

**OWNER:**  
 JOSE C & GORIA E PEREZ  
 9821 CALDERESS DRIVE  
 AUSTIN, TEXAS 78753

**DEVELOPER:**  
 STAFFORD DEVELOPMENT COMPANY  
 3736 BEE CAVES RD, SUITE 1-122  
 AUSTIN, TEXAS 78746  
 512 532-6655  
 CONTACT: JOE STAFFORD

**ENGINEERING:**  
 POWERS ENGINEERING GROUP, INC.  
 13810 PANDORAMA DRIVE  
 AUSTIN, TEXAS 78732  
 CONTACT: FORREST T. POWERS, P.E.  
 PHONE 512.785-6970

**SURVEYOR:**  
 CHAPARRAL PROFESSIONAL LAND SURVEYING, INC.  
 3500 MCCALL LANE  
 AUSTIN, TEXAS 78744  
 CONTACT: JOE BEN EARLY, JR., R.P.L.S.  
 PHONE 512 443-1724

**TRAVIS COUNTY TAX:**  
 THE PROJECT IS LOCATED ENTIRELY WITHIN THE JURISDICTIONAL BOUNDARIES OF THE CITY OF AUSTIN AND THEREBY DOES NOT REQUIRE PERMIT APPROVAL BY THE TRAVIS COUNTY TRANSPORTATION AND NATURAL RESOURCES DEPARTMENT.

**ZONING:**  
 SF-3 FAMILY RESIDENCE W/P (MONTPOLOIS)

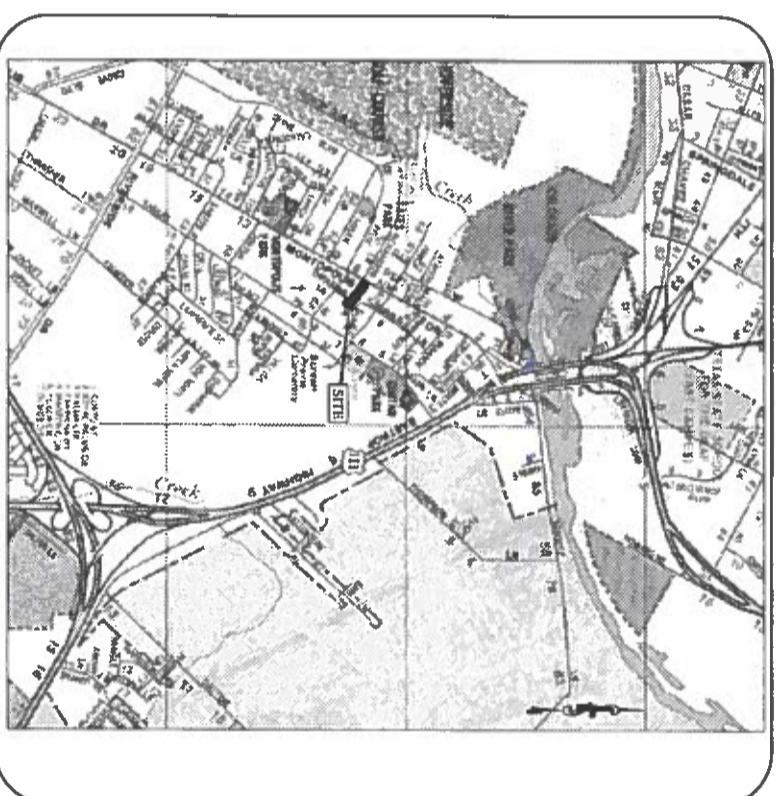
**CITY OF AUSTIN WATER UTILITIES:**  
 825 E. 10TH STREET, SUITE 919  
 AUSTIN, TEXAS 78701  
 CONTACT: GEORGE RESNDOZ  
 PHONE: 512.972.0220

**AUSTIN ENERGY:**  
 721 BATTON SPRINGS ROAD  
 AUSTIN, TEXAS 78742  
 CONTACT: DAVID VAUGHAN  
 PHONE: 512.503.7247

**SOUTHWESTERN BELL TELEPHONE:**  
 1010 SAM ANTONIO  
 AUSTIN, TEXAS 78704  
 CONTACT: JIMMY W. GIBSON  
 PHONE: 512.870.3443

NO.	DESCRIPTION	BY	REVISION / NO. (N) SHEET NO. S	TOTAL SHEET IN PLAN SET	NET CHANGE SHEET (INCH) (METS)	TOTAL SITE AREA (SQ. FT.) (METS)	% SITE COVER	SURFACE SITE AREA	DATE ISSUED

# Preliminary Plan for *Richardson Lane Subdivision* Residential Development 737 Montopolis Drive Austin, Texas 78741



LOCATION MAP  
 NOT-TO-SCALE

**Powers Engineering Group, Inc.**  
 Land Planning & Site Engineering  
 Commercial • Residential  
 13810 Pandorama Drive  
 Austin, Texas 78732 (512) 785-6970

Job No. 2014-601  
 Designer: BJT FTP  
 Drafter: BJT FTP  
 Date: 02-10-2015  
 Scale: 1" = 30'

APPROVED BY: [Signature]  
 DATE: 02-10-2015

**ENGINEER'S CERTIFICATION**

THIS IS TO CERTIFY THAT I AM AUTHORIZED TO PRACTICE THE PROFESSION OF ENGINEERING IN THE STATE OF TEXAS. I HAVE REVIEWED THE PROFESSIONAL SEAL AND THE PLAN SUBMITTED HEREIN AND I HEREBY CERTIFY THAT THE SAME COMPLY WITH THE REQUIREMENTS OF THE TEXAS PROFESSIONAL ENGINEERING ACT AND I AM NOT PROVIDING ENGINEERING SERVICES TO THE CLIENT IN VIOLATION OF THE TEXAS PROFESSIONAL ENGINEERING ACT. I HAVE REVIEWED THE PLAN AND I HEREBY CERTIFY THAT THE SAME COMPLY WITH THE REQUIREMENTS OF THE TEXAS PROFESSIONAL ENGINEERING ACT AND I AM NOT PROVIDING ENGINEERING SERVICES TO THE CLIENT IN VIOLATION OF THE TEXAS PROFESSIONAL ENGINEERING ACT.

FORREST T. POWERS  
 REGISTERED PROFESSIONAL ENGINEER  
 LICENSE NO. 62311  
 DATE: 9/15/2015

**NOTE:**  
 DISCHARGE FROM THIS PROJECT WILL NOT CAUSE ANY OPEN CONDITIONS DOWNSTREAM. THE CURRENT FLOW PATTERNS ARE WITH NO ADDITIONAL ADVERSE EFFECTS DOWNSTREAM.

**RELINQUISHMENT OF THE APPLICATION DOES NOT CONSTITUTE A VERIFICATION OF COMPLETION. ACCURACY AND COMPLIANCE OF THE PLAN SUBMITTED, WITH RESPECT TO THE CODE COMPLIANCE BY CITY ENGINEER.**

SUBMITTED BY:  
 POWERS ENGINEERING GROUP, INC.

APPROVED BY:  
 Planning and Development Review Department

APPROVED BY:  
 Austin Water Utility

Industrial: Weasle

REVIEWED BY:  
 Austin Fire Department

DEVELOPMENT PERMIT NUMBER

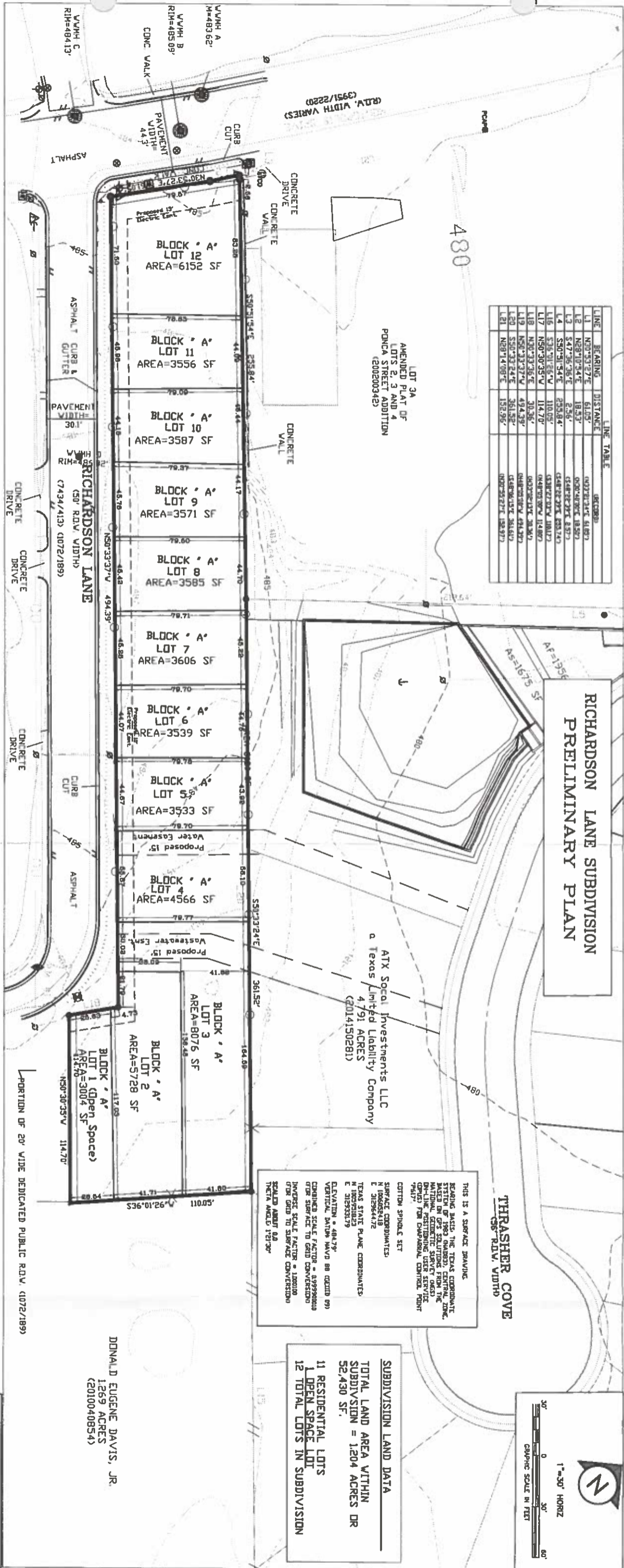
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# RICHARDSON LANE SUBDIVISION PRELIMINARY PLAN

LINE TABLE

LINE	BEARING	DISTANCE	REMARKS
L1	N50°30'27"E	61.05'	ADJACENT TO LOT 12
L2	N89°10'54"E	18.53'	ADJACENT TO LOT 11
L3	S47°36'36"E	2.56'	ADJACENT TO LOT 10
L4	S50°51'54"E	253.84'	ADJACENT TO LOT 9
L5	S35°01'26"W	110.05'	ADJACENT TO LOT 8
L6	N50°30'35"W	114.70'	ADJACENT TO LOT 7
L7	N30°33'35"E	30.35'	ADJACENT TO LOT 6
L8	N50°33'37"W	494.38'	ADJACENT TO LOT 5
L9	S50°33'24"E	361.52'	ADJACENT TO LOT 4
L10	N50°33'24"E	152.95'	ADJACENT TO LOT 3
L11	N50°33'24"E	152.95'	ADJACENT TO LOT 2
L12	N50°33'24"E	152.95'	ADJACENT TO LOT 1



THIS IS A SURFACE BRAVING BEARING BASIS. THE TEXAS COORDINATE SYSTEM OF 1983 (NAD83) CENTRAL ZONE, NAD83 DATUM, IS USED FOR ALL MEASUREMENTS. THE PLAN IS A PRELIMINARY PLAN AND DOES NOT CONSTITUTE A FINAL ENGINEERING PLAN. THE ENGINEER HAS NOT CONDUCTED A FIELD SURVEY TO VERIFY THE DATA. THE ENGINEER HAS CONDUCTED A VISUAL CHECK OF THE DATA AND HAS FOUND IT TO BE REASONABLY ACCURATE. THE ENGINEER HAS CONDUCTED A VISUAL CHECK OF THE DATA AND HAS FOUND IT TO BE REASONABLY ACCURATE. THE ENGINEER HAS CONDUCTED A VISUAL CHECK OF THE DATA AND HAS FOUND IT TO BE REASONABLY ACCURATE.

**SUBDIVISION LAND DATA**  
 TOTAL LAND AREA WITHIN SUBDIVISION = 1.204 ACRES OR 52,430 SF.  
 11 RESIDENTIAL LOTS  
 1 OPEN SPACE LOT  
 12 TOTAL LOTS IN SUBDIVISION

DONALD EUGENE DAVIS, JR.  
 1.269 ACRES  
 (2010040854)

**IMPERVIOUS COVER CALCULATIONS**  
 LOTS WITH SITE AREA GREATER THAN 4000 SF  
 AREA = 27,287 SF X 45%  
 = 12,387 SF  
 LOTS WITH SITE AREA LESS THAN 4000 SF  
 AREA = 24,745 SF X 65%  
 = 16,084 SF  
 TOTAL IMPERVIOUS COVER = 28,471 SF OR 54.47%

**OWNER:**  
 JOSE C. & GONIA E. PEREZ  
 13810 FORT WORTH BLVD  
 AUSTIN, TEXAS 78723  
 CONTACT: JOSE PEREZ, P.E.  
 PHONE 512 795-8970 FAX

**ENGINEERING:**  
 POWERS ENGINEERING GROUP, INC.  
 13810 FORT WORTH BLVD  
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 AUSTIN, TEXAS 78744  
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 PHONE 512 443-1724

*Forest T. Powers*  
 Registered Professional Engineer  
 No. 12811  
 State of Texas  
 5/8/2015

1. ALL STREETS, DRAINAGE, SIDEWALKS, AND WATER AND WASTEWATER UTILITIES WILL BE CONSTRUCTED TO CITY OF AUSTIN STANDARDS.
2. NO LOT SHALL BE OCCUPIED UNTIL THE STRUCTURE IS CONNECTED TO THE CITY OF AUSTIN WATER AND WASTEWATER UTILITY SYSTEM.
3. THE WATER AND WASTEWATER UTILITY SYSTEMS SERVING THIS SUBDIVISION MUST BE IN ACCORDANCE WITH CITY OF AUSTIN UTILITY DESIGN CRITERIA. THE WATER AND WASTEWATER UTILITY PLANS MUST BE REVIEWED AND APPROVED BY THE CITY OF AUSTIN BEFORE CONSTRUCTION. THE UTILITY ENGINEER MUST PAY THE CITY INSPECTION FEE WITH THE UTILITY CONSTRUCTION. NO BUILDINGS, FENCES, OR OTHER STRUCTURES ARE PERMITTED IN DRAINAGE EASEMENTS EXCEPT AS APPROVED BY CITY OF AUSTIN, TEXAS AND TARRANT COUNTY, TEXAS.
4. ALL WATER SYSTEM IMPROVEMENTS MUST BE IN ACCORDANCE TO CITY OF AUSTIN WATER SYSTEM DESIGN CRITERIA AND SPECIFICATIONS. ALL WATER PLANS MUST BE PRESENTED TO THE CITY OF AUSTIN FOR REVIEW AND APPROVAL. ALL WATER CONSTRUCTION MUST BE INSPECTED BY THE CITY OF AUSTIN.
5. THE OWNER OF THIS SUBDIVISION AND HIS OR HER SUCCESSORS AND ASSIGNS, ASSUMES RESPONSIBILITY FOR PLANS FOR CONSTRUCTION OF THE UTILITY SYSTEMS WHICH SHALL BE REVIEWED AND APPROVED BY THE CITY OF AUSTIN BEFORE CONSTRUCTION. THE UTILITY ENGINEER MUST PAY THE CITY INSPECTION FEE WITH THE UTILITY CONSTRUCTION. NO BUILDINGS, FENCES, OR OTHER STRUCTURES ARE PERMITTED IN DRAINAGE EASEMENTS EXCEPT AS APPROVED BY CITY OF AUSTIN, TEXAS AND TARRANT COUNTY, TEXAS.
6. EROSION/SEDIMENTATION CONTROLS ARE REQUIRED FOR ALL CONSTRUCTION OF EACH LOT, INCLUDING SINGLE FAMILY AND DUPLEX CONSTRUCTION, PURSUANT TO LAND DEVELOPMENT CODE AND THE ENVIRONMENTAL CRITERIA MANUAL.
7. NO CUT OF FILL SHALL EXCEED A DEPTH OF FOUR FEET EXCEPT FOR STRUCTURAL EXCAVATION PURSUANT TO LAND DEVELOPMENT CODE UNLESS OTHERWISE APPROVED BY THE PLANNING COMMISSION.
8. PUBLIC SIDEWALKS, BUILT TO CITY OF AUSTIN STANDARDS, ARE REQUIRED ALONG THE FOLLOWING STREETS AND AS SHOWN BY A DOTTED LINE ON THE FACE OF THE PLAN: MONTROUS DRIVE AND RICHARDSON LANE. THESE SIDEWALKS SHALL BE IN PLACE PRIOR TO THE LOT BEING OCCUPIED. FAILURE TO CONSTRUCT THE REQUIRED SIDEWALKS MAY RESULT IN THE WITHDRAWING OF CERTIFICATES OF OCCUPANCY, BUILDING PERMITS, OR UTILITY CONNECTIONS BY THE GOVERNING BODY OR UTILITY COMPANY.
9. THE OWNER/DEVELOPER OF THE SUBDIVISION/LOT SHALL PROVIDE AUSTIN ENERGY WITH ANY EASEMENT AND/OR ACCESS REQUIRED, IN ADDITION TO THOSE INDICATED, FOR THE INSTALLATION AND ONGOING MAINTENANCE OF OVERHEAD AND UNDERGROUND ELECTRIC FACILITIES. THESE EASEMENTS AND/OR ACCESS ARE REQUIRED TO PROVIDE ELECTRIC SERVICE TO BUILDING AND WILL NOT BE LOCATED SO AS TO CAUSE THE SITE TO BE OUT OF COMPLIANCE WITH CHAPTER 25-8 OF THE CITY OF AUSTIN LAND DEVELOPMENT CODE.
10. AUSTIN ENERGY HAS THE RIGHT TO PRUNE AND/OR REMOVE TREES, SHRUBBERY AND OTHER OBSTRUCTIONS TO THE EXTENT NECESSARY TO KEEP IN COMPLIANCE WITH CHAPTER 25-8, SUBCHAPTER 8 OF THE CITY OF AUSTIN LAND DEVELOPMENT CODE.
11. THE OWNER OF THE PROPERTY IS RESPONSIBLE FOR MAINTAINING CLEARANCES REQUIRED BY THE NATIONAL ELECTRIC SAFETY CODE, OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION (OSHA) REGULATIONS, CITY OF AUSTIN RULES AND REGULATIONS AND TEXAS STATE LAWS PERTAINING TO CLEARANCES WHEN WORKING IN CLOSE PROXIMITY TO OVERHEAD POWER LINES AND EQUIPMENT. AUSTIN ENERGY WILL NOT RENDER ELECTRIC SERVICE UNLESS REQUIRED CLEARANCES ARE MAINTAINED. ALL COSTS INCURRED BECAUSE OF FAILURE TO COMPLY WITH THE REQUIRED CLEARANCES WILL BE CHARGED TO THE OWNER.
12. ANY RELOCATION OF ELECTRIC FACILITIES SHALL BE AT LANDOWNER'S /DEVELOPER'S EXPENSE.
13. A FIFTEEN FOOT ELECTRIC AND TELECOMMUNICATIONS EASEMENT IS REQUIRED ADJACENT TO MONTROUS DRIVE AND A TEN FOOT ELECTRIC AND TELECOMMUNICATIONS EASEMENT IS REQUIRED ADJACENT RICHARDSON LANE.
14. ALL STREETS WILL BE CONSTRUCTED TO APPLICABLE STANDARDS OF THE CITY OF AUSTIN LAND DEVELOPMENT CODE.
15. ALL SUBDIVISION IMPROVEMENTS SHALL BE IN COMPLIANCE WITH CITY OF AUSTIN STANDARD SPECIFICATIONS FOR PUBLIC WORK CONSTRUCTION.
16. THIS SUBDIVISION IS IN THE CITY LIMITS OF THE CITY OF AUSTIN JURISDICTION.
17. THE RESIDENTIAL LOTS IN THIS SUBDIVISION WILL BE DEVELOPED UNDER COTTAGE LOT DEVELOPMENT REGULATIONS.
18. THE DEVELOPMENT OF THESE LOTS IN THIS SUBDIVISION WILL COMPLY WITH THE REQUIREMENTS OF THE AIRPORT HAZARD AND COMPATIBLE LAND USE REGULATIONS.
19. PRIOR TO THE RECORDING 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, FOR THE FOLLOWING STREETS: RICHARDSON LANE. FISCAL SECURITY IS NOT REQUIRED FOR STREET NOT LISTED IN THIS SUBSECTION (A), ENVIRONMENTAL AND SAFETY CONTROLS, AND OTHER RELATED ITEMS (A-G), EROSION AND SEDIMENTATION CONTROLS, RESTORATION, CHANNEL WORK, PIPE IN EASEMENTS, DETENTION, WATER QUALITY PONDS, ETC.) AS DETERMINED PRIOR TO FINAL PLAN APPROVAL. THE RESTORATION COST ESTIMATE WILL BE BASED ON DISTURBED AREAS INCLUDING THE FOLLOWING STREETS: RICHARDSON LANE.
20. BUILDING SETBACK LINE SHALL BE IN COMPLIANCE WITH THE CITY OF AUSTIN ZONING ORDINANCE REQUIREMENTS.
21. A MINIMUM OF TWO OFF-STREET PARKING SPACES IS REQUIRED FOR EACH UNIT. THE DRIVEWAY MAY BE COUNTED AS ONE OF THE TWO SPACES REQUIRED FOR EACH UNIT. FOR ANY LOT WITH 8 OR MORE BEDROOMS, THE MINIMUM PARKING REQUIREMENT IS ONE SPACE PER BEDROOM.

**FLOOD-PLAIN NOTE:**  
 The tract shown hereon lies within Zone "X" (areas determined to be outside the 0.2% annual chance floodplain), as identified by the Federal Emergency Management Agency, National Flood Insurance Program, as shown on map no. 48453C0605H, dated September 26, 2008, for Travis County, Texas and incorporated areas. If this site is not within an identified special flood hazard area, this flood statement does not imply that the property and/or the structures thereon will be free from flooding or flood damage. This flood statement shall not create liability on the part of the surveyor.