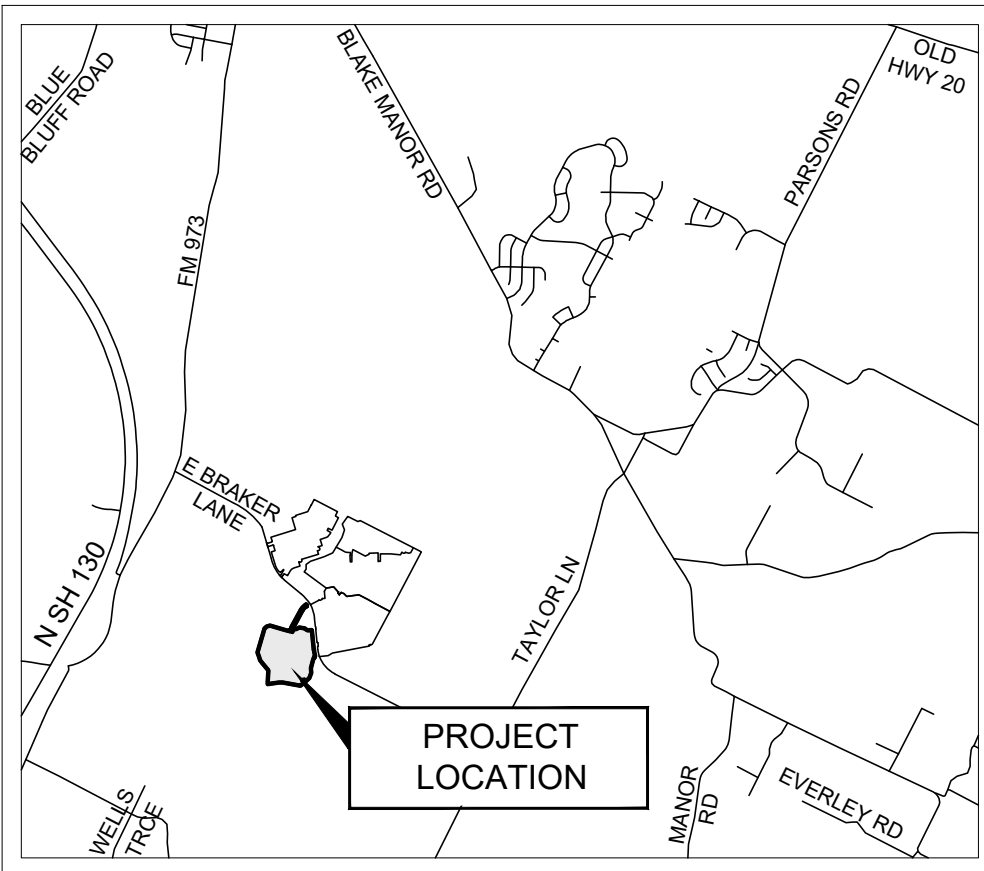




0 100' 200'
SCALE: 1" = 100'

LEGEND

- 504- EXISTING MAJOR CONTOUR
- 505- EXISTING MINOR CONTOUR
- 506- PROPOSED MAJOR CONTOUR
- 507- PROPOSED MINOR CONTOUR
- WL- PROPOSED WATER LINE
- WW- PROPOSED WASTEWATER LINE
- WQTZ- WQTZ (WATER QUALITY TRANSITION ZONE)
- CWQZ- CWQZ (CRITICAL WATER QUALITY ZONE)
- 500YR- FEMA 500-YEAR FLOODPLAIN
- 100YR- CALCULATED 100-YEAR FULLY DEVELOPED FLOOD PLAIN
- [Cross-hatched box] PROTECTED HEADWATERS
- [Arrow with tail] FLOW ARROW
- [Double line] SWALE
- [Single line] STORM DRAIN LINE
- [Circle with dot] STORM DRAIN MANHOLE
- [Square with dot] STORM DRAIN AREA INLET
- [Rectangular box] STORM DRAIN CURB INLET



VICINITY MAP
N.T.S.

DESIGNED BY: BG/MK	DATE	
	BY	
	REVISION	
DRAWN BY: [Signature]	NO.	
CHECKED BY: BG/SH		
APPROVED BY: JW		
EXHIBIT F		

Know what's below.
Call before you dig.

5508 HIGHWAY 290 WEST
SUITE 150
AUSTIN, TX 78735
512.872.6666
HARGREEN.COM

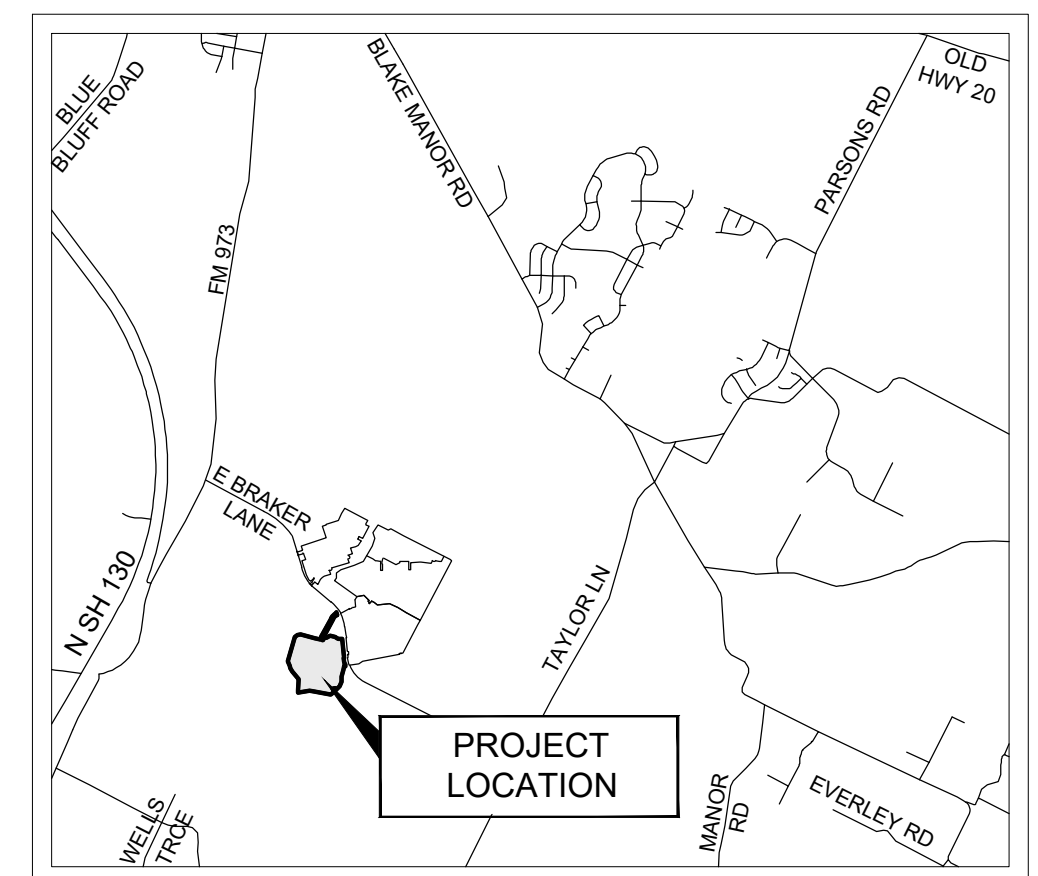
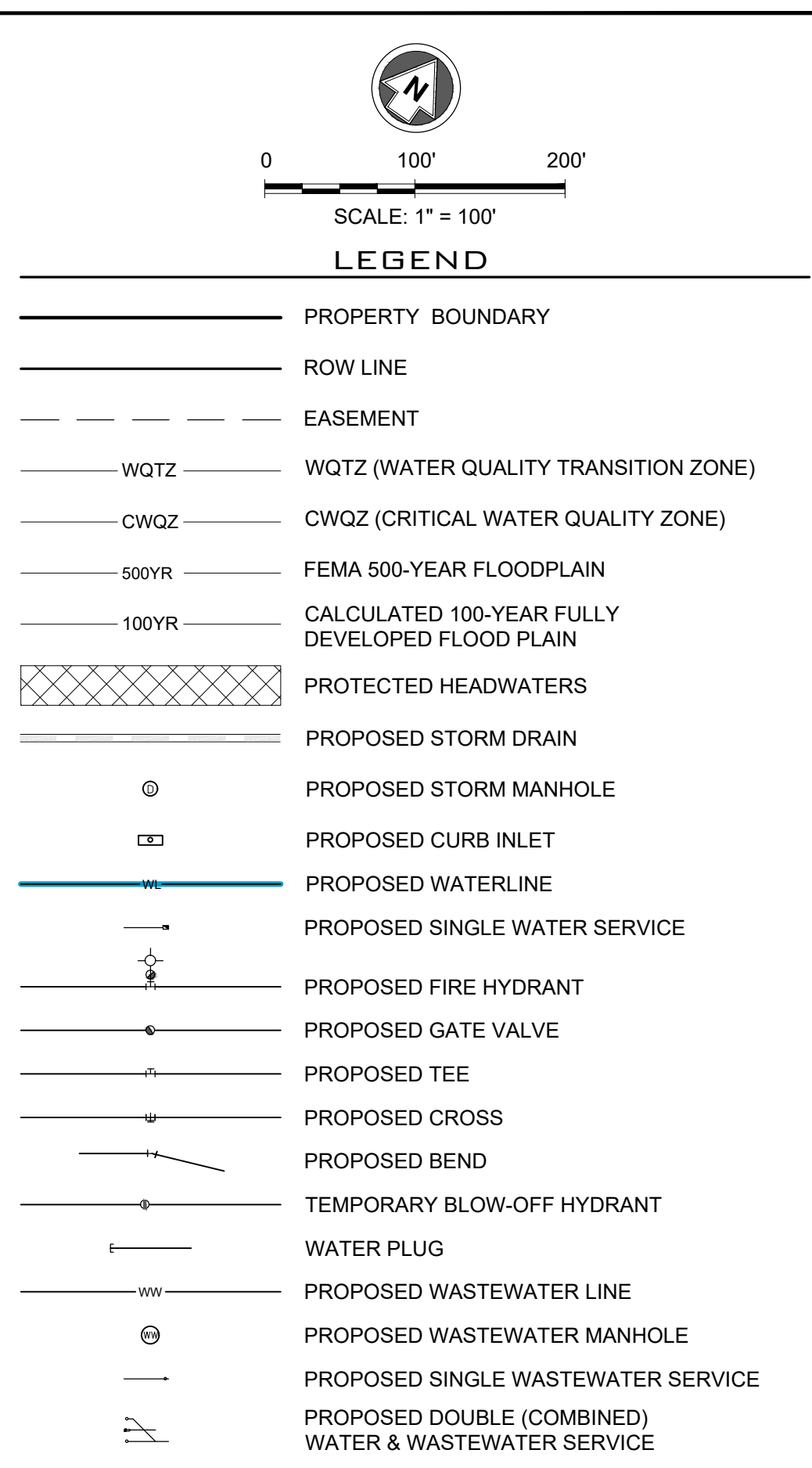
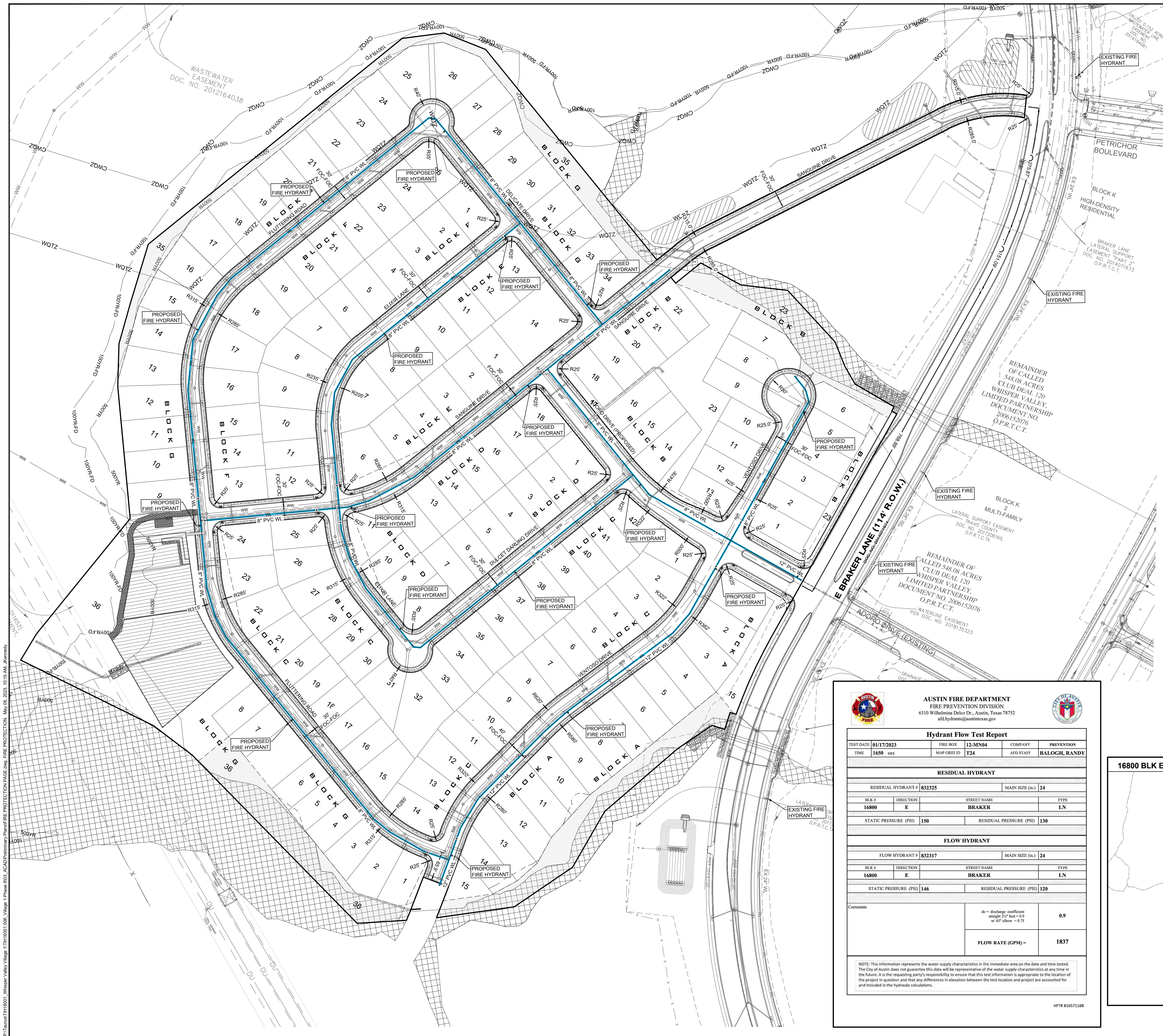
TIRE NO. 16384
TBRLS NO. 10164101



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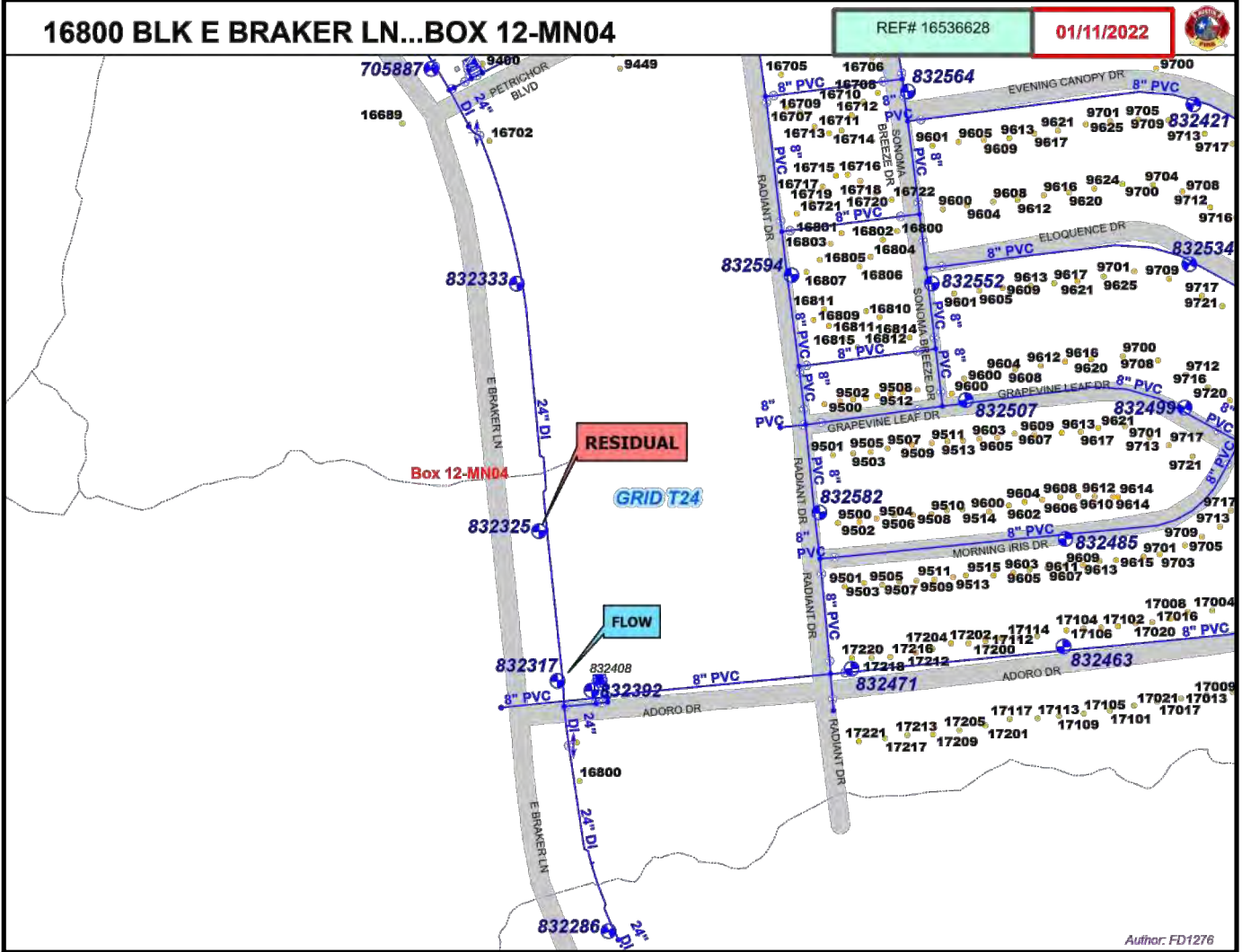
DRAINAGE LAYOUT

WHISPER VALLEY VILLAGE 1 PHASE 6

AUSTIN, TEXAS

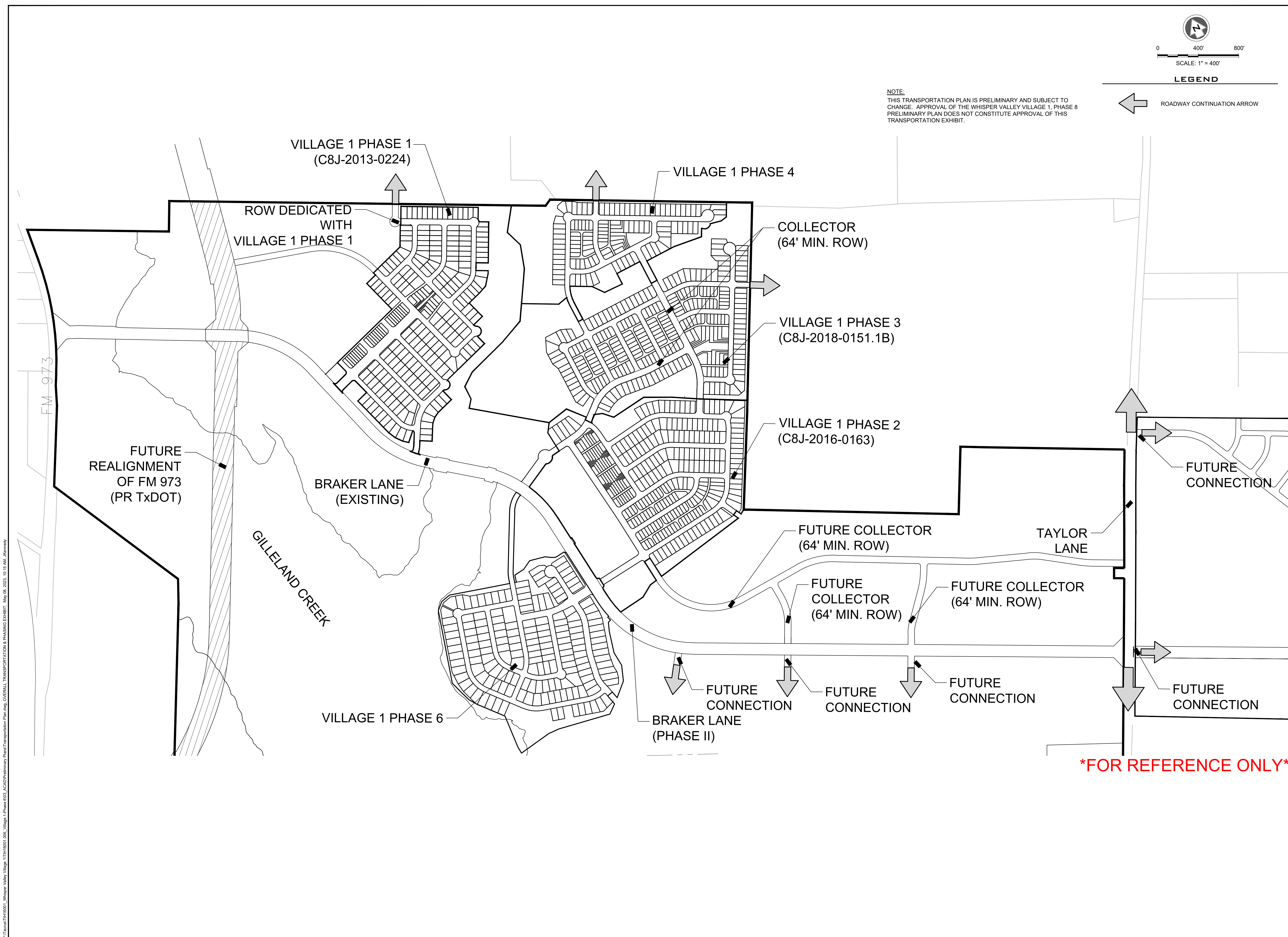


		AUSTIN FIRE DEPARTMENT FIRE PREVENTION DIVISION 6310 Wilhelmina Delco Dr., Austin, Texas 78762 afd.hydrants@austintexas.gov			
Hydrant Flow Test Report					
TEST DATE	01/17/2023	FIRE BOX	12-MN04	COMPANY	PREVENTION
TIME	1659 hrs	MAP GRID ID	124	APD STAFF	BALOGH, RANDY
RESIDUAL HYDRANT					
RESIDUAL HYDRANT #			832325	MAIN SIZE (in.)	
				24	
BLK #	DIRECTION	STREET NAME		TYPE	
16800	E	BRAKER		LN	
STATIC PRESSURE (PSI)		150	RESIDUAL PRESSURE (PSI)		130
FLOW HYDRANT					
FLOW HYDRANT #			832317	MAIN SIZE (in.)	
				24	
BLK #	DIRECTION	STREET NAME		TYPE	
16800	E	BRAKER		LN	
STATIC PRESSURE (PSI)		146	RESIDUAL PRESSURE (PSI)		120
Comments					
			dc = discharge coefficient single 2 1/2" hose = 0.9 w/ 45' elbow = 0.75	0.9	
			FLOW RATE (GPM) =	1837	
NOTE: This information represents the water supply characteristics in the immediate area on the date and time tested. The City of Austin does not guarantee this data will be representative of the water supply characteristics at any time in the future. It is the requesting party's responsibility to ensure that this test information is appropriate to the location of the project in question and that any differences in elevation between the test location and project are accounted for and included in the hydraulic calculations.					



		BY		DATE	
	NO.	REVISION			
<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 style="width: 45%;"> <p>5508 HIGHWAY 290 WEST SUITE 150 AUSTIN, TX 78735 512.872.6896 HRCGREEN.COM</p> </div> <div style="width: 45%; text-align: right;"> <p>TYPE NO: 16384 TIDALS NO: 10194101</p> </div> </div>					
		HRCGreen® DEVELOPMENT TX			
<div style="text-align: center;">  <p><i>J. Willmann</i> 07/08/2023</p> </div>					
FIRE PROTECTION		WHISPER VALLEY VILLAGE 1 PHASE 6 AUSTIN, TEXAS			
DESIGNED BY: <u>BG/MK</u>					
DRAWN BY: <u>RK</u>					
CHECKED BY: <u>BG/GH</u>					
APPROVED BY: <u>JW</u>					
EXHIBIT G					

P:\Tarrant\TH16001 - Whisper Valley Village 1\TH16001 006_Village 1 Phase 603_CAD\Primary Plan\Transportation Plan.dwg, OVERALL TRANSPORTATION & PHASING EXHIBIT, May 08, 2023, 10:15 AM, Jernemy



DESIGNED BY: AA	DATE:
DRAWN BY: JK	BY:
CHECKED BY: SH	REVISION:
APPROVED BY: FA	NO:
EXHIBIT H	
C8J-2023-0011 PA	

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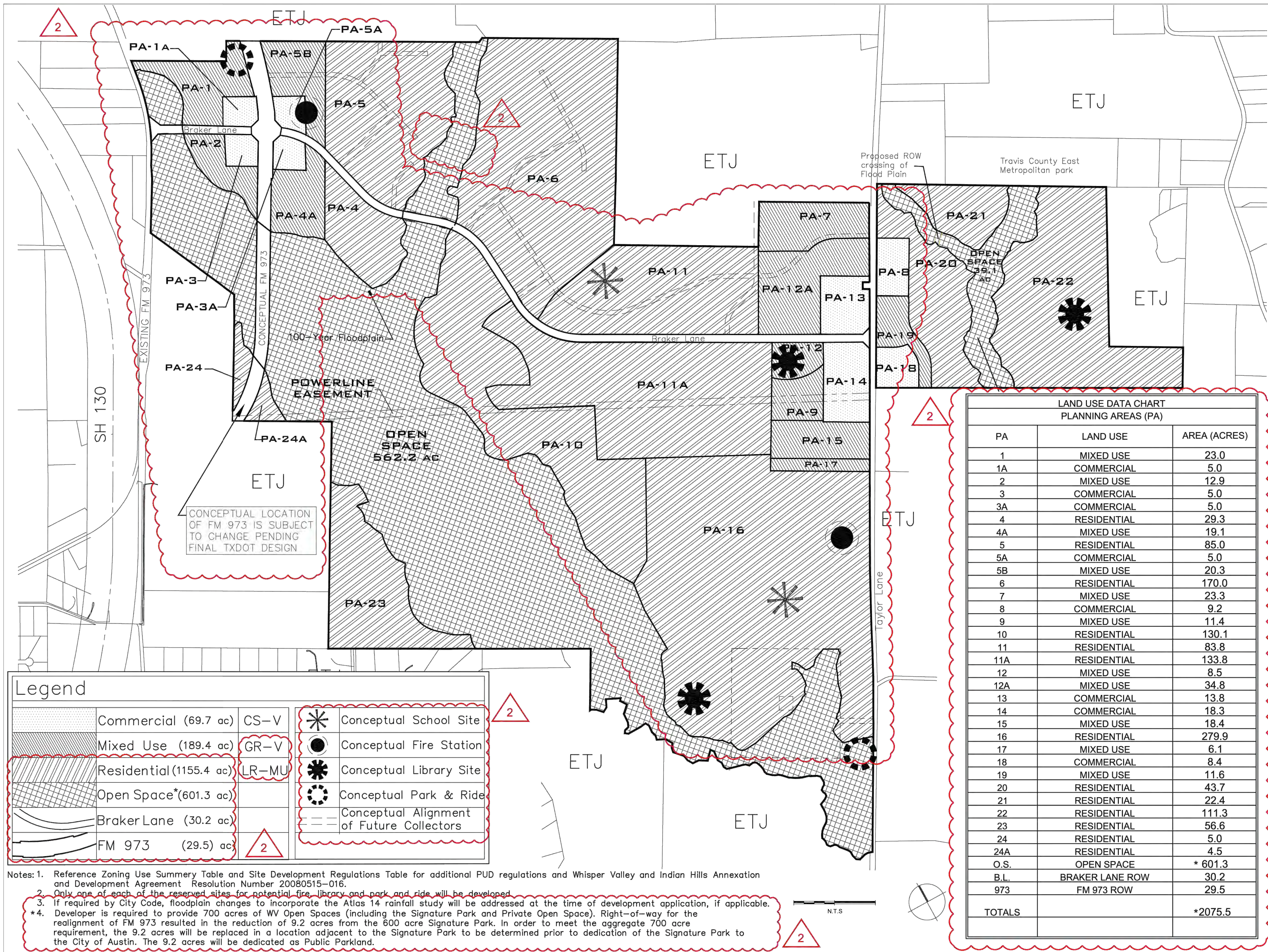
5508 HIGHWAY 290 WEST
SUITE 150
AUSTIN, TX 78735
512.453.4600
HARGREEN.COM

TBE NO.: 16384
TPCS NO.: 10194101

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OVERALL TRANSPORTATION & PHASING EXHIBIT

PRELIMINARY PLAN EXHIBITS FOR
WHISPER VALLEY
VILLAGE 1, PHASE 8
AUSTIN, TEXAS 78653



LAND USE DATA CHART PLANNING AREAS (PA)		
PA	LAND USE	AREA (ACRES)
1	MIXED USE	23.0
1A	COMMERCIAL	5.0
2	MIXED USE	12.9
3	COMMERCIAL	5.0
3A	COMMERCIAL	5.0
4	RESIDENTIAL	29.3
4A	MIXED USE	19.1
5	RESIDENTIAL	85.0
5A	COMMERCIAL	5.0
5B	MIXED USE	20.3
6	RESIDENTIAL	170.0
7	MIXED USE	23.3
8	COMMERCIAL	9.2
9	MIXED USE	11.4
10	RESIDENTIAL	130.1
11	RESIDENTIAL	83.8
11A	RESIDENTIAL	133.8
12	MIXED USE	8.5
12A	MIXED USE	34.8
13	COMMERCIAL	13.8
14	COMMERCIAL	18.3
15	MIXED USE	18.4
16	RESIDENTIAL	279.9
17	MIXED USE	6.1
18	COMMERCIAL	8.4
19	MIXED USE	11.6
20	RESIDENTIAL	43.7
21	RESIDENTIAL	22.4
22	RESIDENTIAL	111.3
23	RESIDENTIAL	56.6
24	RESIDENTIAL	5.0
24A	RESIDENTIAL	4.5
O.S.	OPEN SPACE	* 601.3
B.L.	BRAKER LANE ROW	30.2
973	FM 973 ROW	29.5
TOTALS		*2075.5



WHISPER VALLEY PUD
AUSTIN, TEXAS
CONCEPTUAL PLAN
PARK IMPROVEMENT PLAN

PROJECT: 091001
DRAWN BY: JK
CHECK BY: JTW
ISSUE DATE: 11/11/2009
REVISIONS: 03/26/2010
06/04/2020
07/01/2020

SHEET TITLE
LAND USE PLAN

SHEET NUMBER
1 of 1

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

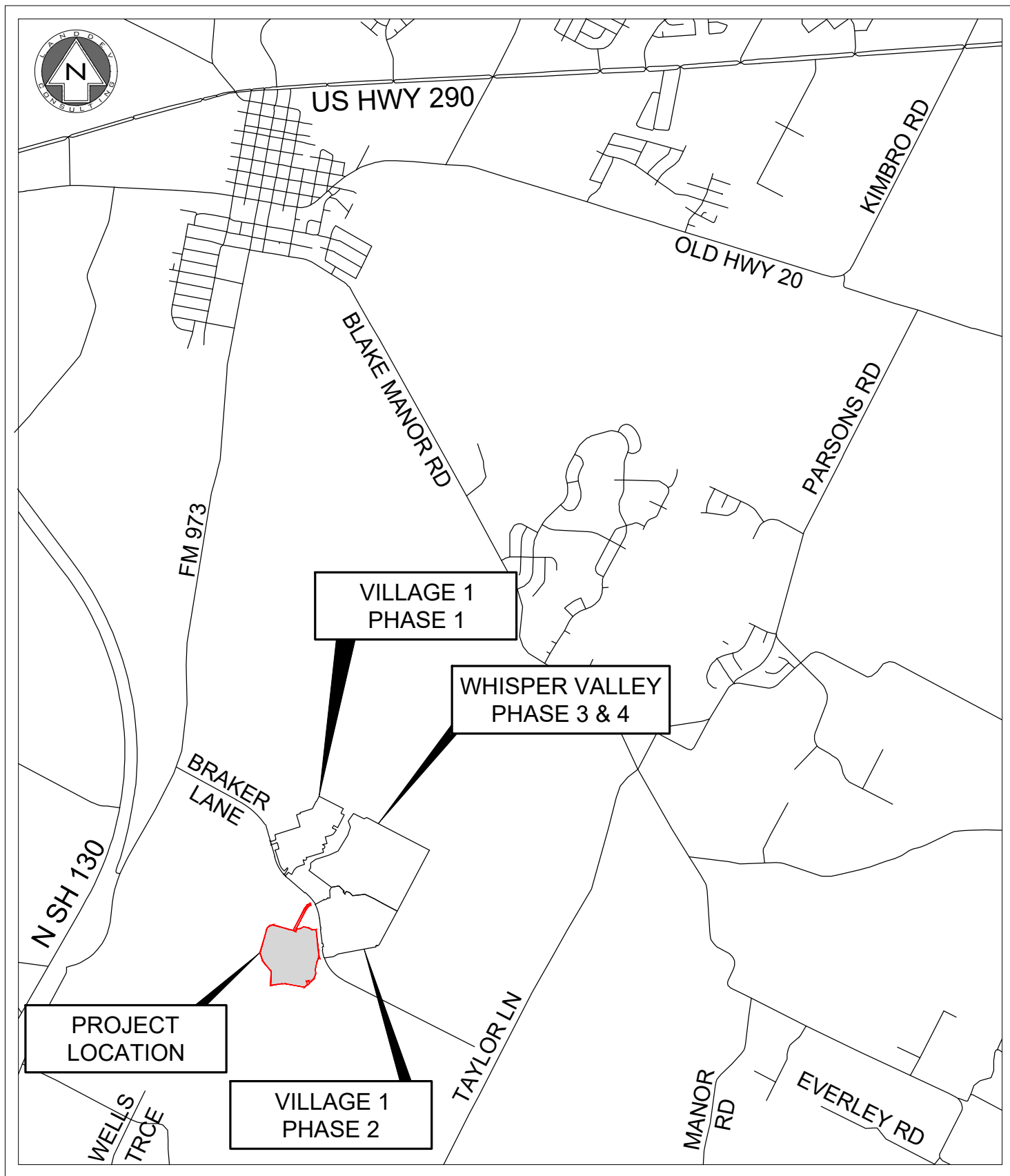
5508 HIGHWAY 290 WEST
SUITE 150
AUSTIN, TX 78735
PHONE: 512.872.6696
FAX: 512.872.6696
TYPE NO: 16384
TBP/L NO: 1014101
DEVELOPMENT TX

HRGreen®
JULIO T. WILLMANN
90356
PROFESSIONAL ENGINEER
09/08/2023

PUD LAND USE AMENDMENT
WHISPER VALLEY
VILLAGE 1 PHASE 6
AUSTIN, TEXAS

DESIGNED BY: BG/MK
DRAWN BY: JK
CHECKED BY: BG/SH
APPROVED BY: JW

EXHIBIT I



VICINITY MAP

N.T.S.

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

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	
---	--	--	--	---------------------	------	--

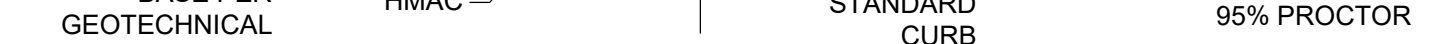
NOTE: Q1 TABLES ARE NOT REQUIRED FOR SUBURBAN WATERSHEDS

REAGE 15 - 25 % = 0.267 X 10 % = 0.0267 ACRES

PROPOSED TOTAL IMPERVIOUS COVER

TOTAL PROPOSED IMPERVIOUS COVER = 18.77 ACRES = 35.10% %

PROPOSED IMPERVIOUS COVER ON SLOPES	
SLOPE CATEGORIES	ACRES
0 - 15%	53.071
15 - 25%	0.267
25 - 35%	0.095
OVER 35%	0.049
TOTAL SITE AREA	53.482

PHASE 6 IMPERVIOUS COVER WITHIN WQTZ

PHASE 6 IMPERVIOUS COVER

ELECTRIC TRANSMISSION NOTES:

5. A PRE-CONSTRUCTION SAFETY MEETING IS REQUIRED WITH AUSTIN ENERGY 48 HOURS BEFORE COMMENCEMENT OF CONSTRUCTION.

BLOCK A LOT 10 = 30' REAR SETBACK
BLOCK A LOT 11 = 15' REAR SETBACK



PRELIMINARY SUBDIVISION APPROVAL

SUBMITTAL NUMBER: CA-2019-0109

APPLICATION DATE: 06/15/2019

APPROVED BY COMMISSIONERS COURT ON: _____

PRELIMINARY PLAN EXPIRATION DATE: _____

CYNTHIA MCDONALD, COUNTY EXECUTIVE, TNR

DATE

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

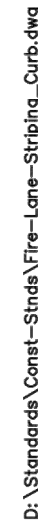
Final plat must be recorded by the Project Expiration Date. Subsequent Site Plans which do not

[illegible]

GENERAL NOTES (1 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. 2 OF 14
C8J-2019-0109



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

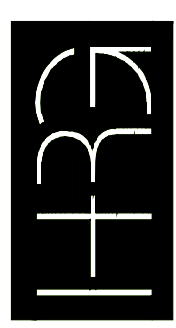
- 1 THE OWNER AND/OR DEVELOPER SHALL BE RESPONSIBLE FOR CONTACTING TRAVIS COUNTY ESD NO. 12 TO ENSURE COMPLIANCE WITH ALL CODES, ORDINANCES, STATUTES AND PERMITTING REQUIREMENTS PRIOR TO CONSTRUCTION.
- 2) PRIOR TO BEGINNING ANY CONSTRUCTION, THE APPROPRIATE TRAVIS COUNTY ESD NO. 12 PERMIT/APPROVAL SHALL BE OBTAINED. THE APPROVED PERMIT SHALL BE READILY AVAILABLE ON SITE TO TRAVIS COUNTY ESD NO. 12.
- 3) 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.
- 4) PHASED INSTALLATION OF FIRE ACCESS ROADS SHALL REQUIRE AN ACCESS PHASING PLAN APPROVED BY TRAVIS COUNTY ESD NO. 12.
- 5) PHASED CONSTRUCTION OF BUILDINGS SHALL REQUIRE A CONSTRUCTION PHASING PLAN APPROVED TRAVIS COUNTY ESD NO. 12.
- 6) 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.
- 7) 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 CONSTRUCTION OF ANY COMBUSTIBLE STRUCTURE, UNLESS OTHERWISE APPROVED BY TRAVIS COUNTY ESD NO. 12.
- 8) WHERE A FIRE HYDRANT IS LOCATED ON A FIRE LANE/FIRE APPARATUS ACCESS ROAD, THE MINIMUM ROAD WIDTH SHALL BE 26 FEET, EXCLUSIVE OF SHOULDERS. IF NO FIRE HYDRANT IS PROVIDED, THE MINIMUM FIRE LANE/FIRE APPARATUS ACCESS ROAD WIDTH SHALL BE 25 FEET.
- 9) 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 FLOW-LINE FOR FIRE LANES WITH MODIFIED CURB DESIGNS (E.G. ROLLED, RAMPED).
- 10) 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.
- 11) A MINIMUM VERTICAL CLEARANCE OF 14' SHALL BE PROVIDED FOR ALL FIRE LANES/FIRE APPARATUS ACCESS ROADS.
- 12) INSIDE TURNING RADII OF FIRE LANES/FIRE APPARATUS ACCESS ROADS SHALL BE A MINIMUM OF 25 FEET. THE OUTSIDE RADIUS SHALL BE 50 FEET.
- 13) DEAD-END FIRE LANES/FIRE APPARATUS ACCESS ROADS IN EXCESS OF 150 FEET SHALL BE PROVIDED WITH APPROVED TURNAROUND PER 2015 IFC APPENDIX D, TABLE D103.4.
- 14) THE DIAMETER OF A CUL-DE-SAC SHALL BE 100 FEET MINIMUM PER CITY OF MANOR SPECIFICATIONS.
- 15) ACCESS GATES SHALL BE APPROVED BY TRAVIS COUNTY ESD NO. 12 PRIOR TO INSTALLATION.
- 16) ALL GATES IN CONSTRUCTION FENCING SHALL BE EQUIPPED WITH A KNOX OR BREAKAWAY PADLOCK.
- 17) THE SUBMISSION OF AN UNDERGROUND WATER LINE (UTILITY) PLAN SHEET, AN AERIAL FIRE APPARATUS ROAD, 15-30 FEET PARALLEL TO ONE ENTIRE SIDE OF THE BUILDING SHALL BE IN PLACE. (2015 IFC, APPENDIX D105)
- 18) 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.
- 19) THE MINIMUM REQUIRED FIRE FLOW SHALL MEET OR EXCEED THE REQUIREMENTS OF APPENDIX B OF THE 2015 INTERNATIONAL FIRE CODE.
- 20) THE MAXIMUM FIRE FLOW REDUCTION FOR A SPRINKLER SYSTEM SHALL BE 50%.
- 21) ALL FIRE HYDRANTS THAT ARE APPROVED AND INSTALLED AS A PART OF THE PROPOSED PROJECT SHALL BE PART OF A FIRE PROTECTION SYSTEM.
- 22) THE UTILITY CONTRACTOR SHALL CONSULT TRAVIS COUNTY ESD NO. 12 REGARDING ANY REQUIREMENTS FOR UTILITY CONTRACTORS.
- 23) 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.
- 24) THE SUBMISSION OF AN UNDERGROUND WATER LINE (UTILITY) PLAN SHEET WITH THE SITE PLAN DOES NOT ALLEVIATE THE NEED TO HAVE A SEPARATE UNDERGROUND 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.
- 25) 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.
- 26) 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.
- 27) THE PRESENCE OF DOMESTIC WATER SUPPLY TAPS OFF OF THE MAIN WATER LINE OR A SHARED SUPPLY LINE WITH FIRE SPRINKLER RISERS IS NOT A REQUIREMENT OF TRAVIS COUNTY ESD NO. 12 OR NFPA 24. NFPA 24 SHALL APPLY TO ALL FIRE PROTECTION UNDERGROUND INSTALLATIONS AND INSTALLATIONS SHALL BE PERMITTED AND INSPECTED BY TRAVIS COUNTY ESD NO. 12.
- 28) FIRE HYDRANTS SHALL MEET THE MINIMUM STANDARD OF THE CITY OF MANOR AND TRAVIS COUNTY ESD NO. 12, (M511S-17A) AND PAINTED RED.
- 29) THE 4.5" FIRE HYDRANT OUTLET MUST FACE THE FIRE LANE.
- 30) THE HYDRANTS SHALL BE INSTALLED WITH THE CENTER OF THE 4.5" OPENING AT LEAST 18" ABOVE FINISHED GRADE.
- 31) HYDRANTS SHALL BE PLACED WITHIN 100 FEET OF AN FDC.
- 32) 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.
- 33) ALL FIRE HYDRANTS SHALL HAVE A "BLUE REFLECTIVE PAVEMENT MARKER" INDICATING THEIR LOCATION.
- 34) HYDRANTS SHALL BE PLACED AT NO MORE THAN 500 FEET APART, UNLESS OTHERWISE APPROVED BY TRAVIS COUNTY ESD NO. 12. (2015 IFC, C102)
- 35) 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.
- 36) HYDRANTS MUST BE LOCATED WITHIN THREE TO SIX FEET OF THE EDGE OF A FIRE ACCESS ROADWAY.
- 37) 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).
- 38) A MINIMUM 3-FOOT CLEARANCE SHALL BE PROVIDED AROUND THE CIRCUMFERENCE OF THE HYDRANT.
- 39) 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.
- 40) FIRE SPRINKLER RISER ROOMS SHALL BE PROVIDED WITH EXTERIOR ACCESS. NO INTERIOR ACCESS SHALL BE PROVIDED. THE EXTERIOR ACCESS DOOR SHALL BE A DESIGNATED FIRE LANE, UNLESS OTHERWISE APPROVED BY TRAVIS COUNTY ESD NO. 12.
- 41) 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.
- 42) THE BUILDING ADDRESS SHALL BE CLEARLY VISIBLE FROM THE STREET TO WHICH IT IS ADDRESSED. FINAL NUMBERS HAVE TO BE AT LEAST 6" IN HEIGHT AND OF CONTRASTING COLOR WITH THE BACKGROUND UPON WHICH THEY ARE PLACED.
- 43) TEMPORARY FUEL TANKS OF 60 OR MORE GALLONS SHALL BE INSPECTED BY TRAVIS COUNTY ESD NO. 12 TO ENSURE THE APPROPRIATE REQUIREMENTS ARE MET.
- 44) 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.
- 45) 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 TRAVIS COUNTY

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Call before you dig.**

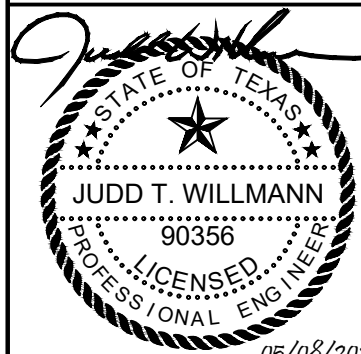
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AUSTIN, TX 78735
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TBPE NO: 16384
TBPLS NO: 10194101



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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

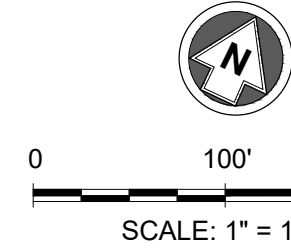
C8J-2019-0109

<div style="text-align: center;"></div> <p style="text-align: center;">PRELIMINARY SUBDIVISION APPROVAL</p> <p>SUBDIVISION NUMBER: <u>CBJ-2019-0109</u></p> <p>APPLICATION DATE: <u>06/15/2019</u></p> <p>APPROVED BY COMMISSIONER'S COURT ON: _____</p> <p>PRELIMINARY PLAN EXPIRATION DATE: _____</p> <p style="margin-top: 20px;">CYNTHIA MCDONALD, COUNTY EXECUTIVE, TNR _____ DATE _____</p> <p style="font-size: small; margin-top: 10px;">All Final Plans must be recorded as have Alternative Final approval 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.</p>	<p>PRELIMINARY PLAN APPROVAL Sheet <u>3</u> of <u>4</u></p> <p>FILE NUMBER: <u>CBJ-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 style="margin-top: 20px;">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 style="margin-top: 20px;">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.

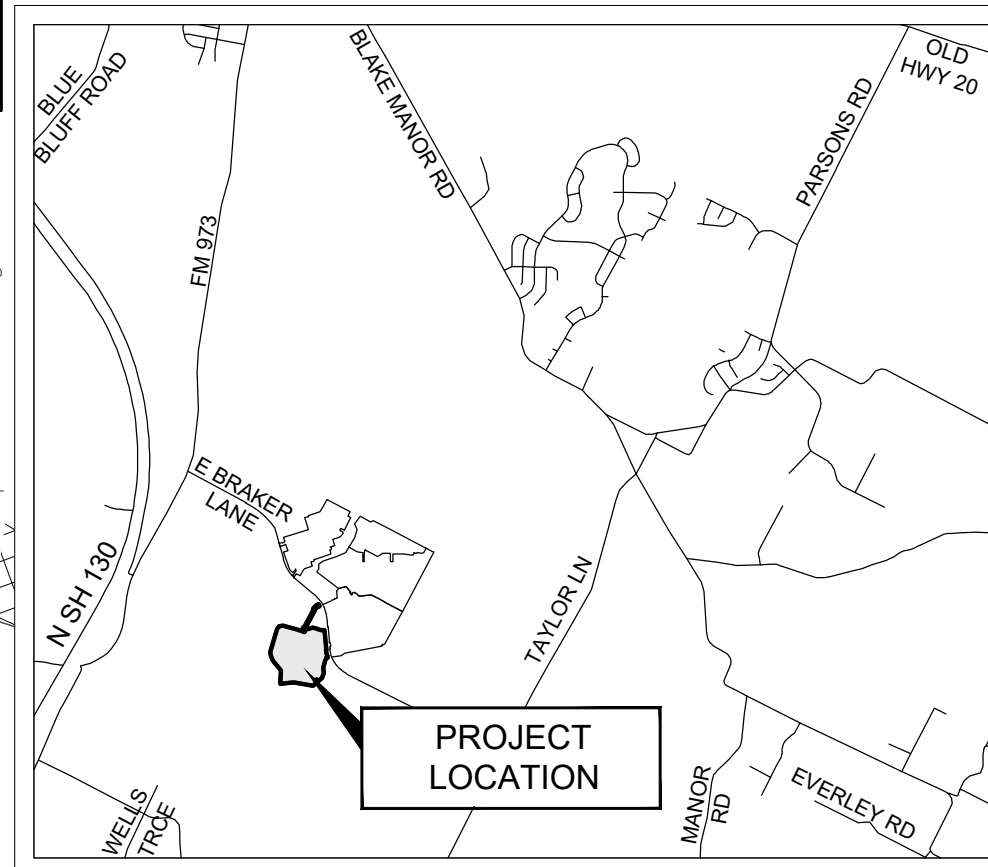


LEGEND

- 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, TRS. 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

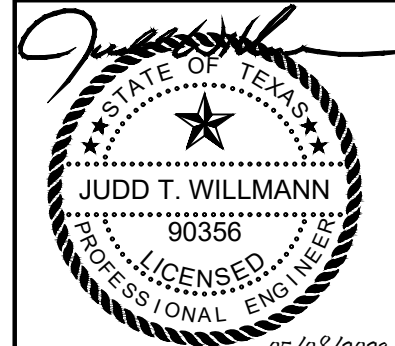
FINAL PLAT TO LOCK-IN PRELIMINARY FILE# _____
APPROVED ON: _____
PRELIMINARY EXTENDED ON: _____ UNTIL: _____

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.

DATE	
BY	
REVISION	
NO.	



5508 HIGHWAY 290 WEST
SUITE 150
AUSTIN, TX 78735
TEL: 512.440.8888
WWW.811.TX



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

