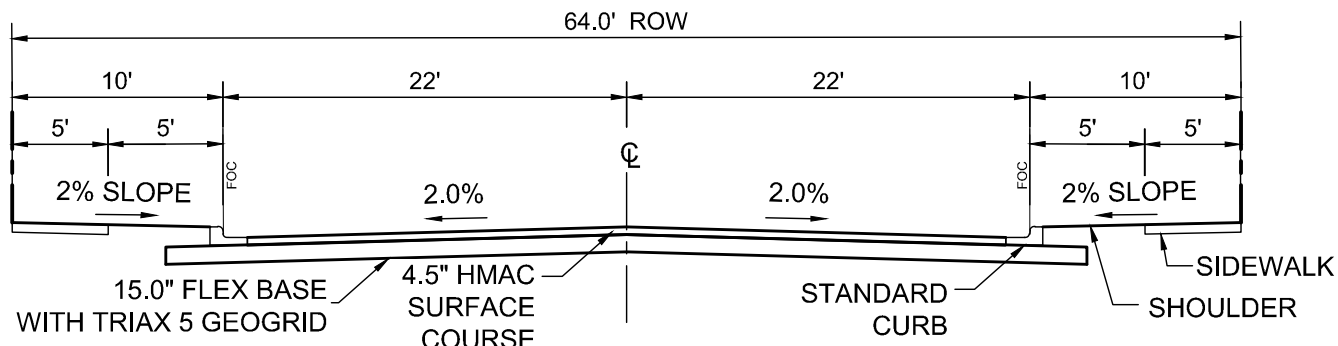
LAND USE TABLE		
REFER TO WHISPER VALLEY PUD "EXHIBIT I"		
LAND USE	NO. OF LOTS	AREA (ACRE)
SINGLE FAMILY DETACHED - MEDIUM LOT (BLOCKS A, E, F, G, H, I)	136	20.890
SINGLE FAMILY DETACHED - SMALL LOT (BLOCKS B(2-4), C, D)	87	7.301
SINGLE FAMILY ATTACHED - 2 AND 3 UNITS (BLOCK B)	44	3.400
OPEN SPACE / PARK / DRAINAGE	10	9.655
DRAINAGE / JOINT USE / PUBLIC UTILITY EASEMENT	3	1.357
DRAINAGE / JOINT USE	3	0.209
HIGH-DENSITY RESIDENTIAL (BLOCK K LOT 1)	1	8.756
MULTI-FAMILY (BLOCK K LOT 2)	1	5.243
STREET RIGHT-OF-WAY	-	11.735
TOTALS	285	68.547

BUILDING TYPE	SINGLE FAMILY DETACHED	SINGLE FAMILY (TOWNHOMES)	SINGLE FAMILY (TOWNHOMES)	COMMERCIAL
MINIMUM LOT WIDTH*	50'/60'	35'	25'	50'
MAXIMUM IMPERVIOUS COVER*	55%	55%	65%	80%
PER APPROVED PLANNED DEVELOPMETN UNIT (C814-2009-0094)				

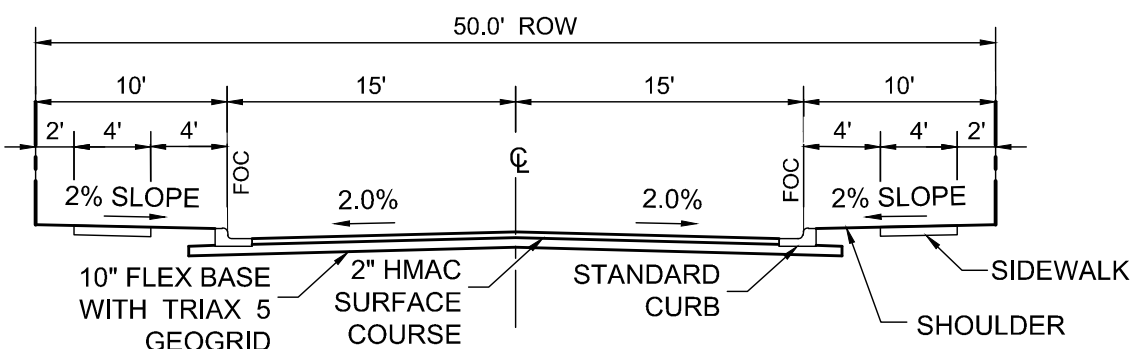
WHISPER VALLEY – VILLAGE 1 PHASE 2 FOR PRELIMINARY PLAN / 55% IMPERVIOUS COVER (BLOCKS A, C, D, E, F, G, H, & I) 11 / 23 / 2016	
APPENDIX Q-1: NET SITE AREA	
Total gross site area = <u>38.800</u> Acres	
Site Deductions:	
Critical water quality zone (CWQZ) = <u>0.00</u> Acres	
Water quality transition zone (WQTZ) = <u>0.00</u> Acres	
Wastewater irrigation areas = <u>0.00</u> Acres	
Deduction subtotal = <u>0.00</u> Acres	
Upland area (Gross area minus total deductions) = <u>38.800</u> Acres	
Net Site Area Calculation:	
Area of Uplands with Slopes 0-15% <u>37.620</u> X 100% = <u>37.620</u> Acres	
Area of Uplands with Slopes 15-25% <u>0.934</u> X 40% = <u>0.373</u> Acres	
Area of Uplands with Slopes 25-35% <u>0.246</u> X 20% = <u>0.049</u> Acres	
Net Site Area (subtotal) = <u>38.042</u> Acres	

APPENDIX Q-2: IMPERVIOUS COVER (BLOCKS A, C, D, E, F, G, H, I)	
ALLOWABLE IMPERVIOUS COVER	
Impervious cover allowed at <u>30</u> % x NON-FP WQTZ (0.000 acres) = <u>0.00</u> Acres	
Impervious cover allowed at <u>55</u> % X NET SITE AREA (X.X acres) = <u>29.31</u> Acres	
Total Impervious cover allowed = <u>20.92</u> Acres	
ALLOWABLE IMPERVIOUS COVER BREAKDOWN BY SLOPE CATEGORY	
Total acreage 15-25% = <u>20.92</u> Acres X 100% = <u>20.92</u> Acres	
PROPOSED TOTAL IMPERVIOUS COVER	
Impervious cover in NON-FP WQTZ = <u>0.00</u> Acres = <u>0.00</u> %	
Impervious cover in Uplands Zone = <u>8.51</u> Acres = <u>100</u> % (of allowable impervious cover)	
Total proposed impervious cover = <u>8.51</u> Acres	

IMPERVIOUS COVER									
BUILDING AND OTHER IMPERVIOUS COVER					DRIVEWAYS/ ROADWAYS				
SLOPE	ACRES	SF.	AC.	% OF CATEGORY	SF.	AC.	% OF CATEGORY	SF.	AC.
0-15%	8.51	82,530	1.89	22.3 %	288,490	6.62	77.7 %		
15-25%	0.00	0	0.00	0.0 %	0	0.00	0.0 %		
25-35%	0.00	0	0.00	0.0 %	0	0.00	0.0 %		
Over 35%	0.00	0	0.00	0.0 %	0	0.00	0.0 %		
Total Site Area	20.92								



TYPICAL CROSS SECTION A  
N.T.S.  
NEIGHBORHOOD COLLECTOR - 2 LANE



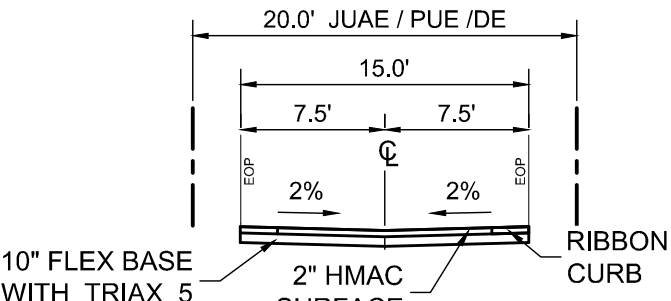
TYPICAL CROSS SECTION B  
N.T.S.  
LOCAL- TYPE 2A

STREET INFORMATION							
NAME OF STREET	ROW WIDTH	PAVEMENT WIDTH	TYPICAL CROSS SECTION	SIDEWALK	SIDEWALK WIDTH	CLASSIFICATION	STREET LENGTH (LF)
PETRICHOR BOULEVARD	64'-0"	44.0' F-F	A	BOTH SIDES	5'-0"	NEIGHBORHOOD COLLECTER	408
EVENING CANOPY DRIVE	50'-0"	30.0' F-F	B	BOTH SIDES	4'-0"	LOCAL	1257
ELOQUENCE DRIVE	50'-0"	30.0' F-F	B	BOTH SIDES	4'-0"	LOCAL	1101
GRAPEVINE LEAF DRIVE	50'-0"	30.0' F-F	B	BOTH SIDES	4'-0"	LOCAL	1196
MORNING IRIS DRIVE	50'-0"	30.0' F-F	B	BOTH SIDES	4'-0"	LOCAL	942
ADORO DRIVE (BRAKER TO RADIANT DRIVE)	64'-0"	44.0' F-F	A	BOTH SIDES	5'-0"	NEIGHBORHOOD COLLECTER	520
ADORO DRIVE (RADIANT DR. TO EVENING CANOPY DR.)	50'-0"	30.0' F-F	B	BOTH SIDES	4'-0"	LOCAL	1777
CAREFREE DAY DRIVE	50'-0"	30.0' F-F	B	BOTH SIDES	4'-0"	LOCAL	165
SONOMA BREEZE DRIVE	50'-0"	30.0' F-F	B	BOTH SIDES	4'-0"	LOCAL	895
RADIANT DRIVE	64'-0"	44.0' F-F	A	BOTH SIDES	5'-0"	NEIGHBORHOOD COLLECTER	1394
DEMURE DRIVE	64'-0"	44.0' F-F	A	BOTH SIDES	5'-0"	NEIGHBORHOOD COLLECTER	168
PER APPROVED PLANNED DEVELOPMENT UNIT (C814-2009-0094)						TOTAL STREET LENGTH	9823

WHISPER VALLEY – VILLAGE 1 PHASE 2 FOR PRELIMINARY PLAN / 65% IMPERVIOUS COVER (BLOCK B) 07 / 01 / 2017	
APPENDIX Q-1: NET SITE AREA	
Total gross site area = <u>4.113</u> Acres	
Site Deductions:	
Critical water quality zone (CWQZ) = <u>0.00</u> Acres	
Water quality transition zone (WQTZ) = <u>0.00</u> Acres	
Wastewater irrigation areas = <u>0.00</u> Acres	
Deduction subtotal = <u>0.00</u> Acres	
Upland area (Gross area minus total deductions) = <u>4.113</u> Acres	
Net Site Area Calculation:	
Area of Uplands with Slopes 0-15% <u>4.113</u> X 100% = <u>4.113</u> Acres	
Area of Uplands with Slopes 15-25% <u>0.00</u> X 40% = <u>0.00</u> Acres	
Area of Uplands with Slopes 25-35% <u>0.00</u> X 20% = <u>0.00</u> Acres	
Net Site Area (subtotal) = <u>4.113</u> Acres	

APPENDIX Q-2: IMPERVIOUS COVER (BLOCK B)	
ALLOWABLE IMPERVIOUS COVER	
Impervious cover allowed at <u>30</u> % x NON-FP WQTZ (0.000 acres) = <u>0.00</u> Acres	
Impervious cover allowed at <u>65</u> % X NET SITE AREA (X.X acres) = <u>2.67</u> Acres	
Total Impervious cover allowed = <u>2.67</u> Acres	
ALLOWABLE IMPERVIOUS COVER BREAKDOWN BY SLOPE CATEGORY	
Total acreage 0-15% = <u>2.67</u> Acres X 100% = <u>2.67</u> Acres	
PROPOSED TOTAL IMPERVIOUS COVER	
Impervious cover in NON-FP WQTZ = <u>0.00</u> Acres = <u>0.00</u> %	
Impervious cover in Uplands Zone = <u>1.60</u> Acres = <u>100</u> % (of allowable impervious cover)	
Total proposed impervious cover = <u>1.60</u> Acres	

IMPERVIOUS COVER									
BUILDING AND OTHER IMPERVIOUS COVER					DRIVEWAYS/ ROADWAYS				
SLOPE	ACRES	SF.	AC.	% OF CATEGORY	SF.	AC.	% OF CATEGORY	SF.	AC.
0-15%	1.60	12,913	0.30	18.8 %	10,125	0.23	81.2 %		
15-25%	0.00	0	0.00	0.0 %	0	0.00	0.0 %		
25-35%	0.00	0	0.00	0.0 %	0	0.00	0.0 %		
Over 35%	0.00	0	0.00	0.0 %	0	0.00	0.0 %		
Total Site Area	4.113								



TYPICAL ACCESS ALLEY SECTION D  
(BLOCK B)  
N.T.S.

GENERAL NOTES:

- ROADWAY DESIGN SHALL COMPLY WITH THE REFERENCED P.U.D. AND THE TRADITIONAL NEIGHBORHOOD DISTRICT CRITERIA MANUAL.
- DEVELOPMENT DENSITIES AND INTENSITIES SHALL COMPLY WITH THOSE SET FORTH IN THE WHISPER VALLEY P.U.D. ORDINANCE # 20100826.066
- DEVELOPMENT DENSITIES AND INTENSITIES SHALL COMPLY WITH THOSE SET FORTH IN PUD ORDINANCE # 20100826.066.
- OWNER'S ENGINEER SHALL PROVIDE A CONSTRUCTION COST ESTIMATE FOR SUBDIVISION INFRASTRUCTURE IMPROVEMENTS AT THE TIME OF SUBDIVISION IMPROVEMENT CONSTRUCTION PLAN SUBMITTAL. OWNER SHALL PAY THE SUBDIVISION ENGINEERING REVIEW FEE PRIOR TO APPROVAL OF CONSTRUCTION PLANS.
- ELECTRIC AND TELECOMMUNICATION EASEMENTS WILL BE DEDICATED AT TIME OF FINAL PLAT.
- PARKING REGULATIONS WILL BE ASSIGNED DURING FINAL PLATTING PROCESS IN COORDINATION WITH THE PUBLIC WORKS DEPARTMENT OF THE CITY OF AUSTIN AND WILL BE INCORPORATED IN THE CONSTRUCTION PLANS. IN ACCORDANCE WITH THE ABOVE-REFERENCED WHISPER VALLEY P.U.D. AND THE CITY OF AUSTIN TRADITIONAL NEIGHBORHOOD DISTRICT CRITERIA MANUAL.
- NO LOT IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTED TO THE CITY OF AUSTIN WATER AND WASTEWATER SYSTEM.
- THE WATER AND WASTEWATER UTILITY SYSTEM SERVING THIS SUBDIVISION MUST BE IN ACCORDANCE WITH THE CITY OF AUSTIN UTILITY DESIGN CRITERIA. THE WATER AND WASTEWATER UTILITY PLAN MUST BE REVIEWED AND APPROVED BY AUSTIN WATER. ALL WATER AND WASTEWATER CONSTRUCTION MUST BE INSPECTED BY THE CITY OF AUSTIN. THE LANDOWNER MUST PAY THE CITY INSPECTION FEE WITH THE UTILITY CONSTRUCTION.
- ALL STREETS, DRAINAGE, SIDEWALKS, AND EROSION CONTROLS SHALL BE CONSTRUCTED AND INSTALLED TO CITY OF AUSTIN STANDARDS AND THE WHISPER VALLEY PUD.
- A MINIMUM OF TWO OFF-STREET PARKING SPACES REQUIRED FOR EACH UNIT. THE DRIVEWAY MAY BE COUNTED AS ONE OF THE TWO SPACES REQUIRED FOR EACH UNIT. FOR ANY LOT WITH 6 OR MORE BEDROOMS, THE MINIMUM PARKING REQUIREMENTS ONE SPACE PER BEDROOM. (LDC, 25-4-233E(12), 25-2-772 & 773).
- PUBLIC SIDEWALKS, BUILT TO CITY OF AUSTIN STANDARDS, ARE REQUIRED ALONG THE FOLLOWING STREETS (PETRICHOR BOULEVARD, STREET A, STREET B, STREET C, STREET D, STREET E, STREET F, STREET G, AND STREET H). 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).
- PRIOR TO CONSTRUCTION ON LOTS IN THIS SUBDIVISION, DRAINAGE PLANS WILL BR SUBMITTED TO THE CITY OF AUSTIN AND TRAVIS COUNTY FOR REVIEW.
- NO BUILDING, FENCES, OR OTHER SUCH STRUCTURES ARE PERMITTED IN DRAINAGE EASEMENTS EXCEPT AS APPROVED BY CITY OF AUSTIN AND TRAVIS COUNTY.
- PROPERTY OWNERS SHALL PROVIDE FOR ACCESS TO DRAINAGE EASEMENTS AS MAY BE NECESSARY AND SHALL NOT PROHIBIT ACCESS BY GOVERNMENTAL AUTHORITY.
- ALL DRAINAGE EASEMENTS ON PRIVATE PROPERTY SHALL BE MAINTAINED BY THE PROPERTY OWNER OR ASSIGNS.
- BUILDING SETBACK LINES SHALL BE IN CONFORMANCE WITH THE PUD REFERENCED IN THESE NOTES.
- ACCESS TO ALL OF THE LOTS THAT HAVE FRONTAGE ON ALLEYS WILL BE RESTRICTED TO USE THE ALLEYS; THE ALLEYS WILL BE DEDICATED AS A JOINT USE ACCESS EASEMENT, RECORDED WITH THE FINAL PLATS; AND THE PAVEMENT WIDTH IS APPROVED FOR 15 FEET OF PAVEMENT AS OPPOSED TO 20 FEET FOR THE ALLEYS.
- ALL ALLEYS WILL BE PRIVATELY MAINTAINED BY THE OWNER OR PROPERTY OWNERS ASSOCIATION WHILE THE SUBDIVISION ROADWAYS ARE MAINTAINED BY TRAVIS COUNTY. THE CITY OF AUSTIN WILL ASSUME MAINTENANCE RESPONSIBILITY FOR THE ALLEYS AT THE TIME OF ANNEXATION OF THE PROPERTY.
- THE ALLEYS WILL MEET THE FOLLOWING CONDITIONS AS DEFINED IN THE PUD ORDINANCE NO. 20100826-066.
  - ALLEYS WILL BE PART OF A JOINT USE ACCESS EASEMENT.
  - BUILDINGS ADJACENT TO THE ALLEYS ARE LIMITED TO THREE (3) STORIES.
  - ALLEYS ARE NOT INTENDED FOR FIRE PROTECTION ACCESS.
  - LOTS WILL BE DESIGNED TO MEET FIRE PROTECTION CODE REQUIREMENTS FOR INTERIOR SIDEYARDS (WHEN LESS THAN 5'). ACCESS, HOSE LENGTH, AND FIRE HYDRANT LOCATIONS.
  - SIGNOFF FROM ESD#12 AND FIRE MARSHALL IS REQUIRED AT PRELIMINARY PLAN REVIEW.
  - ADEQUATE OFF-STREET PARKING FOR VISITORS MUST BE PROVIDED.
  - FLAG LOTS WITH A MINIMUM WIDTH OF 10 FEET MAY ONLY BE USED WITH LOTS UTILIZING ALLEY AND FRONTING ON COMMON OPEN SPACE.
  - ON LOTS FRONTING ON COMMON OPEN SPACE, EACH FLAG WILL CONNECT TO A PUBLIC STREET THROUGH THE COMMON OPEN SPACE.
- THE OWNER OF THIS SUBDIVISION, AND HIS OR HER SUCCESSORS AND ASSIGNS, ASSUMES RESPONSIBILITY FOR PLANS FOR CONSTRUCTION OF SUBDIVISION IMPROVEMENTS AND REQUIREMENTS OF THE CITY OF AUSTIN. THE OWNER UNDERSTANDS AND ACKNOWLEDGES THAT PLAT VACATION, REPLATTING AND/OR DEDICATION OF EASEMENTS BY SEPARATE INSTRUMENT MAY BE REQUIRED, AT THE OWNERS SOLE EXPENSE, IF PLANS TO CONSTRUCT THIS SUBDIVISION DO NOT COMPLY WITH SUCH CODES AND REQUIREMENTS.
- ANY RELOCATION OF ELECTRIC FACILITIES SHALL BE AT OWNERS EXPENSE.
- PRIOR TO CONSTRUCTION, ON ANY LOT IN THIS SUBDIVISION A SITE DEVELOPMENT PERMIT MUST BE OBTAINED FROM THE CITY OF AUSTIN AND TRAVIS COUNTY.
- EROSION/SEDIMENTATION CONTROLS ARE REQUIRED FOR ALL CONSTRUCTION ON EACH LOT, PURSUANT TO THE CITY OF AUSTIN ENVIRONMENTAL CRITERIA MANUAL.
- APPROVAL OF THIS PRELIMINARY PLAN DOES NOT CONSTITUTE APPROVAL OF ANY DEVIATION FROM THE CITIES LAND DEVELOPMENT REGULATIONS IN THE FINAL PLAT, CONSTRUCTION PLAN OR SITE PLAN STAGE, UNLESS SUCH DEVIATIONS HAVE BEEN SPECIFICALLY REQUESTED IN WRITING BY THE CITY. SUCH APPROVALS DO NOT RELIEVE THE ENGINEER OF THE OBLIGATION TO MODIFY THE DESIGN OF THE PROJECT IF IT DOES NOT MEET ALL OTHER CITY LAND DEVELOPMENT REGULATIONS OR IF IT IS SUBSEQUENTLY DETERMINED THAT THE DESIGN WOULD ADVERSELY IMPACT THE PUBLIC'S SAFETY, HEALTH, WELFARE OR PROPERTY.
- PRIOR TO THE RECORDING OF ANY FINAL PLAT OF ALL OR A PORTION OF THIS PRELIMINARY PLAN, FISCAL SECURITY SHALL BE PROVIDED FOR THE FOLLOWING IMPROVEMENTS:
  - STREET CONSTRUCTION AND RELATED INFRASTRUCTURE, INCLUDING PAVING, DRAINAGE, SIDEWALKS, WATER SUPPLY AND WASTEWATER COLLECTION FOR THE FOLLOWING STREETS: (PETRICHOR BOULEVARD, STREET A, STREET B, STREET C, STREET D, STREET E, STREET F, STREET G, AND STREET H)
  - AND/OR
  - 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: (PETRICHOR BOULEVARD, STREET A, STREET B, STREET C, STREET D, STREET E, STREET F, STREET G, AND STREET H)
- PER THE BRAKER LANE PARTICIPATION AGREEMENT, BUILDING PERMITS SHALL NOT BE ISSUED FOR ANY RESIDENT WITHIN THIS PLAT UNTIL APPROXIMATELY ONE THOUSAND (1,000) LINEAR FEET OF THE BRAKER LANE PHASE 2 NEW CONSTRUCTION FROM THE TERMINUS OF PHASE ONE NEW CONSTRUCTION PAST THE SECOND ENTRANCE OF THE VILLAGE 1, PHASE 2 SUBDIVISION IS INSPECTED BY THE COUNTY AND TRAFFIC IS ALLOWED TO COMMENCE ON THAT ROADWAY SEGMENT.
- PROPERTY OWNER AND/OR HIS/HER ASSIGNS SHALL PROVIDE FOR ACCESS TO THE DRAINAGE EASEMENTS AS MAY BE NECESSARY AND SHALL NOT PROHIBIT ACCESS BY TRAVIS COUNTY (AND OTHER APPROPRIATE JURISDICTION) FOR INSPECTION OR MAINTENANCE OF SAID EASEMENTS.
- VILLAGE 1 PHASE 2 IS SUBJECT TO THE "TRAFFIC PHASING AGREEMENT AND RESTRICTIVE COVENANT" (DOC. NO. 2010172905).
- AN INCREASE IN EMERGENCY VEHICLE ACCESS DISTANCE HAS BEEN APPROVED FOR LOTS 4, 5A, 9A, 9B, 10A, 10B, 13A, 13B, 14A, 14B, 17A, 17B, 18A, 18B, 21A, 21B, 22A AND 22B AS REQUESTED BY THE OWNER, PER EXCEPTION 3 TO SECTION 503.1.1 OF THE CITY OF AUSTIN FIRE CODE IN EFFECT OCTOBER 1ST, 2016. THIS EXCEPTION IS LIMITED TO CONSTRUCTION OF NO MORE THAN TWO SINGLE FAMILY RESIDENCES EACH LOT IMPACTED BY THE INCREASED EMERGENCY VEHICLE ACCESS DISTANCE.
- AFD'S MINIMUM FIRE ACCESS/OPERATIONAL AREA IS 25 FEET PER LOCAL AMENDMENTS TO THE FIRE CODE PER SECTION 503.2.1. AN AERIAL APPARATUS WILL BE UTILIZED FOR FIRE SUPPRESSING OPERATIONS AS SUCH, AN ALTERNATIVE METHOD OF COMPLIANCE (AMOC) FROM THE 25 FEET WILL BE REQUIRED BY THE FIRE MARSHAL FOR THIS DEVELOPMENT. THE AMOC SHALL BE A PERFORMANCE BASE DESIGN. CONDITIONS WILL BE BASED ON THE TYPE OF CONSTRUCTION, FIRE SEPARATION DISTANCES, HEIGHT OF STRUCTURES, WATER SYSTEM, FIRE SPRINKLER SYSTEM, AND WILDLAND FIRE HAZARD, AND OPERATIONAL PRE-PLANNING.

IMPERVIOUS COVER									
BUILDING AND OTHER IMPERVIOUS COVER					DRIVEWAYS/ ROADWAYS				
SLOPE	ACRES	SF.	AC.	% OF CATEGORY	SF.	AC.	% OF CATEGORY	SF.	AC.
0-15%	0.00	0	0.00	0.0 %	0	0.00	0.0 %		
15-25%	0.00	0	0.00	0.0 %	0	0.00	0.0 %		
25-35%	0.00	0	0.00	0.0 %	0	0.00	0.0 %		
Over 35%	0.00	0	0.00	0.0 %	0	0.00	0.0 %		
Total Site Area	14.47								

<b>PRELIMINARY PLAN APPROVAL</b>		Sheet	_____	of	<b>4</b>
FILE NUMBER	<b>C8J-2016-0163</b>	APPLICATION DATE	<b>08-12-2016</b>		
APPROVED BY COMMISSION ON		_____	UNDER SECTION	_____	OF
CHAPTER _____ OF THE CITY OF AUSTIN CODE.					
EXPIRATION DATE (30-2-57, LDC)		<b>APRIL 18, 2018</b>	CASE MANAGER	<b>SUE WELCH</b>	

Director, Development Service Department	ZONING
RELEASED FOR GENERAL COMPLIANCE:	
Rev. 1	Correction 1
Rev. 2	Correction 2
Rev. 3	Correction 3


Final plat 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.

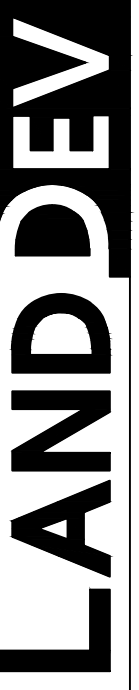
DATE

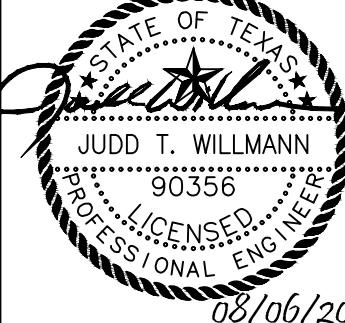
BY

REVISION

NO.

  
Know what's below.  
Call before you dig.

  
CONSU LTING, LLC  
5508 HIGHWAY 290 WEST, SUITE 215  
AUSTIN, TX 78738  
OFFICE: 512.879.7995  
CELL: 512.879.6666  
FAX: 512.879.6666

  
08/06/2018

DESIGNED BY: WT

DRAWN BY: CB

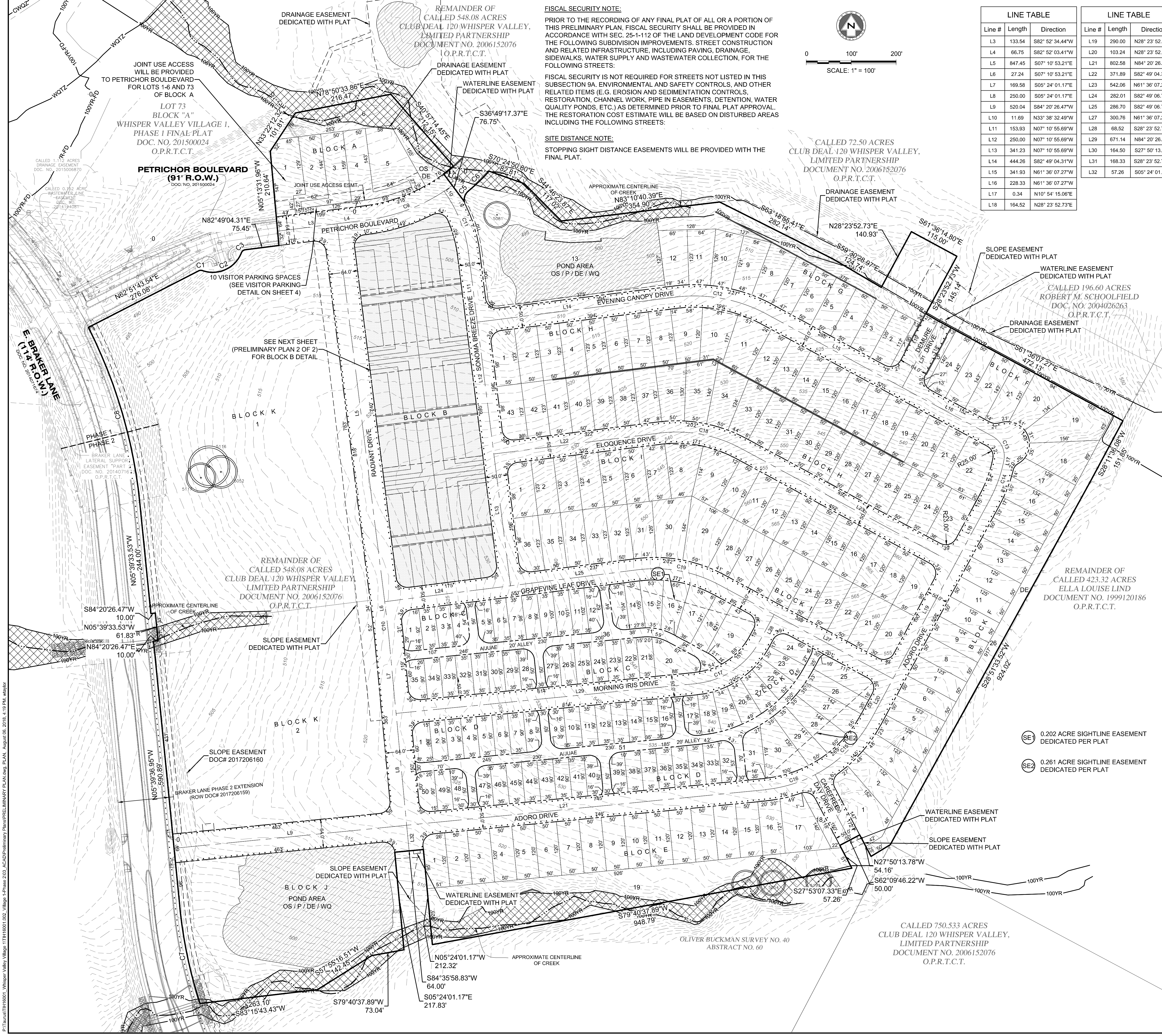
CHECKED BY: BH

APPROVED BY: JW

SHEET 2 OF 4

CBJ-2016-0163





**FISCAL SECURITY NOTE:**  
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 SEC. 25-1-112 OF THE LAND DEVELOPMENT CODE FOR THE FOLLOWING SUBDIVISION IMPROVEMENTS, 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 THIS SUBSECTION 9A. 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:

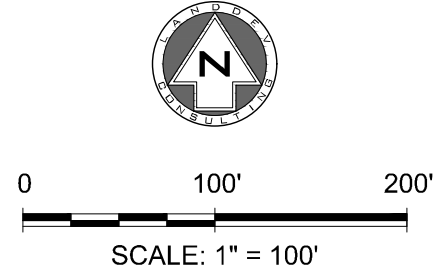
**SITE DISTANCE NOTE:**  
STOPPING SIGHT DISTANCE EASEMENTS WILL BE PROVIDED WITH THE FINAL PLAT.

CALLLED 72.50 ACRES  
CLUB DEAL 120 WHISPER VALLEY,  
LIMITED PARTNERSHIP  
DOCUMENT NO. 2006152076  
O.P.R.T.C.T.

CALLLED 196.60 ACRES  
ROBERT M. SCHOOLFIELD  
DOC. NO. 2004026263  
O.P.R.T.C.T.

REMAINDER OF  
CALLLED 423.32 ACRES  
ELLA LOUISE LIND  
DOCUMENT NO. 1999120186  
O.P.R.T.C.T.

CALLLED 750.533 ACRES  
CLUB DEAL 120 WHISPER VALLEY,  
LIMITED PARTNERSHIP  
DOCUMENT NO. 2006152076  
O.P.R.T.C.T.



LINE TABLE		
Line #	Length	Direction
L3	133.54	S82° 52' 34.44"W
L4	66.75	S82° 52' 03.41"W
L5	847.45	S07° 10' 53.21"E
L6	27.24	S07° 10' 53.21"E
L7	169.58	S05° 24' 01.17"E
L8	250.00	S05° 24' 01.17"E
L9	520.04	S84° 20' 26.47"W
L10	11.69	N33° 38' 32.49"W
L11	153.93	N07° 10' 55.69"W
L12	250.00	N07° 10' 55.69"W
L13	341.23	N07° 10' 55.69"W
L14	444.26	S82° 49' 04.31"W
L15	341.93	N61° 36' 07.27"W
L16	228.33	N61° 36' 07.27"W
L17	0.34	N10° 54' 15.06"E
L18	164.52	N28° 23' 52.73"E

LINE TABLE		
Line #	Length	Direction
L19	290.00	N28° 23' 52.73"E
L20	103.24	N28° 23' 52.73"E
L21	802.58	N84° 20' 26.47"W
L22	371.89	S82° 49' 04.31"W
L23	542.06	N61° 36' 07.27"W
L24	282.01	S82° 49' 06.79"W
L25	286.70	S82° 49' 06.79"W
L27	300.76	N61° 36' 07.27"W
L28	68.52	S28° 23' 52.73"W
L29	671.14	N84° 20' 26.47"E
L30	164.50	S27° 50' 13.78"E
L31	168.33	S28° 23' 52.73"W
L32	57.26	S05° 24' 01.17"E

LEGEND	
	PROPERTY BOUNDARY
	ROW LINE
	SIDEWALKS
	EASEMENT
	CREEK CENTERLINE
	WQTZ (WATER QUALITY TRANSITION ZONE)
	CWQZ (CRITICAL WATER QUALITY ZONE)
	COA 100-YEAR FULLY DEVELOPED FLOODPLAIN
	CALCULATED 100-YEAR FULLY DEVELOPED FLOOD PLAIN
	PROTECTED HEADWATERS
	OPEN SPACE / PARK / DRAINAGE EASEMENT / WATER QUALITY
	PUBLIC UTILITY / LANDSCAPE / COMMUNITY AMENITY EASEMENT
	WASTEWATER DRAINAGE EASEMENT
	ALLEY / JOINT USE / PUBLIC UTILITY / DRAINAGE EASEMENT

CURVE TABLE					
Curve	Delta	Radius	Tangent	Length	Bearing
C1	046°04'20"	10.00	4.25	8.04	N85° 49' 14.28"E
C2	089°00'39"	68.65	67.48	106.65	N65° 25' 31.88"E
C3	060°49'25"	10.00	5.87	10.62	N52° 24' 21.82"E
C4	004°18'23"	368.00	13.84	27.66	S51° 01' 31.23"W
C5	059°19'09"	25.00	14.24	25.88	N20° 46' 21.40"E
C6	008°33'20"	432.00	32.31	64.51	N46° 09' 15.93"E
C7	012°29'33"	1023.00	111.97	223.05	S11° 41' 16.37"E
C8	021°13'09"	1114.00	208.67	412.56	N16° 16' 08.11"W
C9	026°30'57"	400.00	94.25	185.11	N69° 38' 55.80"E
C10	001°31'21"	1994.79	26.51	53.01	N06° 25' 12.50"W
C11	026°27'37"	300.00	70.53	138.55	N20° 24' 44.09"W
C12	035°34'48"	340.00	109.10	211.14	N79° 23' 31.48"W
C13	072°30'22"	50.00	36.67	63.27	N25° 20' 55.82"W
C14	017°29'38"	300.00	46.16	91.60	N19° 39' 03.90"E
C15	033°45'53"	300.00	91.05	176.79	N45° 16' 49.47"E
C16	022°10'40"	300.00	58.80	116.12	N73° 15' 06.34"E
C17	055°56'34"	180.00	95.59	175.75	N56° 22' 09.60"E
C18	035°34'48"	300.00	96.26	186.30	N79° 23' 31.48"W
C19	035°34'46"	300.00	96.26	186.29	N79° 23' 30.24"W

LAND DESIGNATION TABLE			
BLOCK NUMBER	LOT NUMBER	LAND USE	LOT SIZE (ACRE)
A	6	OS / DE	0.569
A	7	JUAE / PUE / DE	0.061
B	1	OS / DE	0.095
B	7	JUAE / DE	0.103
B	16	JUAE / DE	0.103
B	24	JUAE / DE	0.103
C	20	OS	0.153
C	38	JUAE / PUE / DE	0.464
D	52	JUAE / PUE / DE	0.667
E	18	OS / DE	0.063
E	19	OS / P/DE	1.859
F	25	OS / DE	0.039
F	26	DE	0.642
G	1	OS / DE	0.033
G	13	OS / P/DE / WQ	2.939
J	1	OS / P/DE / WQ	3.254

\* LAND DESIGNATION TABLE FOR LOTS OTHER THAN RESIDENTIAL USE.

- SE1 0.202 ACRE SIGHTLINE EASEMENT DEDICATED PER PLAT
- SE2 0.261 ACRE SIGHTLINE EASEMENT DEDICATED PER PLAT

**PRELIMINARY PLAN APPROVAL** Sheet 4 of 4  
FILE NUMBER CBJ-2016-0163 APPLICATION DATE 08-12-2016  
APPROVED BY COMMISSION ON                      UNDER SECTION                      OF                       
CHAPTER                      OF THE CITY OF AUSTIN CODE  
EXPIRATION DATE (30-2-57, LDC) APRIL 18, 2018 CASE MANAGER SUE WELCH

Director, Development Service Department  
RELEASED FOR GENERAL COMPLIANCE:                      ZONING                       
Rev. 1                      Correction 1                       
Rev. 2                      Correction 2                       
Rev. 3                      Correction 3                     

Final plat 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.

DATE

BY

REVISION

NO

PRELIMINARY PLAN 1 OF 1

WHISPER VALLEY VILLAGE 1 PHASE 2 AUSTIN, TEXAS

DESIGNED BY: WT

DRAWN BY: CB

CHECKED BY: BH

APPROVED BY: JW

SHEET 3 OF 4

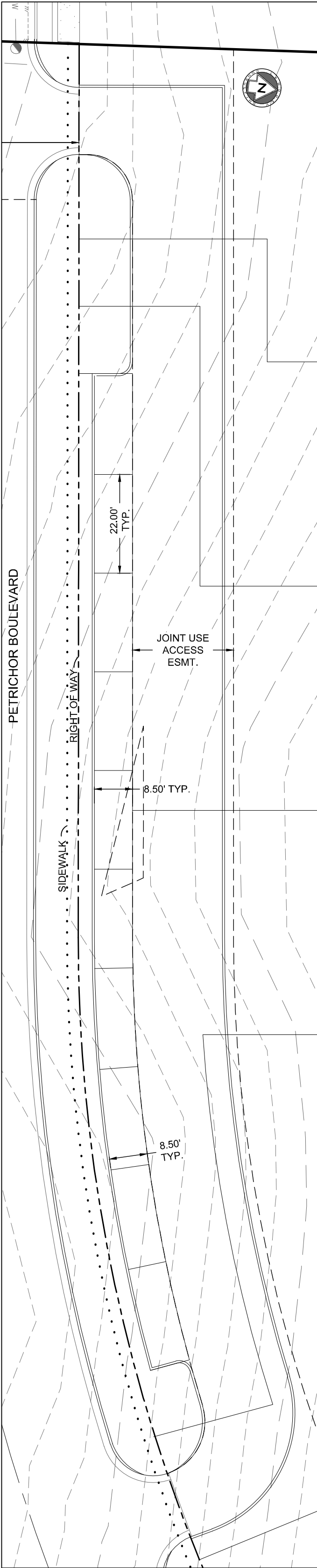
CBJ-2016-0163



P:\Tarrant\171416013 Whisper Valley Village\171416013\_002\_Village 1 Phase 203\_ACO Preliminary Plans\PRELIMINARY PLAN.dwg, PLIN (C), August 06, 2016, 4:21 PM, wlsch



BLOCK B DETAIL



VISITOR PARKING DETAIL  
SCALE: 1"=20'

FISCAL SECURITY NOTE:

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 SEC. 25-1-112 OF THE LAND DEVELOPMENT CODE FOR THE FOLLOWING SUBDIVISION IMPROVEMENTS, 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 THIS SUBSECTION 9A, 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:

SITE DISTANCE NOTE:

STOPPING SIGHT DISTANCE EASEMENTS WILL BE PROVIDED WITH THE FINAL PLAT.

LAND DESIGNATION TABLE			
BLOCK NUMBER	LOT NUMBER	LAND USE	LOT SIZE (ACRE)
A	6	OS / DE	0.569
A	7	JUAE / PUE / DE	0.061
B	1	OS / DE	0.095
B	7	JUAE / DE	0.103
B	16	JUAE / DE	0.103
B	24	JUAE / DE	0.103
C	20	OS	0.153
C	38	JUAE / PUE / DE	0.464
D	52	JUAE / PUE / DE	0.667
E	18	OS / DE	0.063
E	19	OS / P / DE	1.859
F	25	OS / DE	0.039
F	26	DE	0.642
G	1	OS / DE	0.033
G	13	OS / P / DE / WQ	2.939
J	1	OS / P / DE / WQ	3.254
			11.148

LINE TABLE		
Line #	Length	Direction
L3	133.54	S82° 52' 34.44"W
L4	66.75	S82° 52' 03.41"W
L5	847.45	S07° 10' 53.21"E
L6	27.24	S07° 10' 53.21"E
L7	169.58	S06° 24' 01.17"E
L8	250.00	S06° 24' 01.17"E
L9	520.04	S84° 20' 26.47"W
L10	11.69	N33° 38' 32.49"W
L11	153.93	N07° 10' 55.69"W
L12	250.00	N07° 10' 55.69"W
L13	341.23	N07° 10' 55.69"W
L14	444.26	S82° 49' 04.31"W
L15	341.93	N61° 36' 07.27"W
L16	228.33	N61° 36' 07.27"W
L17	0.34	N10° 54' 15.06"E
L18	164.52	N28° 23' 52.73"E

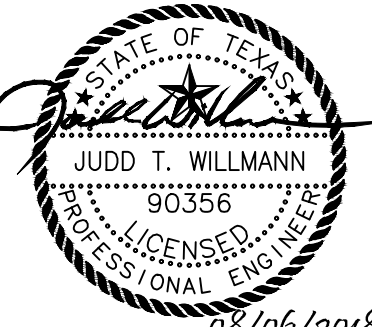
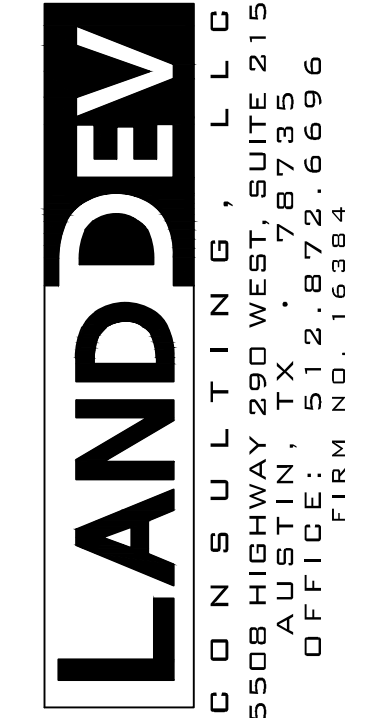
LINE TABLE		
Line #	Length	Direction
L19	290.00	N28° 23' 52.73"E
L20	103.24	N28° 23' 52.73"E
L21	802.58	N84° 20' 26.47"E
L22	371.89	S82° 49' 04.31"W
L23	542.06	N61° 36' 07.27"W
L24	282.01	S82° 49' 06.79"W
L25	286.70	S82° 49' 06.79"W
L27	300.76	N61° 36' 07.27"W
L28	68.52	S28° 23' 52.73"W
L29	671.14	N84° 20' 26.47"E
L30	164.50	S27° 50' 13.78"E
L31	168.33	S28° 23' 52.73"W
L32	57.26	S05° 24' 01.17"E



0 40' 80'  
SCALE: 1" = 40'

LEGEND

- PROPERTY BOUNDARY
- ROW LINE
- SIDEWALKS
- EASEMENT
- CREEK CENTERLINE
- WQTZ (WATER QUALITY TRANSITION ZONE)
- CWQZ (CRITICAL WATER QUALITY ZONE)
- COA 100-YEAR FULLY DEVELOPED FLOODPLAIN
- CALCULATED 100-YEAR FULLY DEVELOPED FLOOD PLAIN
- PROTECTED HEADWATERS
- OPEN SPACE / PARK / DRAINAGE EASEMENT / WATER QUALITY
- PUBLIC UTILITY / LANDSCAPE / COMMUNITY AMENITY EASEMENT
- WASTEWATER DRAINAGE EASEMENT
- ALLEY / JOINT USE / PUBLIC UTILITY / DRAINAGE EASEMENT



PRELIMINARY PLAN 2 OF 2  
WHISPER VALLEY  
VILLAGE 1 PHASE 2  
AUSTIN, TEXAS

DESIGNED BY: WT  
DRAWN BY: CB  
CHECKED BY: BH  
APPROVED BY: JW

SHEET 4 OF 4

C8J-2016-0163

PRELIMINARY PLAN APPROVAL Sheet 4 of 4  
FILE NUMBER C8J-2016-0163 APPLICATION DATE 08-12-2016  
APPROVED BY COMMISSION ON UNDER SECTION OF  
CHAPTER OF THE CITY OF AUSTIN CODE.  
EXPIRATION DATE (30-2-57, LDC) APRIL 18, 2018 CASE MANAGER SUE WELCH

Director, Development Service Department  
RELEASED FOR GENERAL COMPLIANCE: ZONING  
Rev. 1 Correction 1  
Rev. 2 Correction 2  
Rev. 3 Correction 3

Final plat 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.



Additional backup may be found at the link below:

[Meetings of the Zoning and Platting Commission - Page 1 | AustinTexas.gov - The Official Website of the City of Austin](#)