

SUBDIVISION REVIEW SHEET

CASE NO.: C8J-2019-0109

Z.A.P. DATE: October 10, 2023

SUBDIVISION NAME: Whisper Valley Phase 6 Preliminary Plan

AREA: 53.48 acres

LOT(S): 173 total lots

OWNER/APPLICANT: Club Deal Whisper Valley LP (D. Gilliland)

AGENT: HDR Green LLC (Judd Willmann)

ADDRESS OF SUBDIVISION: Braker Lane and Adoro Drive

GRIDS: T-24

COUNTY: Travis

WATERSHED: Gilleland Creek

JURISDICTION: Limited Purpose

EXISTING ZONING: PUD

MUD: N/A

PROPOSED LAND USE: 166 Single Family Residential lots, 7 other lots for associated improvements such as Open Space/Landscape, and public ROW

VARIANCES: None

SIDEWALKS: Sidewalks will be provided on both sides of all internal streets.

DEPARTMENT COMMENTS: The request is for approval of the Whisper Valley Village 1 Phase 6 Preliminary Plan. The plan is composed of 173 total lots on 53.48 acres, proposing 166 single family residential lots and 7 other lots for associated improvements such as open space/landscaping and approximately 8,570 linear feet of right-of-way/streets. The proposed lots comply with the PUD zoning requirements for use and lot size. Water and wastewater will be provided by the City of Austin. Parkland will be in compliance with the PUD requirements.

STAFF RECOMMENDATION: Staff recommends approval of the preliminary plan. This plan meets all applicable state, county, and City of Austin LDC requirements.

PLANNING COMMISSION ACTION:

CASE MANAGER: Sue Welch, Travis County TNR
Email address: Sue.Welch@traviscountytx.gov

PHONE: (512) 854-7637

BUILDING TYPE	SINGLE FAMILY
MINIMUM LOT WIDTH*	35'/40'/50'/60'
MAXIMUM IMPERVIOUS COVER*	55%
PER APPROVED PUD ORDINANCE NO. 20100826-066	

* LAND DESIGNATION TABLE FOR LOTS OTHER THAN RESIDENTIAL USE

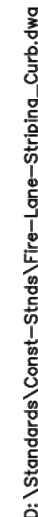
PER APPROVED PUD ORDINANCE NO. 20100826-066				TOTAL STREET LENGTH	8570	
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ELECTRIC TRANSMISSION NOTES:

- ELECTRIC TRANSMISSION NOTES:**



GENERAL NOTES (1 OF 2)			
DESIGNED BY:	BG/MK		
DRAWN BY:	JK		
CHECKED BY:	BG/SH		
APPROVED BY:	JW		
SHT. <u>2</u> OF <u>14</u>		5508 HUSKEY 290 WEST SUITE 150 AUSTIN, TX 78735 512.572.6606 HARGREEN.COM TYPE NO.: 16384 TEMPL. NO.: 10194101	
C8J-2019-0109		DEVELOPMENT TX 07/02/2023	



FIRE DEPARTMENT
TRAVIS COUNTY EMERGENCY SERVICES DISTRICT NO. 12
(TCESD12) NOTES

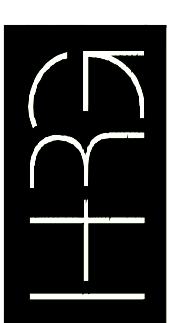
- THE OWNER AND/OR DEVELOPER SHALL BE RESPONSIBLE FOR CONTACTING TRAVIS COUNTY ESD NO. 12 TO ENSURE COMPLIANCE WITH ALL CODES, ORDINANCES, STATUTES AND PERMITTING REQUIREMENTS PRIOR TO CONSTRUCTION.
- PRIOR TO BEGINNING ANY CONSTRUCTION, THE APPROPRIATE TRAVIS COUNTY ESD NO. 12 PERMIT/APPROVAL SHALL BE OBTAINED. THE APPROVED PERMIT SHALL BE READILY AVAILABLE ON SITE TO TRAVIS COUNTY ESD NO. 12.
- PHASED OCCUPANCY SHALL BE PERMITTED ONLY WITH PRIOR APPROVAL FROM TRAVIS COUNTY ESD NO. 12, THE BUILDING DEPARTMENT, AND OTHER RELATED AGENCIES, AS APPLICABLE. REQUESTS FOR PHASED OCCUPANCY SHALL BE MADE PRIOR TO START OF CONSTRUCTION ONLY.
- PHASED INSTALLATION OF FIRE ACCESS ROADS SHALL REQUIRE AN ACCESS PHASING PLAN APPROVED BY TRAVIS COUNTY ESD NO. 12.
- PHASED CONSTRUCTION OF BUILDINGS SHALL REQUIRE A CONSTRUCTION PHASING PLAN APPROVED BY TRAVIS COUNTY ESD NO. 12.
- AN ALL-WEATHER FIRE LANE/FIRE APPARATUS ACCESS ROAD SHALL BE CONSTRUCTED TO SUPPORT THE IMPOSED LOAD OF A FIRE APPARATUS WEIGHING 75,000 POUNDS.
- THE FIRE LANE/FIRE APPARATUS ACCESS ROAD SHALL PROVIDE FIRE DEPARTMENT ACCESS TO ALL PARTS OF COMBUSTIBLE STRUCTURES WITHIN 150 FEET OF THE FIRE LANE. THE APPROVED FIRE LANE/FIRE APPARATUS ACCESS ROAD MUST BE INSTALLED PRIOR TO AND MAINTAINED DURING THE CONSTRUCTION OF ANY COMBUSTIBLE STRUCTURE, UNLESS OTHERWISE APPROVED BY TRAVIS COUNTY ESD NO. 12.
- WHERE A FIRE HYDRANT IS LOCATED ON A FIRE LANE/FIRE APPARATUS ACCESS ROAD, THE MINIMUM ROAD WIDTH SHALL BE 25 FEET, EXCLUSIVE OF SHOULDERS. IF NO FIRE HYDRANT IS PROVIDED, THE MINIMUM FIRE LANE/FIRE APPARATUS ACCESS ROAD WIDTH SHALL BE 25 FEET.
- FIRE LANE WIDTH IS MEASURED FROM TOP FACE OF CURB TO TOP FACE OF CURB FOR FIRE LANES WITH STANDARD CURBS AND GUTTERS AND FROM FLOWLINE TO FLOWLINE FOR FIRE LANES WITH MODIFIED CURB DESIGNS (E.G. ROLLED, RAMPED).
- THE DEVELOPER IS RESPONSIBLE TO VERIFY THAT ALL APPROVED PUBLIC WORKS, STREET IMPROVEMENT AND PRECISE GRADING PLANS CONFORM TO THE MINIMUM STREET WIDTH REQUIREMENTS SET FORTH BY THE FIRE CODE AND ADOPTED BY TRAVIS COUNTY ESD NO. 12.
- A MINIMUM VERTICAL CLEARANCE OF 14' SHALL BE PROVIDED FOR ALL FIRE LANES/FIRE APPARATUS ACCESS ROADS.
- MINIMUM TURNING RADIUS OF FIRE LANES/FIRE APPARATUS ACCESS ROADS SHALL BE A MINIMUM OF 25 FEET. THE OUTSIDE RADIUS SHALL BE 50 FEET.
- DEAD-END FIRE LANE/FIRE APPARATUS ACCESS ROADS IN EXCESS OF 150 FEET SHALL BE PROVIDED WITH APPROVED TURNAROUND PER 2015 IFC APPENDIX D, TABLE D103.4.
- THE DIAMETER OF A CUL-DE-SAC SHALL BE 100 FEET MINIMUM PER CITY OF MANOR SPECIFICATIONS.
- ACCESS GATES SHALL BE APPROVED BY TRAVIS COUNTY ESD NO. 12 PRIOR TO INSTALLATION.
- ALL GATES IN CONSTRUCTION FENCING SHALL BE EQUIPPED WITH A KNOX OR BREAKAWAY PADLOCK.
- IF BUILDING EXCEEDS 30 FEET IN HEIGHT FROM GRADE PLANE, AN AERIAL FIRE APPARATUS ROAD, 15-30 FEET PARALLEL TO ONE ENTIRE SIDE OF THE BUILDING SHALL BE IN PLACE. (2015 IFC, APPENDIX D105)
- FIRE LANES SHALL BE MARKED WITH FIRE LANE - TOW AHEAD ZONE, THE CURBS SHALL BE PAINTED RED AND THE LETTERING SHALL BE 4" IN HEIGHT AND PAINTED WHITE. THE STENCIL SHALL BE PLACED AT INTERVALS OF 35 FEET.
- THE MINIMUM REQUIRED FIRE FLOW SHALL MEET OR EXCEED THE REQUIREMENTS OF APPENDIX B OF THE 2015 INTERNATIONAL FIRE CODE.
- THE MAXIMUM FIRE FLOW REDUCTION FOR A SPRINKLER SYSTEM SHALL BE 50%.
- ALL FIRE HYDRANTS THAT ARE APPROVED AND INSTALLED AS A PART OF THE PROPOSED PROJECT SHALL BE PART OF A FIRE PROTECTION SYSTEM.
- THE UTILITY CONTRACTOR SHALL CONSULT TRAVIS COUNTY ESD NO. 12 REGARDING ANY REQUIREMENTS FOR UTILITY CONTRACTORS.
- THE APPROPRIATE INDIVIDUAL SHALL CONSULT WITH TRAVIS COUNTY ESD NO. 12 FOR REQUIREMENTS RELATED TO THE UNDERGROUND WATER MAIN LINE AND SUBSEQUENT INSTALLATION OF THE WATER MAIN/FIRE HYDRANT LINE.
- THE SUBMISSION OF AN UNDERGROUND WATER LINE (UTILITY) PLAN SHEET WITH THE SITE PLAN DOES NOT ALLEVIATE THE NEED TO HAVE A SEPARATE UNDERGROUND UTILITY PLAN SUBMITTED AND APPROVED BY TRAVIS COUNTY ESD NO. 12. THE APPROVAL OF A SITE PLAN DOES NOT CONSTITUTE THE APPROVAL OF AN UNDERGROUND SYSTEM.
- UNDERGROUND MAINS FEEDING HYDRANTS SHALL BE INSTALLED AND TESTED IN ACCORDANCE WITH NFPA 24, THE FIRE CODE AND TRAVIS COUNTY ESD NO. 12 ADOPTED AMENDMENTS, BY A CONTRACTOR LICENSED TO PERFORM THE INSTALLATION. THE ENTIRE MAIN MUST BE HYDROSTATICALLY TESTED AT ONE TIME UNLESS ISOLATION VALVES ARE PROVIDED BETWEEN TESTED SECTIONS.
- TRAVIS COUNTY ESD NO. 12 CONSIDERS THE PIPING FROM THE POINT OF CONNECTION AT THE MUNICIPAL WATER SUPPLY TO THE FIRE HYDRANTS AND THE BASE OF ANY FIRE SPRINKLER RISER PART OF A FIRE PROTECTION SYSTEM.
- THE PRESENCE OF DOMESTIC WATER SUPPLY TAPS OFF OF THE MAIN WATER LINE OR A SHARED SUPPLY LINE WITH FIRE SPRINKLER RISERS DOES NOT ALLEVIATE ANY REQUIREMENTS OF TRAVIS COUNTY ESD NO. 12 OR NFPA 24, NFPA 24 SHALL APPLY TO ALL UNDERGROUND INSTALLATIONS AND INSTALLATIONS SHALL BE PERMITTED AND INSPECTED BY TRAVIS COUNTY ESD NO. 12.
- FIRE HYDRANTS SHALL MEET THE MINIMUM STANDARD OF THE CITY OF MANOR AND TRAVIS COUNTY ESD NO. 12, (M511S-17A) AND PAINTED RED.
- THE 4.5" FIRE HYDRANT OUTLET MUST FACE THE FIRE LANE.
- THE HYDRANTS SHALL BE INSTALLED WITH THE CENTER OF THE 4.5" OPENING AT LEAST 18" ABOVE FINISHED GRADE.
- HYDRANTS SHALL BE PLACED WITHIN 100 FEET OF AN FDC.
- HYDRANTS SHALL BE LOCATED SO THAT A HOSE LINE RUNNING BETWEEN THE HYDRANT AND THE FIRE DEPARTMENT CONNECTION(S) WILL NOT CROSS DRIVEWAYS, OBSTRUCT ROADS OR FIRE LANES, OR OTHERWISE INTERFERE WITH EMERGENCY VEHICLE RESPONSE AND EVACUATION OF A SITE.
- ALL FIRE HYDRANTS SHALL HAVE A "BLUE REFLECTIVE PAVEMENT MARK" INDICATING THEIR LOCATION.
- HYDRANTS SHALL BE PLACED AT NO MORE THAN 500 FEET APART, UNLESS OTHERWISE APPROVED BY TRAVIS COUNTY ESD NO. 12. (2015 IFC, TABLE C102.1)
- HYDRANTS AND FIRE DEPARTMENT CONNECTIONS SHALL NOT BE LOCATED BEHIND PARKING STALLS OR IN OTHER LOCATIONS WHERE THEY ARE LIKELY TO BE BLOCKED BY VEHICLES OR OTHER OBJECTS. WHENEVER POSSIBLE, HYDRANTS SHALL BE PLACED IN LANDSCAPE ISLANDS/PENINSULAS, STREET AND DRIVE AISLE INTERSECTIONS IN PREFERENCE TO MID-BLOCK LOCATIONS.
- HYDRANTS MUST BE LOCATED WITHIN THREE TO SIX FEET OF THE EDGE OF A FIRE ACCESS ROADWAY.
- HYDRANTS SHALL NOT BE LOCATED IN AREAS WHERE THEY WILL BE VISUALLY OR OPERATIONALLY OBSTRUCTED (BEHIND FENCES OR WALLS, IN BUSHES, BEHIND PARKING SPACES, ETC).
- ALL FIRE HYDRANTS SHALL BE PROVIDED AROUND THE CIRCUMFERENCE OF THE HYDRANT.
- APPROVED FIRE HYDRANTS ARE TO BE CONSIDERED PART OF A FIRE PROTECTION SYSTEM AND SHALL NOT BE REMOVED OR TAMPERED WITH UNLESS APPROVED BY TRAVIS COUNTY ESD NO. 12. TAMPERING SHALL INCLUDE, BUT IS NOT LIMITED TO, PAINTING, MODIFYING, AND OBSTRUCTING ACCESS.
- FIRE SPRINKLER RISER ROOMS SHALL BE PROVIDED WITH EXTERIOR ACCESS. NO INTERIOR ACCESS SHALL BE PROVIDED. THE EXTERIOR ACCESS DOOR SHALL FACE A DESIGNATED FIRE LANE, UNLESS OTHERWISE APPROVED BY TRAVIS COUNTY ESD NO. 12.
- ANY FIRE HYDRANTS THAT HAVE NOT PASSED AN ACCEPTANCE TEST IN THE PRESENCE OF A TRAVIS COUNTY ESD NO. 12 INSPECTOR OR TEMPORARILY INOPERATIVE SHOULD BE WRAPPED WITH A BLACK BAG.
- THE BUILDING ADDRESS SHALL BE CLEARLY VISIBLE FROM THE STREET TO WHICH IT IS ADDRESSED. FINAL NUMBERS HAVE TO BE AT THE CORNER HEIGHT AND ANY CONTRASTING COLOR FROM THE BACKGROUND UPON WHICH THEY ARE PLACED.
- TEMPORARY FIRE TANKS OF 60 OR MORE GALLONS SHALL BE INSPECTED BY TRAVIS COUNTY ESD NO. 12 TO ENSURE THE APPROPRIATE REQUIREMENTS ARE MET.
- PRIOR TO OCCUPANCY, A CLOSE OUT INSPECTION TEST OF FIRE HYDRANT FLOW IS REQUIRED BY TRAVIS COUNTY ESD NO. 12. THE CONTRACTOR SHALL CONTACT TRAVIS COUNTY ESD NO. 12 TO SCHEDULE THE ACCEPTANCE TEST. IF ANY HYDRANT FAILS THE FIRE FLOW TEST, THE ENTIRE SYSTEM FAILS THE FIRE FLOW TEST.
- APPROVAL OF THIS PLAN SUBMITTAL DOES NOT CONSTITUTE A VERIFICATION OF ALL DATA, CODES, INFORMATION, AND CALCULATIONS SUPPLIED BY THE APPLICANT. THE LICENSED DESIGNER AND/OR PROFESSIONAL ENGINEER OF RECORD IS SOLELY RESPONSIBLE FOR THE COMPLETENESS, ACCURACY, AND ADEQUACY OF THE SUBMITTAL WHETHER OR NOT THE PLAN SUBMITTAL IS REVIEWED AND APPROVED FOR CODE COMPLIANCE BY TRAVIS COUNTY.

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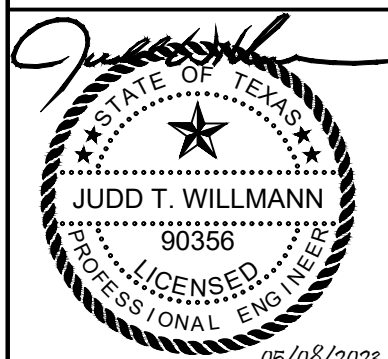
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SUITE 150
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512.872.6696
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TBPE NO: 16384
TBPLS NO: 10194101



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GENERAL NOTES (2 OF 2)

**WHISPER VALLEY
VILLAGE 1 PHASE 6
AUSTIN, TEXAS**

DESIGNED BY: BG/MK


DRAWN BY: JK

CHECKED BY: BG/SH

APPROVED BY: JW

SHT. 3 OF 14

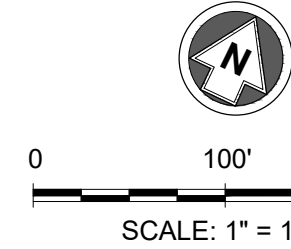
C8J-2019-0109

 <p>PRELIMINARY SUBDIVISION APPROVAL SUBDIVISION NUMBER: <u>C&J-2019-0109</u> APPLICATION DATE: <u>06/15/2019</u> APPROVED BY COORDINATOR'S COURT ON: _____ PRELIMINARY PLAN EXPIRATION DATE: _____</p> <p>_____ CYNTHIA C. McDONALD, COUNTY EXECUTIVE, TRN DATE _____</p> <p><small>All Final Plans must be recorded or have an Alternative Fiscal approval before the Preliminary Plan Expiration Date. Fees must be not entered the expiration date. If the Preliminary Plan expires, implanted land is subject to current regulations for development.</small></p>	<p>PRELIMINARY PLAN APPROVAL Sheet <u>3</u> of <u>4</u></p> <p>FILE NUMBER <u>C&J-2019-0109</u> APPLICATION DATE <u>06/15/2019</u></p> <p>APPROVED BY ZAP ON _____</p> <p>APPROVED BY COMMISSIONER'S COURT ON _____</p> <p>EXPIRATION DATE (LDC 30-2-62) _____</p> <p>CASE MANAGER <u>SUE WELCH</u></p> <p>Jose Roig, Interim Director, Development Service Department for: _____</p> <p>FINAL PLAT TO LOCK-IN PRELIMINARY FILE# _____</p> <p>APPROVED ON _____</p> <p>PRELIMINARY EXTENDED ON _____ UNTIL _____</p> <p>Final plat must be recorded by the Project 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.</p>
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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. 30-1-132 OF THE LAND DEVELOPMENT CODE FOR THE FOLLOWING SUBDIVISION IMPROVEMENTS: STREET CONSTRUCTION AND RELATED INFRASTRUCTURE, INCLUDING PAVING, DRAINAGE, SIDEWALKS, WATER SUPPLY AND WASTEWATER COLLECTION.

GENERAL NOTES:

1. PARKLAND - DEDICATION REQUIREMENTS SHALL BE SATISFIED AT FINAL PLAT STAGE PURSUANT TO THE PUD ORDINANCE #20100826-06 AND THE WHISPER VALLEY MASTER PARKLAND AGREEMENT.
2. SIDEWALK RAMPS ARE TO BE CONSTRUCTED BY DEVELOPER.
3. SLOPE EASEMENTS ARE REQUIRED AS PART OF THE CONSTRUCTION APPROVAL PROCESS WHERE THE ROADWAY EMBANKMENT EXTENDS OUTSIDE THE ROW.

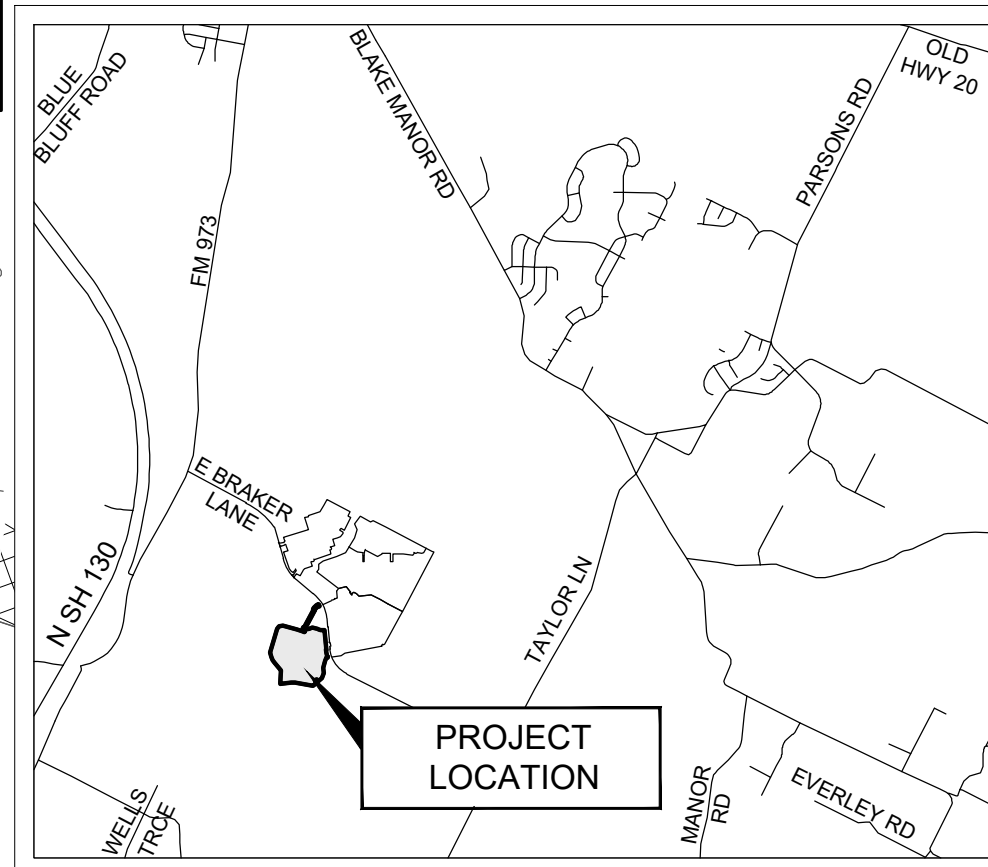


LEGEND

- PROPERTY BOUNDARY
- ROW LINE
- SIDEWALKS
- EASEMENT
- EROSION HAZARD ZONE
- CREEK CENTERLINE
- WQTZ (WATER QUALITY TRANSITION ZONE)
- CWQZ (CRITICAL WATER QUALITY ZONE)
- FEMA 500-YEAR FLOODPLAIN
- CALCULATED 100-YEAR FULLY DEVELOPED FLOODPLAIN
- DRAINAGE / WATER QUALITY EASEMENT
- DRAINAGE EASEMENT
- PROTECTED HEADWATERS
- POS PRIVATE OPEN SPACE

LINE TABLE		
Line #	Length	Direction
L1	194.12	S84° 20' 26.47"W
L2	104.42	S84° 20' 26.47"W
L3	276.46	N74° 03' 03.71"W
L4	354.63	N05° 39' 33.53"W
L5	131.57	S05° 39' 33.53"E
L6	232.11	S18° 20' 05.69"W
L7	173.93	S09° 45' 25.56"W
L8	45.06	S15° 08' 38.94"E
L9	65.93	S14° 21' 17.31"E
L10	571.50	S15° 56' 56.29"W
L11	246.97	S15° 56' 56.29"W
L12	157.70	S15° 56' 56.29"W
L13	372.66	S15° 56' 56.29"W
L14	9.79	S49° 36' 59.59"W
L15	290.00	S49° 36' 59.59"W
L16	290.00	N74° 03' 03.71"W
L17	240.00	N74° 03' 03.71"W
L18	493.43	S15° 56' 56.29"W
L19	276.11	S40° 23' 00.41"E
L20	129.84	S40° 23' 00.41"E
L21	454.87	S74° 03' 03.71"E
L22	47.34	N75° 15' 27.18"E
L23	430.98	S15° 56' 56.29"W
L24	163.67	S40° 23' 00.41"E
L25	42.10	S40° 23' 00.41"E
L26	112.72	S74° 03' 03.71"E
L27	588.50	N28° 17' 37.94"E
L28	6.45	N63° 10' 24.60"E
L29	35.00	S84° 20' 26.47"W

CURVE TABLE						
Curve	Delta	Radius	Tangent	Length	Chord	Bearing
C1	002°36'24"	270.00	6.14	12.28	12.28	S12° 40' 30.65"E
C2	091°08'13"	15.00	15.30	23.86	21.42	S59° 32' 48.98"W
C3	002°52'05"	1000.00	25.03	50.06	50.05	S29° 29' 33.03"E
C4	017°57'15"	500.00	78.99	156.68	156.04	S86° 40' 55.81"E
C5	003°39'14"	500.00	15.95	31.89	31.88	S75° 52' 40.90"E
C6	023°59'39"	342.00	72.68	143.22	142.18	N06° 20' 16.08"E
C7	008°34'40"	600.00	45.00	89.83	89.74	S14° 02' 45.62"W
C8	024°54'05"	300.00	66.24	130.38	129.36	S02° 41' 36.69"E
C9	033°40'03"	300.00	90.77	176.28	173.76	N32° 46' 57.94"E
C10	090°00'00"	50.00	50.00	78.54	70.71	S60° 56' 56.29"W
C11	056°19'57"	300.00	160.63	294.96	283.22	S12° 13' 02.06"E
C12	033°40'03"	300.00	90.77	176.28	173.76	S57° 13' 02.06"E
C13	030°41'29"	300.00	82.33	160.70	158.79	S89° 23' 48.26"E
C14	056°19'57"	220.00	117.80	216.30	207.69	N12° 13' 02.06"W
C15	033°40'03"	300.00	90.77	176.28	173.76	S57° 13' 02.06"E
C16	083°29'27"	50.52	45.08	73.61	67.27	N57° 56' 10.25"E
C17	089°59'04"	15.00	15.00	23.56	21.21	S39° 20' 26.47"W
C18	087°57'12"	15.00	14.47	23.03	20.83	N49° 38' 09.31"W
C19	083°42'46"	15.00	13.44	21.92	20.02	N40° 43' 01.56"E
C20	085°09'22"	15.00	13.78	22.29	20.30	S53° 04' 52.73"E
C21	082°26'23"	15.08	13.21	21.70	19.87	S57° 25' 55.67"W
C22	090°00'00"	15.00	15.00	23.56	21.21	N29° 03' 03.71"W
C23	090°00'00"	15.00	15.00	23.56	21.21	S60° 56' 56.29"W
C24	090°00'00"	15.00	15.00	23.56	21.21	S29° 03' 03.71"E
C25	090°00'00"	15.00	15.00	23.56	21.21	N29° 03' 03.71"W
C26	090°00'00"	15.00	15.00	23.56	21.21	N60° 56' 56.29"E
C27	090°00'00"	15.00	15.00	23.56	21.21	S60° 56' 56.29"W
C28	090°00'00"	15.00	15.00	23.56	21.21	N29° 03' 03.71"W
C29	089°50'47"	15.02	14.98	23.55	21.21	S85° 23' 00.41"E
C30	090°00'00"	15.00	15.00	23.56	21.21	S04° 36' 59.59"W
C31	090°00'00"	15.85	15.85	24.89	22.41	S88° 43' 10.00"E
C32	090°00'00"	14.21	14.21	22.33	20.10	S02° 26' 44.40"W
C33	090°00'00"	15.05	15.05	23.63	21.28	N85° 12' 23.63"W
C34	090°00'00"	15.00	15.00	23.56	21.21	N04° 36' 59.59"E
C35	090°24'06"	15.00	15.11	23.67	21.29	N30° 03' 24.12"E
C36	046°09'57"	25.00	10.65	20.14	19.60	S28° 44' 32.16"E
C37	034°52'47"	300.00	94.24	182.63	179.82	S45° 44' 01.27"W
C38	012°20'42"	300.00	32.44	64.64	64.51	S22° 07' 17.11"W



VICINITY MAP
N.T.S.



PRELIMINARY SUBDIVISION APPROVAL
SUBDIVISION NUMBER: CBJ-2019-0109
APPLICATION DATE: 06/15/2019
APPROVED BY COMMISSIONER'S COURT ON: _____
CASE MANAGER: SUE WELCH
PRELIMINARY PLAN EXPIRATION DATE: _____

CYNTHIA C. McDONALD, COUNTY EXECUTIVE, TNR _____ DATE _____

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

PRELIMINARY PLAN APPROVAL Sheet 4 of 4
FILE NUMBER: CBJ-2019-0109 APPLICATION DATE: 06/15/2019

APPROVED BY ZAP ON _____
APPROVED BY COMMISSIONER'S COURT ON _____
EXPIRATION DATE (LDC 30-2-62) _____
CASE MANAGER: SUE WELCH

for: _____
Jose Roig, Interim Director, Development Service Department

FINAL PLAT TO LOCK-IN PRELIMINARY FILE# _____
APPROVED ON _____
PRELIMINARY EXTENDED ON _____ UNTIL _____

Final plat must be recorded by the Project 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.

PRELIMINARY PLAN

WHISPER VALLEY
VILLAGE 1 PHASE 6
AUSTIN, TEXAS

DESIGNED BY: BG/MK

DRAWN BY: _____

CHECKED BY: BG/SH

APPROVED BY: JW

SHT. 4 OF 14

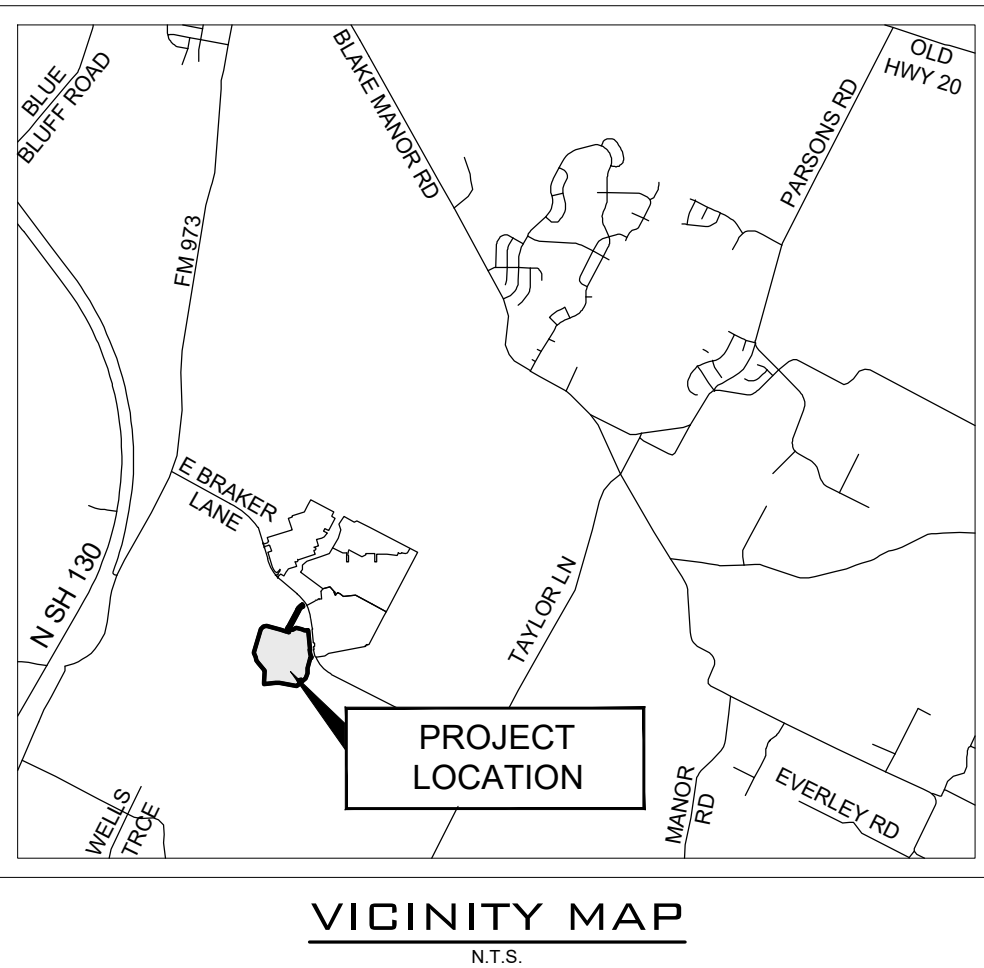
CBJ-2019-0109

811
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SUITE 150
AUSTIN, TX 78735
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DEVELOPMENT TX

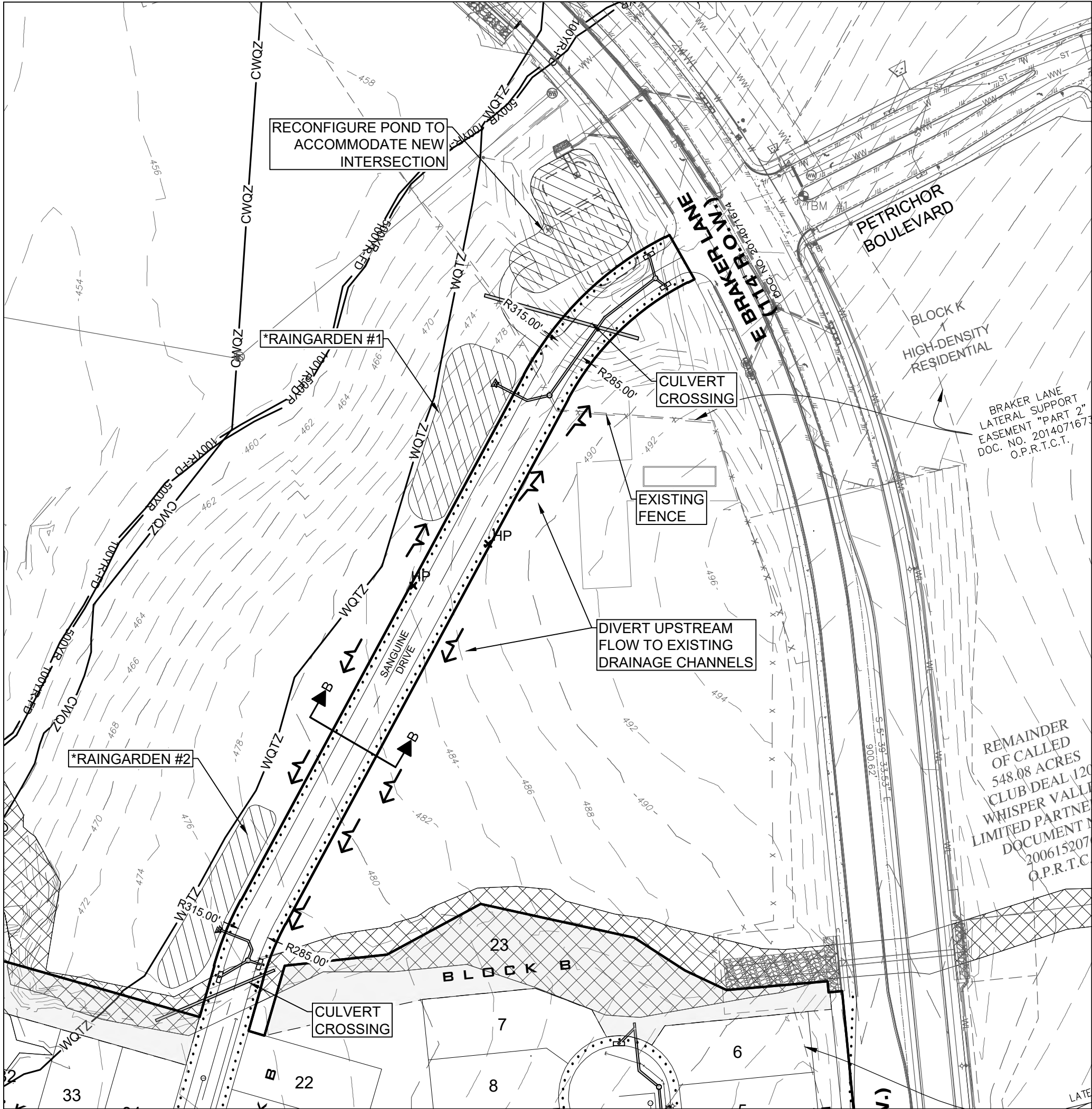
STATE OF TEXAS
JUDICIAL BRANCH
JUDICIAL DISTRICT NO. 1
JUDITH T. WILLMANN
90356
PROFESSIONAL ENGINEER
09/08/2023



User Inputs				Proposed Hydrology Inputs					TOC Calculation Table		Routing Analysis Inputs		
Contributing Area	Area (sf)	CN (Pervious)	CN (Impervious)	Auto-Calculation				Area (ac)			TOC (min)	Area (sq. mi.)	Composite Curve Number
				Impervious Cover (sf)	Impervious Cover for WQ (sf) (no public sidewalks)	Impervious Cover (%)	Impervious Cover for WQ (%)						
PR-1	1,962,149	80	98	791,485	730,501	40.34%	37.23%	45.04	8.66	0.0703824	87.26	5.19	
PR-2	633,650	80	98	0	0	0.00%	0.00%	1.46	10.66	0.0022831	80.00	6.40	
PR-3A	56,441	80	98	0	0	0.00%	0.00%	1.50	10.21	0.0023474	80.00	6.13	
PR-3B	62,460	80	98	0	0	0.00%	0.00%	1.43	14.12	0.0022405	80.00	8.47	
BP-1A	171,374	80	98	0	0	0.00%	0.00%	3.93	9.88	0.0061472	80.00	5.93	
BP-1B	56,046	80	98	0	0	0.00%	0.00%	1.29	11.42	0.0020104	80.00	6.85	

Time of Concentration Calculations - Proposed Conditions													
Contributing Area	Sheet Flow				Shallow Concentrated Flow (Unpaved)			Shallow Concentrated Flow (Paved)			Pipe/Channel Flow 1		
	Length	Slope (ft/ft)	Roughness Coefficient	T _{sheet}	Length (ft)	Slope (ft/ft)	T _{unpaved}	Length (ft)	Slope (ft/ft)	T _{paved}	Length (ft)	Velocity (ft/s)	T _{channel (min)}
PR-1	39	0.090	0.15	2.44	106	0.04	0.55	112	0.04	0.46	1876	6	5.21
PR-2	100	0.035	0.15	7.55			0.00			0.00	1119	6	3.11
PR-3A	100	0.024	0.15	8.73	342.45	0.0568	1.48			0.00			0.00
PR-3B	100	0.020	0.15	9.45	815.75	0.0326	4.67			0.00			0.00
BP-1A	100	0.021	0.15	9.27	92.85	0.0248	0.61			0.00			0.00
BP-1B	97	0.03	0.24	11.42			0.00			0.00			0.00

BY		DATE
REVISION		
NO.		
<div style="text-align: center;">  <p>Know what's below. Call before you dig.</p> </div>		
<div style="display: flex; justify-content: space-between;"> <div> <p>5508 HIGHWAY 290 WEST SUITE 150 AUSTIN, TX 78735 512.972.6696 HRCORE.COM</p> </div> <div> <p>TYPE NO: 16384 TBLS NO: 1094101</p> </div> </div>		
<div style="display: flex; align-items: center;"> <div style="flex: 1;">  <p>HRGreen®</p> </div> <div style="flex: 1; text-align: right;"> <p>DEVELOPMENT TX</p> </div> </div>		
<div style="text-align: center;">  <p><i>Judd F. Willmann</i> 07/08/2023</p> </div>		
<div style="text-align: center;"> <p>PROPOSED DRAINAGE AREA MAP</p> <p>WHISPER VALLEY VILLAGE 1 PHASE 6 AUSTIN, TEXAS</p> </div>		
DESIGNED BY: <u>BG/MK</u>		
DRAWN BY: <u>RK</u>		
CHECKED BY: <u>BG/GH</u>		
APPROVED BY: <u>JW</u>		
EXHIBIT B 1		



RAIN GARDEN PLAN

*RAIN GARDENS TO BE SIZED TO PROVIDE WATER QUALITY AND 2-YEAR DETENTION FOR CONTRIBUTING DRAINAGE AREA.

APPENDIX R-3					Sedimentation pond				
PARTIAL SEDIMENTATION/FILTRATION POND CALCULATIONS					Stage (ft msl)	Area	Storage		
FOR DEVELOPMENT PERMITS					(Elevation)	(sf)	Volume (cf)		
Whisper Valley Village 1, Phase 6, Case # C8J-2019-0109					446.17	0.00	0		
					447.00	6,134.00	1,697		
					447.57	8,708.00	5,906		
					448.00	8,708.00	9,650		
					449.00	8,708.00	18,358		
					450.00	8,708.00	27,066		
					451.00	8,708.00	35,774	WQV	
					452.00	8,708.00	44,482		
DRAINAGE AREA DATA:									
Drainage Area to Control (DA) = PR-1					45.04	ac.			
Drainage Area Impervious Cover					37.20%				
Capture Depth (CD)					0.672	in			
WATER QUALITY CONTROL CALCULATIONS:					Required	Provided			
The Water Quality Control is to be PARTIAL SEDIMENTATION FILTRATION									
25-year Peak Flow Rate to Control (Q25)					≥ 260.00	cfs	260.00	cfs	
100-year Peak Flow Rate to Control (Q100)					≥ 361.00	cfs			
Water Quality Volume (WQV=CD * DA* 3630)					109880	cf	110024	cf	
Maximum Ponding Depth above Sand Bed (H)							5.00	ft	
Sedimentation Pond Area							8708	sf	
Sedimentation Pond Volume (≥20%WQV)					≥ 22005	cf	35774	cf	
Filtration Pond Area (WQV/(4 + 1.33*H))					≥ 10331	sf	14850	sf	
Filtration Pond Volume							74250	cf	
Water Quality Elevation							451.00	ft msl	
Elevation of Splitter/Overflow Weir					≥ 451.00	ft msl	451.00	ft msl	
Height of Gabion Wall					450.50	ft msl	450.50	ft msl	
Gabion Wall under 6 ft (check)					≤ 6.00	ft (max)	4.50	ft	
Length of Splitter Weir							110.00	ft	
Required Head to Pass Q ₁₀₀					≤ 1.00	ft (max)	0.984	ft	
Pond Freeboard Provided to Pass Q ₁₀₀					≥ 0.299	ft (min)	1.016	ft	
48 Hour Drawdown Time Orifice Opening diameter (inches)							3.00	in	
Drawdown Time COA Calc. Avg. Head (min 48 hrs)					≥ 48	hrs	66.22	hrs	
									WQV

Splitter Box Velocity Control Calculations							
25-yr Peak Inflow (cfs)	Inlet Flowline Elevation	Inlet Height (ft)	Inlet Length (ft)	Inlet Area	Head Required over Inlet CL (ft)	Max. WSEL to Pass Q25	Velocity (ft/s)
260.00	447.20	3.00	45.00	135.00	0.16	448.86	1.93

DATE

BY

NO

REVISION



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TYPE NO: 16384
TBPLS NO: 10194101

DEVELOPMENT TX



HRGreen®



WATER QUALITY CALCULATIONS

WHISPER VALLEY VILLAGE 1 PHASE 6
AUSTIN, TEXAS

DESIGNED BY: BG/MK

DRAWN BY: 

CHECKED BY: BG/SH

APPROVED BY: JW

EXHIBIT B2

