

VICINITY MAP

N.T.S.

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

PRELIMINARY PLAN FOR WHISPER VALLEY VILLAGE 1 PHASE 6 AUSTIN, TEXAS 78653

FLOODPLAIN INFORMATION:

THE 100-YEAR FLOODPLAIN IS CONTAINED WITHIN THE DRAINAGE EASEMENT AS SHOWN HEREON. A PORTION OF THIS TRACT IS WITHIN THE DESIGNATED FLOOD HAZARD AREA AS SHOWN ON THE FEDERAL EMERGENCY MANAGEMENT (FEMA) FLOOD INSURANCE RATE MAP (FIRM) NO. 48453C0495J, DATED AUGUST 18, 2014. COMMUNITY # 481026

BENCHMARK:

TBM #1 - COTTON SPINDLE ON CONCRETE STORM DRAIN INLET ALONG THE WEST SIDE OF EAST BRAKER LANE **ELEVATION = 478.50'**

TBM #2 - CONTROL POINT #6 - IRON ROD SET WITH CAP STAMPED "LANDDEV" ALONG THE EAST SIDE OF EAST BRAKER LANE **ELEVATION = 499.34**'

GENERAL NOTES:

- 1. PUD ORDINANCE #20100826-066, THE WHISPER VALLEY AND INDIAN HILLS ANNEXATION AND DEVELOPMENT AGREEMENT AND DEDICATED AND PRIVATE OPEN SPACE. THE WHISPER VALLEY PRIVATE OPEN SPACE REQUIREMENT FOR THIS PRELIMINARY
- 3. WATER AND WASTEWATER SERVICE FOR THE DEVELOPMENT WILL BE PROVIDED BY THE CITY OF AUSTIN ACCORDING TO THE COST REIMBURSEMENT AGREEMENT.
- 4. THIS PROJECT IS LOCATED IN THE GILLELAND CREEK WATERSHED, WHICH IS CLASSIFIED AS A SUBURBAN WATERSHED.
- 5. THIS PROJECT IS NOT LOCATED OVER THE EDWARDS AQUIFER RECHARGE ZONE
- 6. PARKLAND DEDICATION REQUIREMENTS SHALL BE SATISFIED AT THE FINAL PLAT STAGE PURSUANT TO THE PUD ORDINANCE #20100826-066 AND THE WHISPER VALLEY MASTER PARKLAND AGREEMENT.
- 7. PRIOR TO ANY DEVELOPMENT. A PERMIT IS REQUIRED FROM THE CITY OF AUSTIN AND FROM TRAVIS COUNTY.
- 8. WITHIN A SIGHT LINE EASEMENT ANY OBSTRUCTION OF SIGHT LINE BY VEGETATION, FENCING, EARTHWORK, BUILDINGS, SIGNS OR ANY OTHER OBJECT WHICH IS DETERMINED TO CAUSE A TRAFFIC HAZARD IS PROHIBITED AND MAY BE REMOVED BY ORDER OF THE TRAVIS COUNTY COMMISSIONERS COURT AT THE OWNERS EXPENSE. THE PROPERTY OWNER IS TO MAINTAIN AN UNOBSTRUCTED VIEW CORRIDOR WITHIN THE BOUNDS OF SUCH EASEMENT AT ALL TIMES.
- 9. APPROVAL OF THIS PRELIMINARY PLAN IN NO WAY GRANDFATHERS OR EXEMPTS DEVELOPMENT REQUIREMENTS ON THIS SITE FOR FLOODPLAIN COMPLIANCE. DEVELOPMENT PERMIT APPLICATIONS ARE GOVERNED BY THE REGULATIONS THAT ARE IN PLACE AT THE TIME THE PERMIT IS APPLIED FOR, NOT NECESSARILY THOSE IN PLACE AT THE TIME OF SUBDIVISION APPROVAL.
- 10. FIRE HYDRANTS APPROVED AND INSTALLED AS PART OF THE PROPOSED PROJECT ARE PART OF A FIRE PROTECTION SYSTEM.
- 11. MINIMUM REQUIRED FIRE FLOW SHALL MEET OR EXCEED THE REQUIREMENTS OF APPENDIX B OF THE 2015 INTERNATIONAL FIRE CODE. MINIMUM FIRE FLOW SHALL NOT BE LESS THAN 1000 GALLONS PER MINUTE FOR THIS PROJECT.

12. TRAVIS COUNTY EMERGENCY SERVICES DISTRICT NO.12 SHALL BE INCLUDED IN ALL PRE-CONSTRUCTION MEETINGS.

LOCATION

VICINITY MAP

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

LEGAL DESCRIPTION

A DESCRIPTION OF A 53.48 ACRE TRACT OF LAND (2,329,664 SQ. FT.), LOCATED IN THE OLIVER BUCKMAN SURVEY No. 40, ABSTRACT No. 60 OF TRAVIS COUNTY, TEXAS. SAID 53.47 ACRES BEING A PORTION OF THAT CERTAIN TRACT OR PARCEL OF LAND CALLED 548.08 ACRES AND THAT CERTAIN TRACT OR PARCEL OF LAND CALLED 72.50 ACRES IN A SPECIAL WARRANTY DEED WITH VENDOR'S LIEN, RECORDED AUGUST 8, 2006, FROM GREEN COMMUNITY DEVELOPMENT, L.P. TO CLUB DEAL 120 WHISPER VALLEY LIMITED PARTNERSHIP AS DOCUMENT No. 2006152076, OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS (O.P.R.T.C.T.)

APPLICATION SUBMITTAL DATE:

JULY 15, 2019

OWNER: CLUB DEAL 120 WHISPER VALLEY, L.P. 9285 HUNTINGTON SQUARE NORTH RICHLAND HILLS, TEXAS, 76182

ENGINEER/SURVEYOR:

(817) 788-1000



DEVELOPMENT TX TBPE NO: 16384 - TBPLS NO: 10194101

512.872.6696

HRGREEN.COM

Plan Type: 5508 HIGHWAY 290 WEST SUITE 150 AUSTIN, TX 78735 Reviewe

TRAVIS COUNTY ESD No. 12 Reviewed by Fire Prevention Division

Approval Expires After 365 Days of Inactivity Approval subject to field inspection and required

test(s), notations hereon, conditions noted in correspondence and conformance with applicable codes and regulations.

The stamping and approval of these plans shall not be construed to be a permit for, or an approval of, any violations of any of the provisions of applicable codes or of any other ordinance of this jurisdiction.

Any revisions made after signature date are not valid until approved by TCESD No. 12 in writing.

Reviewed by:
Date:
ONLY STAMPED SHEETS REVIEWED BY TCESD No. 12
Notes:

PRELIMINARY SUBDIVISION APPROVAL SUBDIVISION NUMBER: C8J-2019-0109 APPLICATION DATE: 06/15/2019

APPROVED BY COMMISSIONERS COURT ON:___ PRELIMINARY PLAN EXPIRATION DATE:

CYNTHIA C MCDONALD COUNTY EXECUTIVE THR 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, unplatted land is subject to current regulations

PRELIMINARY PLAN APPROVAL Sheet __1_ of __4_ FILE NUMBER C8J-2019-0109 APPLICATION DATE 06/15/2019 APPROVED BY ZAP ON _____ APPROVED BY COMMISIONER'S COURT ON _____ EXPIRATION DATE (LDC 30-2-62)

CASE MANAGER SUE WELCH Jose Roig, Interim Director, Development Service Department

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

PRELIMINARY EXTENDED ON _____

SHEET INDEX

EXHIBIT H OVERALL TRANSPORTATION & PHASING EXHIBIT

I, JUDD T. WILLMANN, P.E., CERTIFY THAT THESE ENGINEERING DOCUMENTS ARE COMPLETE, ACCURATE AND ADEQUATE FOR THE INTENDED PURPOSES, INCLUDING CONSTRUCTION, BUT ARE

FIRE MARSHAL, TRAVIS COUNTY EMERGENCY SERVICE DISTRICT NO. 12 DATE

NOT AUTHORIZED FOR CONSTRUCTION PRIOR TO FORMAL CITY APPROVAL

COVER SHEET

GENERAL NOTES (1 OF 2)

GENERAL NOTES (2 OF 2)

PRELIMINARY PLAN

EXHIBIT A EXISTING DRAINAGE AREA MAP

EXHIBIT B1 PROPOSED DRAINAGE AREA MAP

EXHIBIT B2 WATER QUALITY CALCULATIONS

EXHIBIT C SLOPE MAP

5508 HIGHWAY 290 WEST, SUITE 150

APPROVED BY:

AUSTIN, TEXAS 78735

512 872-6696

EXHIBIT D TREE PLAN & LIST

EXHIBIT F DRAINAGE LAYOUT

EXHIBIT G FIRE PROTECTION

EXHIBIT E OVERALL UTILITY LAYOUT

EXHIBIT I PUD LAND USE AMENDMENT

SUBMITTED FOR APPROVAL BY:

DESCRIPTION

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

Call before you dig



DESIGNED BY: BG/MK DRAWN BY:___ 🎊

CHECKED BY: BG/SH APPROVED BY: JW

C8J-2019-0109

REVISIONS / CORRECTIONS

6_Village 1-F	Number	DESCRIPTION	REVISE (R) ADD (A) VOID (V) SHEET No.'s	SHEETS IN PLAN SET	IMP.	TOTAL SITE IMP. COVER (SQ. FT.)/%	AUSTIN	TRAVIS COUNTY APPROVAL DATE	TC ESD #12 APPROVAL DATE
1\TIH16001.00									
e 1\TIH1									
ley Villag									
sper Val									
001_Wh									
Taurus\TIH16001									

PHASE 6 LAND USE TABLE						
REFER TO WHISPER VALLEY PUD "EXHIBIT I"						
NO. OF LOTS	AREA (ACRE)					
166	33.18					
6	9.48					
1	0.06					
-	10.76					
173	53.48					
	PUD "EXHIBIT I" NO. OF LOTS 166 6 1 -					

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

	PHASE 6 LAND DESIGNATION					
BLOCK	NUMBER	SF.	AC.	LAND USE		
А	15	58453	1.34	POS		
В	17	2683	0.06	HOA LANDSCAPE		
В	23	77432	1.78	POS		
С	15	8709	0.20	POS		
E	14	18997	0.44	POS		
G	35	52776	1.21	POS		
G	36	196754	4.52	POS		
TOTAL		415804	9.55			
* LAND DESIGNATION TABLE FOR LOTS OTHER THAN RESIDENTIAL USE						

			PHASE 6 STR	REET INFO	RMATION			
NAME OF STREET	ROW WIDTH	PAVEMENT WIDTH	TYPICALCROSS SECTION	SIDEWALK	SIDEWALK WIDTH	CLASSIFICATION	STREET LENGTH (LF)	DESIGN SPEED (MPH)
							, ,	, , , , , , , , , , , , , , , , , , ,
ADORO DRIVE	64'-0" - 91' - 0"	44.0' F-F - 50.0' F-F	A / A1	BOTH SIDES	5'-0"	NEIGHBORHOOD COLLECTOR	764	35
ELIXIR DRIVE	50'-0"	30.0' F-F	В	BOTH SIDES	4'-0"	LOCAL	1177	30
FLUTTERING ROAD	50'-0"	30.0' F-F	В	BOTH SIDES	4'-0"	LOCAL	2073	30
DELICATE DRIVE	50'-0"	30.0' F-F	В	BOTH SIDES	4'-0"	LOCAL	570	30
JLCET DARLING DRIVE	50'-0"	30.0' F-F	В	BOTH SIDES	4'-0"	LOCAL	610	30
SANGUINE DRIVE	50'-0"	30.0' F-F	В	BOTH SIDES	4'-0"	LOCAL	2096	30
VENTOSO DRIVE	50'-0"	30.0' F-F	В	BOTH SIDES	4'-0"	LOCAL	271	30
VENTOSO DRIVE	60'-0"	40.0' F-F	С	BOTH SIDES	4'-0"	RESIDENTIAL COLLECTOR	1009	30
ER APPROVED PUD ORI	 DINANCE NO. 2010	00826-066				TOTAL STREET LENGTH	8570	

APPENDIX Q-2 IMPERVIOUS COVER (WHISPER VALLEY VILLAGE 1, PHASE 6) SUBURBAN WATERSHEDS

NOTE: Q1 TABLES ARE NOT REQUIRED FOR SUBURBAN WATERSHEDS

53.482 (GROSS SITE AREA) = 29.415 ACRES IMPERVIOUS COVER ALLOWED AT 55% % X

ALLOWABLE IMPERVIOUS COVER BREAKDOWN BY SLOPE CATEGORY

TOTAL ACREAGE 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

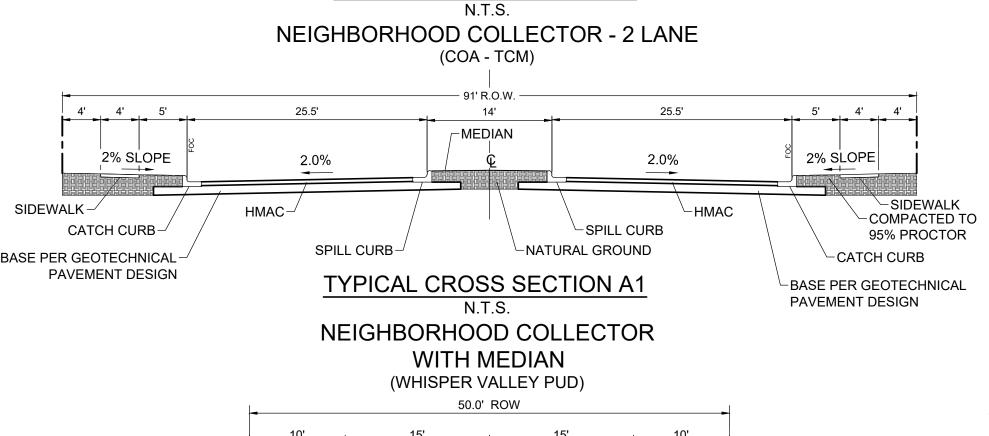
			IMPERVIOUS COVER	
		BUILDING	AND OTHER	DRIVEWAYS/
		IMPERVI	OUS COVER	ROADWAYS
SLOPE	ACRES	ACRES	% OF CATEGORY	ACRES
CATEGORIES				
0 - 15%	53.071	10.344	19.49%	8.471
15 - 25%	0.267	0.006	2.25%	0.030
25 - 35%	0.095	0.000	0.00%	0.043
OVER 35%	0.049	0.000	0.00%	0.016
TOTAL SITE AREA	53.482			
1				

	PHASE 6 IMPERVIOUS COVER WITHIN WQTZ							
	CATEGORY	AREA (AC.)	IMPERVIOUS COVER (%)	IMPERVIOUS COVER (AC.)				
	LOTS	3.11	29.90 %	0.93				
	R.O.W	0.38	81.58 %	0.31				
-	TOTAL	3.49	35.53 %	1.24				

2% SLOPE 2% SLOPE -SIDEWALK HMAC -BASE PER STANDARD -GEOTECHNICAL CURB - COMPACTED TO 95%

PAVEMENT DESIGN TYPICAL CROSS SECTION A

64.0' ROW



STANDARD -

TYPICAL CROSS SECTION B

LOCAL

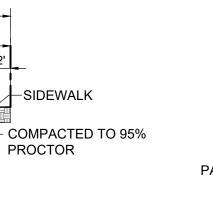
(COA - TCM)

2% SLOPE

BASE PER-

GEOTECHNICAL

PAVEMENT DESIGN



60' ROW 2% SLOPE -SIDEWALK _ COMPACTED TO BASE PER-STANDARD -95% PROCTOR **GEOTECHNICAL** PAVEMENT DESIGN

(WHISPER VALLEY PUD)

TYPICAL CROSS SECTION C RESIDENTIAL COLLECTOR

PHASE 6 IMPERVIOUS COVER IMPERVIOUS COVER (SF.) IMPERVIOUS COVER (AC.) CATEGORY NUMBER OF LOTS 10,000 SF 372,500 8.55 OR LESS IN SIZE: 149 NUMBER OF LOTS 10,000 SF 59,500 1.37 TO 15,000 SF. IN SIZE: 17 ROW IMPERVIOUS COVER 305,370 7.01 (PAVEMENT) **ROW IMPERVIOUS COVER** 67,667 1.55 (SIDEWALKS) OTHER IMPERVIOUS COVER 12,632 0.29 (GEOTHERMAL PUMP HOUSE) 817,669 18.77

ELECTRIC TRANSMISSION NOTES:

- NO TREES SHALL BE PLANTED WITHIN THE TRANSMISSION EASEMENT. NO TREES SHALL BE PLANTED WITHIN 25 FEET OF THE BASE OF THE TRANSMISSION STRUCTURE. VEHICULAR ACCESS FOR AUSTIN ENERGY TRUCKS AND EQUIPMENT IS TO BE MAINTAINED AT ALL TIMES WITHIN THE EASEMENT. AUSTIN ENERGY WILL NOT BE RESPONSIBLE FOR DAMAGE AND/OR REMOVAL OF VEGETATION WITHIN THE FASEMENT
- DO NOT DIG OR GRADE WITHIN 25 FEET OF THE TRANSMISSION STRUCTURES, INCLUDING DOWN GUY ANCHORS. GRADING NEAR ELECTRIC TRANSMISSION FACILITIES MUST BE COORDINATED WITH AUSTIN ENERGY PRIOR TO COMMENCEMENT OF GRADING. CALL ANDREW PEREZ AT 512-505-7153 TO SCHEDULE A MEETING.
- A PRE-CONSTRUCTION SAFETY MEETING IS REQUIRED WITH AUSTIN ENERGY 48 HOURS BEFORE COMMENCEMENT OF CONSTRUCTION. CALL ANDREW PEREZ AT 512-505-7153 TO SCHEDULE A TAILGATE SAFETY MEETING. INCLUDE CHUCK HENDRY (PH 505-7151) IN THE MEETING, IF CRANES ARE BEING USED DURING CONSTRUCTION. OSHA REQUIRES A 20' CLEARANCE FROM ENERGIZED TRANSMISSION LINES DURING CONSTRUCTION.
- BARRICADES MUST BE ERECTED 10 FEET FROM ELECTRIC TRANSMISSION STRUCTURES DURING CONSTRUCTION. ANY RELOCATION OF ELECTRIC TRANSMISSION FACILITIES OR OUTAGES CAUSED BY THIS PROJECT WILL BE CHARGED TO THE PROPERTY OWNER AND CONTRACTOR.
- WARNING SIGNS MUST BE PLACED UNDER THE OVERHEAD ELECTRIC TRANSMISSION FACILITIES AS NOTIFICATION OF THE ELECTRICAL
- FOR SAFETY REASONS, AERIAL EQUIPMENT, DUMPSTERS, STAGING OR SPOILS AREAS ARE NOT PERMITTED WITHIN 20 FEET OF THE TRANSMISSION WIRE AND/OR STRUCTURES AND MUST BE LOCATED OUTSIDE THE EASEMENT.
- 7. 24-HOUR ACCESS TO ELECTRIC FACILITIES SHALL BE MAINTAINED.
- 8. ANY TEMPORARY OR PERMANENT FENCE PREVENTING ACCESS TO THE TRANSMISSION FACILITIES AND/OR EASEMENT SHALL BE COORDINATED WITH AUSTIN ENERGY STAFF. AE STAFF WILL INSTALL A LOCK ON THE GATE FOR ACCESS.
- 9. PROPERTY OWNER AND CONTRACTOR ARE RESPONSIBLE FOR DUST CONTROLS TO MINIMIZE CONTAMINATION OF WIRE AND INSULATORS CAUSED BY DUST FROM THIS PROJECT. ANY SUBSEQUENT CLEANING OR ELECTRICAL OUTAGES CAUSED BY DUST FROM THIS PROJECT WILL BE CHARGED TO THE PROPERTY OWNER AND CONTRACTOR.
- 10. PROPERTY OWNER IS RESPONSIBLE FOR ANY DAMAGES TO CURBING, LANDSCAPING, WALLS, PAVING PLACED AROUND THE ELECTRIC TRANSMISSION STRUCTURES/POLES/LINES CAUSED BY AUSTIN ENERGY DURING MAINTENANCE AND REPAIRS. ALL CURBING WITHIN THE ELECTRIC TRANSMISSION EASEMENT MUST BE LAYDOWN CURBING.
- 11. ROADS/DRIVEWAYS/PAVEMENT/PARKING WITHIN THE EASEMENT SHOULD BE BUILT TO HANDLE THE WEIGHT OF THE CONDOR (80,000
- 12. FIRE HYDRANTS MUST BE LOCATED OUT OF THE TRANSMISSION EASEMENT AND A MINIMUM OF 20 FEET FROM ANY TRANSMISSION STRUCTURE.
- 13. SPRINKLERS ARE PROHIBITED WITHIN 25 FEET OF TRANSMISSION POLES AND STRUCTURES
- 14. DO NOT DIG OR GRADE WITHIN 25 FEET OF THE TRANSMISSION STRUCTURES, INCLUDING DOWN GUY ANCHORS)
- 15. OWNER MAY NOT PLACE, ERECT, CONSTRUCT OR MAINTAIN THE FOLLOWING WITHIN THE ELECTRIC TRANSMISSION EASEMENT: ANY PERMANENT STRUCTURES, INCLUDING, BUT NOT LIMITED TO HABITABLE STRUCTURES SUCH AS HOMES, MOBILE HOMES, GARAGES,
- ANY STRUCTURE OF ANY KIND IN SUCH PROXIMITY TO THE ELECTRIC TRANSMISSION OR DISTRIBUTION LINES, POLES, STRUCTURES, TOWERS, OR APPURTENANT FACILITIES AS WOULD CONSTITUTE A VIOLATION OF THE NATIONAL ELECTRIC SAFETY CODE IN EFFECT AT
- THE TIME THE STRUCTURE IS ERECTED, NOR • ANY STRUCTURES, INCLUDING BUT NOT LIMITED TO, FENCES, STORAGE SHEDS, DRAINAGE, FILTRATION OR DETENTION PONDS WHICH WOULD IMPAIR AUSTIN ENERGY'S ACCESS TO THE TRANSMISSION EASEMENTS OR ITS LINES, POLES, STRUCTURES, TOWERS OR APPURTENANT FACILITIES IN THE EASEMENTS.

GENERAL NOTES:

- ROADWAY DESIGN SHALL COMPLY WITH THE REFERENCED P.U.D. AND THE CITY OF AUSTIN TRANSPORTATION CRITERIA MANUAL. STREETS WILL BE DEDICATED AS PUBLIC RIGHT-OF-WAY WITH THE FINAL PLAT.
- DEVELOPMENT DENSITIES AND INTENSITIES SHALL COMPLY WITH THOSE SET FORTH IN PUD ORDINANCE # 20100826-066.
 - 3. ELECTRIC AND TELECOMMUNICATION EASEMENTS WILL BE DEDICATED AT TIME OF FINAL PLAT.
- 4. 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
- WATER AND WASTEWATER PLANS SUBMITTED WITH THIS PRELIMINARY PLAN HAVE NOT BEEN REVIEWED OR APPROVED BY AUSTIN WATER. 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 PLANS WILL BE REVIEWED AND APPROVED BY AUSTIN WATER WITH THE SUBSEQUENT SUBDIVISION CONSTRUCTION PLANS AND/OR INFRASTRUCTURE SITE PLANS. 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.
- 8. 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. 25-4-233(E)(12), 25-2-772 & 773).
- PUBLIC SIDEWALKS, BUILT TO CITY OF AUSTIN STANDARDS, ARE REQUIRED ALONG THE FOLLOWING STREETS: ADORO DRIVE, VENTOSO COURT, VENTOSO DRIVE, FLUTTERING ROAD, BUOYANT LANE, MISTY ROAD, TRANQUIL ROAD, SERENE PLACE, ALLUVIUM DRIVE, AND EAST BRAKER LANE, 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.
- 10. PRIOR TO CONSTRUCTION ON LOTS IN THIS SUBDIVISION, DRAINAGE PLANS WILL BR SUBMITTED TO THE CITY OF AUSTIN AND TRAVIS COUNTY FOR REVIEW. RAINFALL RUN-OFF SHALL BE HELD TO THE AMOUNT EXISTING AT UNDEVELOPED STATUS BY PONDING OR OTHER APPROVED METHODS.
- 11. NO BUILDING, FENCES, LANDSCAPING OR OTHER SUCH STRUCTURES ARE PERMITTED IN DRAINAGE EASEMENTS EXCEPT AS APPROVED BY CITY OF AUSTIN AND TRAVIS COUNTY.
- 12. PROPERTY OWNERS SHALL PROVIDE FOR ACCESS TO DRAINAGE EASEMENTS AS MAY BE NECESSARY AND SHALL NOT PROHIBIT ACCESS BY GOVERNMENTAL AUTHORITY.
- 13. All DRAINAGE EASEMENTS ON PRIVATE PROPERTY SHALL BE MAINTAINED BY THE PROPERTY OWNER OR ASSIGNS.
- 14. BUILDING SETBACK LINES SHALL BE IN CONFORMANCE WITH THE PUD REFERENCED IN THESE NOTES.
- 15. EROSION/SEDIMENTATION CONTROLS ARE REQUIRED FOR ALL CONSTRUCTION ON EACH LOT, PURSUANT TO THE CITY OF AUSTIN ENVIRONMENTAL CRITERIA MANUAL.
- 16. 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 AND SUBSEQUENTLY APPROVED 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.
- 17. 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:
- A. STREET CONSTRUCTION AND RELATED INFRASTRUCTURE, INCLUDING PAVING, DRAINAGE AND SIDEWALKS FOR ADORO DRIVE AND/OR
- B. 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 ASSOCIATED WITH CONSTRUCTION OF ADORO DRIVE.
- 19. 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).
- 20. 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.
- 21. VILLAGE 1 PHASE 6 IS SUBJECT TO THE "TRAFFIC PHASING AGREEMENT AND RESTRICTIVE COVENANT" (DOC. NO. 2010172905).
- 22. WATER QUALITY CONTROLS ARE REQUIRED FOR ALL DEVELOPMENT PURSUANT TO THE LAND DEVELOPMENT CODE.
- 23. REAR-YARD BUILDING SETBACKS FOR THE FOLLOWING LOTS SHALL BE AS FOLLOWS:
 - BLOCK A LOT 9 = 5' REAR SETBACK
- BLOCK A LOT 10 = 30' REAR SETBACK
- BLOCK A LOT 11 = 15' REAR SETBACK
- BLOCK A LOT 12 = 5' REAR SETBACK BLOCK A LOT 13 = 20' REAR SETBACK
- BLOCK A LOT 14 = 20' REAR SETBACK
- BLOCK B LOT 6 = 15' REAR SETBACK BLOCK G LOT 1 = 20' REAR SETBACK
- BLOCK G LOT 5 = 15' REAR SETBACK BLOCK G LOT 6 = 15' REAR SETBACK

Call before you dig

JUDD T. WILLMAN

DESIGNED BY: BG/M DRAWN BY:

CHECKED BY: BG/SH

APPROVED BY: <u>Jw</u>

C8J-2019-0109

PRELIMINARY SUBDIVISION APPROVAL SUBDIVISION NUMBER: C8J-2019-0109 APPLICATION DATE: 06/15/2019 APPROVED BY COMMISSIONERS COURT ON:_ 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, unplatted land is subject to current regulation

PRELIMINARY EXTENDED ON _____ 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

Jose Roig, Interim Director, Development Service Departmen

FINAL PLAT TO LOCK-IN PRELIMINARY FILE# ___

FILE NUMBER C8J-2019-0109

EXPIRATION DATE (LDC 30-2-62)

APPROVED BY COMMISIONER'S COURT ON __

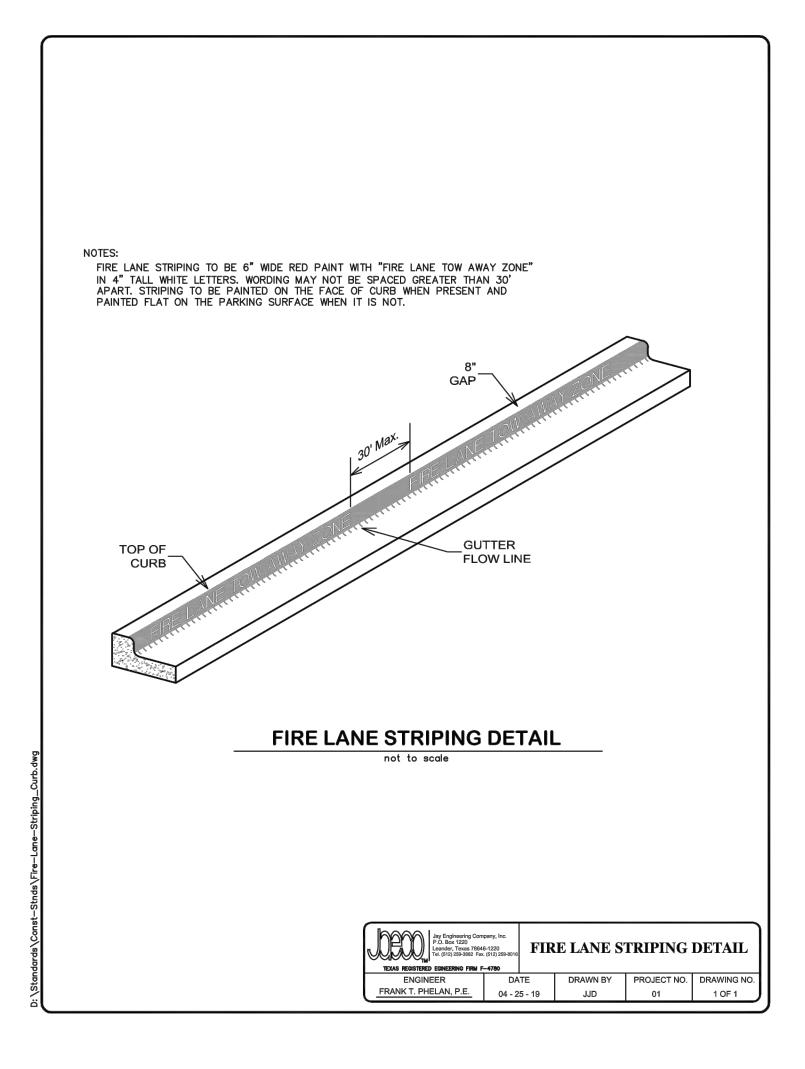
CASE MANAGER SUE WELCH

APPROVED BY ZAP ON _____

APPROVED ON ____

PRELIMINARY PLAN APPROVAL Sheet 2 of 4

____ APPLICATION DATE _____06/15/2019



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.

PHASED OCCUPANCY SHALL BE PERMITTED ONLY WITH PRIOR APPROVAL FROM TRAVIS COUNTY ESD NO. 12, THE BUILDING DEPARTMENT,

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 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 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 26 FEET. EXCLUSIVE OF SHOULDERS. IF NO FIRE HYDRANT IS PROVIDED, THE MINIMUM FIRE LANE/FIRE APPARATUS ACCESS ROAD WIDTH SHALL BE

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 RADIUS OF FIRE LANES/FIRE APPARATUS ACCESS ROADS SHALL BE A MINIMUM OF 25 FEET. THE OUTSIDE RADIUS SHALL

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) 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)

18) FIRE LANES SHALL BE MARKED WITH FIRE LANE - TOW AWAY 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

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

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

RISER DOES NOT OVERRIDE 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.

28) FIRE HYDRANTS SHALL MEET THE MINIMUM STANDARD OF THE CITY OF MANOR AND TRAVIS COUNTY ESD NO. 12. (M511S-17A) AND PAINTED

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)

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

40) 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. 41) ANY FIRE HYDRANTS THAT HAVE NOT PASSED AN ACCEPTANCE TEST IN THE PRESENCE OF A TRAVIS COUNTY ESD NO. 12 INSPECTOR OR

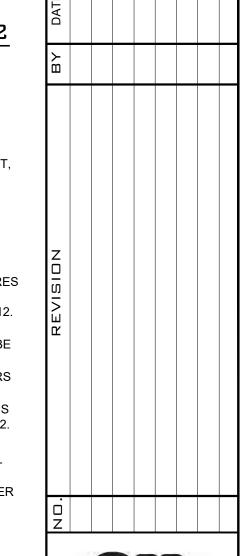
TEMPORARILY INOPERATIVE SHOULD BE WRAPPED WITH A BLACK BAG. 42) THE BUILDING ADDRESS SHALL BE CLEARLY VISIBLE FROM THE STREET TO WHICH IT IS ADDRESSED. FINAL NUMBERS HAVE TO BE AT

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

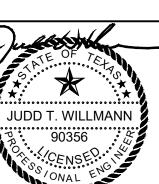
44) PRIOR TO OCCUPANCY, A CLOSE OUT INSPECTION TEST OF FIRE HYDRANT FLOW IS REQUIRED BY TRAVIS COUNTY ESD NO. 12. THE CONTRACTOR SHALL CONTACT TRAVIS COUNTY ESD NO. 12 TO SCHEDULE THE ACCEPTANCE TEST. IF ANY HYDRANT FAILS THE FIRE FLOW TEST, THE ENTIRE SYSTEM FAILS THE FIRE FLOW TEST.

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









DESIGNED BY: BG/MK DRAWN BY:

CHECKED BY: <u>BG/S</u>H APPROVED BY: JW

C8J-2019-0109

PRELIMINARY SUBDIVISION APPROVAL SUBDIVISION NUMBER: C8J-2019-0109 APPLICATION DATE: 06/15/2019 APPROVED BY COMMISSIONERS COURT ON:___ PRELIMINARY PLAN EXPIRATION 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, unplatted land is subject to current regulations

CYNTHIA C.MCDONALD, COUNTY EXECUTIVE, TNR DATE

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

FILE NUMBER ______C8J-2019-0109 ______ APPLICATION DATE _____06/15/2019

PRELIMINARY PLAN APPROVAL Sheet 3 of 4

APPROVED BY ZAP ON _____

APPROVED ON _____

APPROVED BY COMMISIONER'S COURT ON _____

Jose Roig, Interim Director, Development Service Department

FINAL PLAT TO LOCK-IN PRELIMINARY FILE# _____

PRELIMINARY EXTENDED ON _____UNTIL___

EXPIRATION DATE (LDC 30-2-62)

CASE MANAGER SUE WELCH

