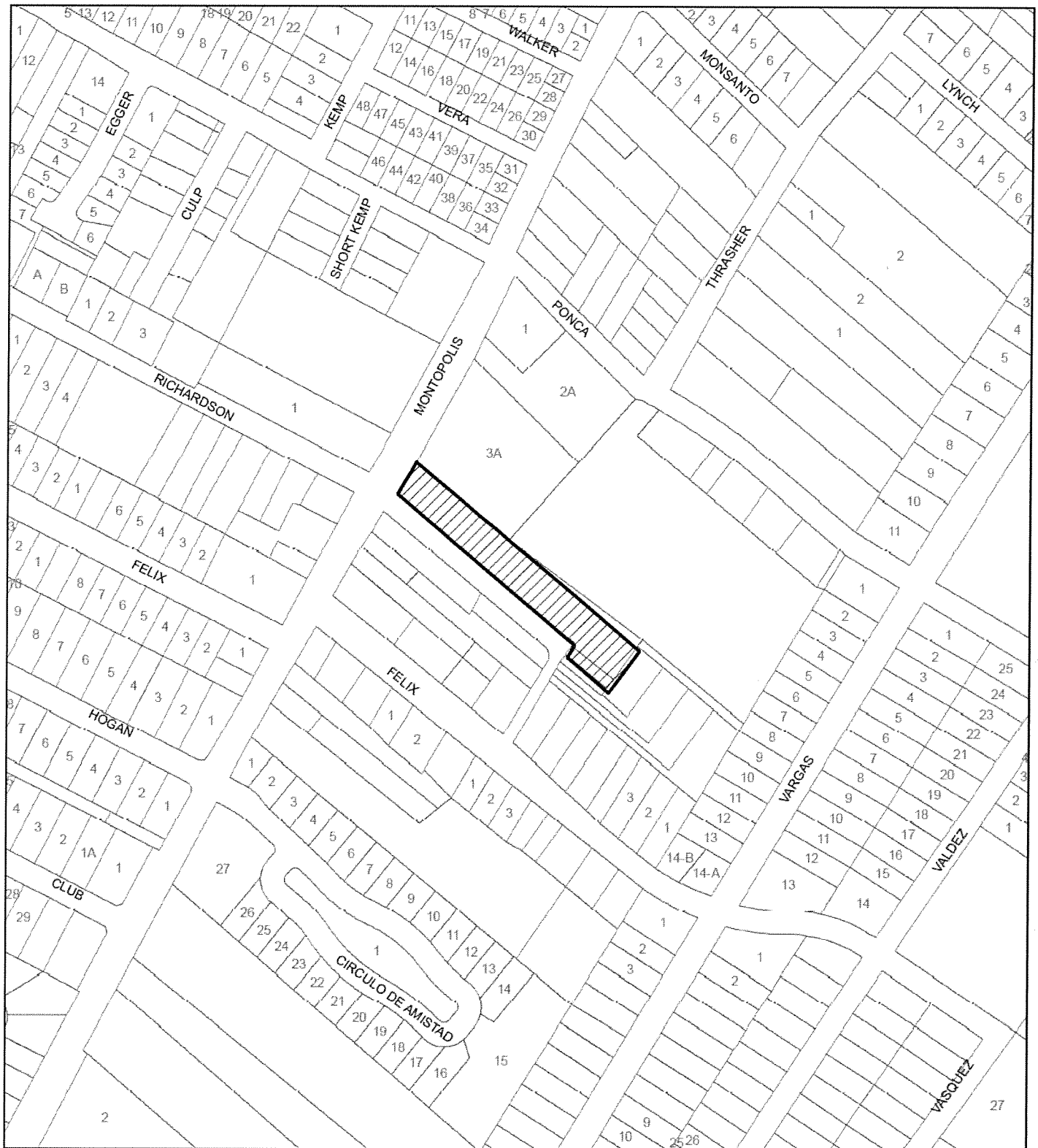


SUBDIVISION REVIEW SHEET**CASE NO.:** C8-2014-0115.1A**P.C. DATE:** February 23, 2016**SUBDIVISION NAME:** Richardson Lane Subdivision**AREA:** 1.204**LOT(S):** 12**APPLICANT:** Stafford Deveelopment LLC
(Joe Stafford)**AGENT:** Powers Engineering, Inc.
(Forrest Powers)**ADDRESS OF SUBDIVISION:** Montopolis Drive at Richardson Lane**GRIDS:** ML19**COUNTY:** Travis**WATERSHED:** Country Club East**JURISDICTION:** Full-Purpose**EXISTING ZONING:** SF-3-NP**DISTRICT:** 3**NEIGHBORHOOD PLAN:** Montopolis**PROPOSED LAND USE:** Single Family**SIDEWALKS:** Sidewalks will be provided on subdivision side of Montopolis Road and Richardson Lane.**DEPARTMENT COMMENTS:** The request is for approval of the final plat out of preliminary subdivision, namely Richardson Lane Subdivision. The proposed subdivision will be composed of 12 Cottage lots on 1.204 acres. The preliminary plan was previously approved on 7/14/15. Cottage use lots are permitted under Montopolis Neighborhood Plan Ordinance # 010927-28**STAFF RECOMMENDATION:** The staff recommends approval of the final plat out of preliminary subdivision. This plan meets all applicable State Local Government and City of Austin Land Development Code requirements.**PLANNING COMMISSION ACTION:****CASE MANAGER:** Sylvia Limon
E-mail: Sylvia.limon@austintexas.gov**PHONE:** 512-974-2767



Subject Tract



Base Map

CASE#: C8-2014-0115-114
 ADDRESS: Richardson Ln @
~~740 Montopolis~~

Montopolis at Richardson Lane



This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.

This product has been produced by the Planning and Development Review Department for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.

RICHARDSON LANE SUBDIVISION

PONCA STREET
(50' R.O.W. WIDTH)
CITY OF AUSTIN
0.599 ACRES
(CP 21-1034)

PONCA STREET
(R.O.W. WIDTH VARIES)
NO RECORD FOUND

LOT 2A
AMENDED PLAT OF
PONCA STREET ADDITION
(200200342)

CORY CANADA
(201208641)
DESCRIBED IN
DEED 201105160
NO ACRES GIVEN
DOES NOT MAKE
A MATHEMATICALLY
CLOSED FIGURE

DANIEL SALDANA
PORTION OF 3 ACRES
(10835/946)

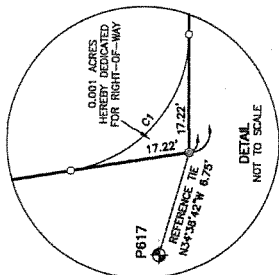
PEDRO RUZ &
JUANITA RUZ
(2006162367)

GERARDO
CORTES
ANTONIA
(1819/323)

JERRY LEE
JOHNSTON
0.1687 ACRES
(2003013609)

SCALE: 1" = 50'
GRAPHIC SCALE
50 25 0 50

- LEGEND
- 1/2" REBAR FOUND (OR AS NOTED)
 - 1/2" IRON PIPE FOUND (OR AS NOTED)
 - ⊙ METAL CHAIN LINK FENCE POST FOUND
 - ⊙ 1" BOLT FOUND
 - ⊙ 60D NAIL FOUND
 - ⊙ X IN CONCRETE FOUND
 - ⊙ CALCULATED POINT
 - ⊙ CONTROL POINT/BENCHMARK LOCATION
 - () RECORD INFORMATION
 - ... SIDEWALK LOCATION



THIS IS A SURFACE DRAWING.
BEARING BASE: THE TEXAS COORDINATE SYSTEM OF 1983 (NAD83). CENTRAL ZONE. EARTH TIDAL CORRECTIONS HAVE BEEN APPLIED. NATIONAL GEODETIC SURVEY (NGS) ON-LINE POSITIONING USER SERVICE (OPUS) FOR CHAPARRAL CONTROL POINT "P617".
COTTON SPINDLE SET
SURFACE COORDINATES:
N 115.554° E 31.2644+72
E 31.2644+72
TEXAS STATE PLANE COORDINATES:
N 115.554° E 31.2644+72
E 31.2644+72
ELEVATION = 484.73'
VERTICAL DATUM: NAD 83 (GEOID 09)
COMBINED SCALE FACTOR = 0.999900010
(FOR SURFACE TO GRID CONVERSION)
INVERSE SCALE FACTOR = 1.000100
(FOR GRID TO SURFACE CONVERSION)
SCALED ABOUT 0.0
THEIR ANGLE: 121°30'

LOT 3A
AMENDED PLAT OF
PONCA STREET ADDITION
(200200342)

SUCHANI
INVESTMENTS, LLC
4.788 ACRES
(2016076559)

15' WATER
LINES ESMT.
(2015125761)

0.042 ACRE
WATERWATER LINES ESMT.
(2015125762)

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(S4822°39'E 285.74')

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(S4822°39'E 285.74')



Chaparral
Professional Land Surveying, Inc.
Surveying and Mapping
3500 McCell Lane
Austin, Texas 78724-44
R.P.L.S. No. 8016

PROJECT NO.:
040-002
DRAWING NO.:
040-002-PL-RICHARDSON
PLOT DATE:
11/17/15
PLOT SCALE:
1" = 50'
DRAWN BY:
JBE
SHEET
1 OF 2

BENCHMARK INFORMATION:
B.M. #1: SQUARE IN BACK OF CURB IN THE SOUTH
CORNER OF THE INTERSECTION OF THE
INTERSECTION OF MONTEPOLIS DRIVE AND RICHARDSON
STREET.
ELEVATION = 484.34'
VERTICAL DATUM: NAD 83 (GEOID 09)

LINE	BEARING	DISTANCE
L1	N28°10'54"E	18.53'
L2	S47°36'36"E	2.56'
L3	N39°28'40"E	79.77'

CURVE	RADIUS	DELTA	ARC	BEARING	CHORD
C1	20.00'	81°27'03"	28.43'	N09°50'05"W	26.10'

LOT SUMMARY
TOTAL ACRES: 1.203 ACRES
RIGHT-OF-WAY TO BE DEDICATED: 0.001 ACRES
TOTAL NUMBER OF LOTS: 12

CB-2014-0115.1A