

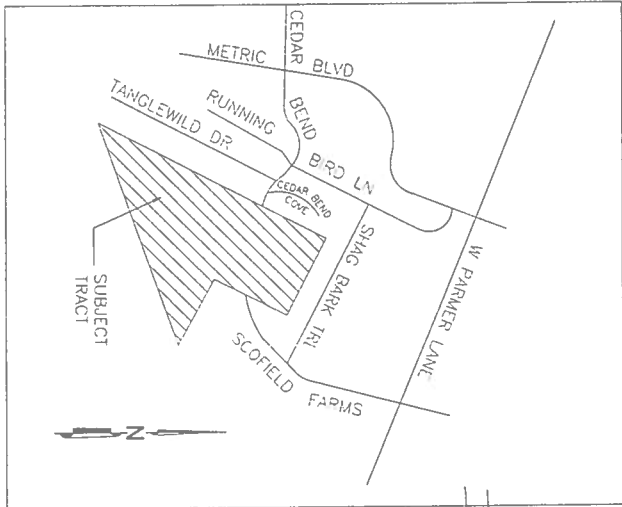
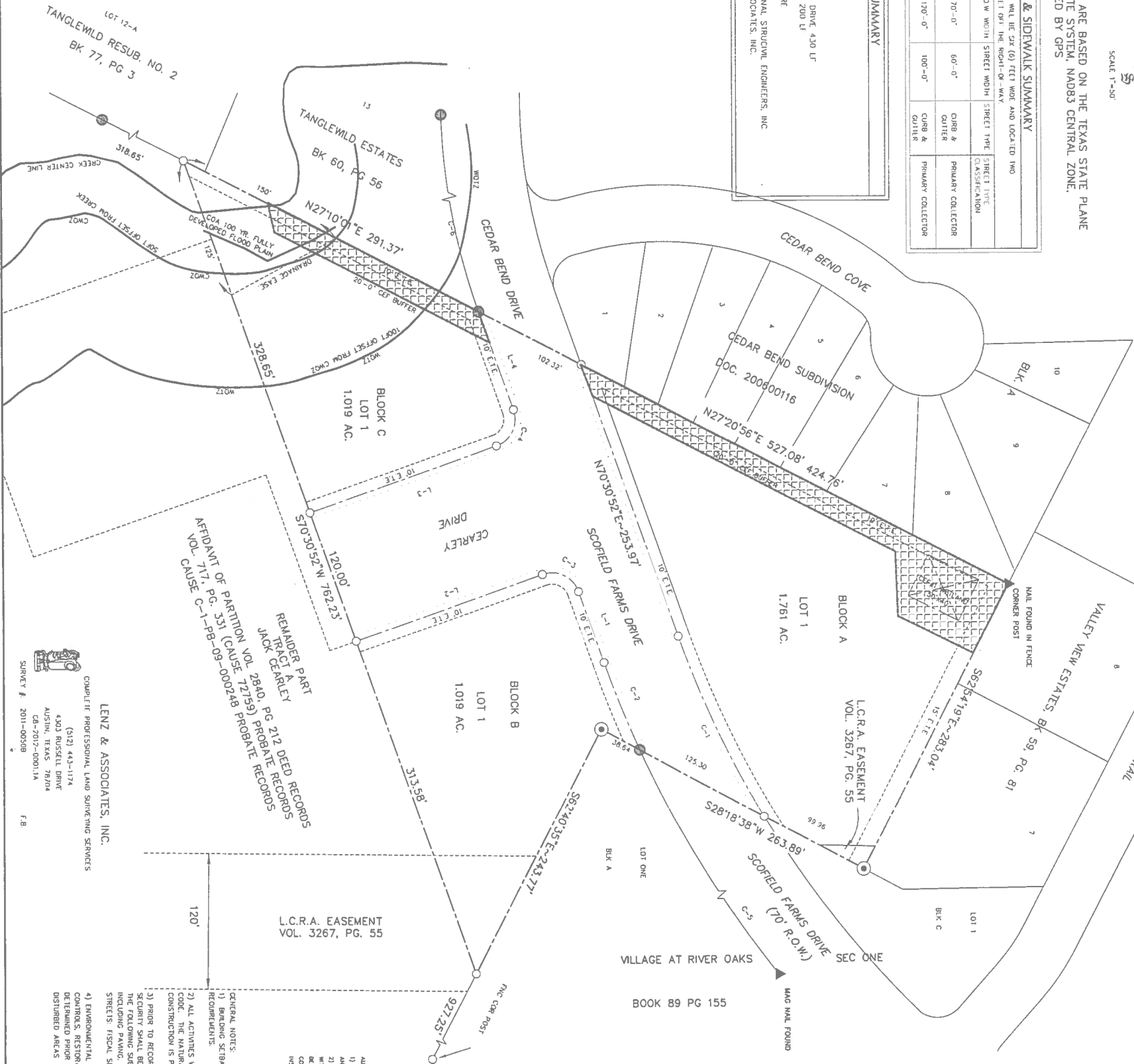
BEARINGS ARE BASED ON THE TEXAS STATE PLANE
COORDINATE SYSTEM, NAD83 CENTRAL ZONE,
DETERMINED BY GPS

STREET & SIDEWALK SUMMARY					
SIDEWALK: ALL SIDEWALK WILL BE 5' (6) FEET WIDE AND LOCATED TWO (2) FEET OFF THE RIGHT-OF-WAY					
STREET NAME	DESIGN SPEED	ROW WIDTH	STREET WIDTH	STREET TYPE	STREET TYPE CLASSIFICATION
CEARLEY DR	30 MPH	70'-0"	60'-0"	CURB & GUTTER	PRIMARY COLLECTOR
CEARLEY DR	30 MPH	120'-0"	100'-0"	CURB & GUTTER	PRIMARY COLLECTOR

PROJECT SUMMARY	
ZONING	LO-MU-CO
BLOCKS	3
ACRES	1.019
POND	1
STREET	SCOFIELD FARMS DRIVE, 430 LF
STREET	CLEARLEY DRIVE, 200 LF
ACREAGE	5.032 ACRES
STREET AREA	2.23 ACRES
DESIGNED BY	LENZ & ASSOCIATES, INC.
ENGINEERING	PROFESSIONAL STRUCTURAL ENGINEERS, INC.
SURVEYOR	LENZ & ASSOCIATES, INC.

PRELIMINARY PLAN OF
CEARLEY SUBDIVISION

CEARLEY SUBDIVISION



THIS PLAN IS PREPARED FOR THE CITY OF AUSTIN, TEXAS, AND IS NOT TO BE USED FOR ANY OTHER PURPOSE WITHOUT THE WRITTEN PERMISSION OF THE ENGINEER. THE ENGINEER ASSUMES NO LIABILITY FOR ANY DAMAGE OR INJURY TO PERSONS OR PROPERTY ARISING FROM THE USE OF THIS PLAN.

LEGEND

- CONCRETE MONUMENT FOUND
- 1/2" STEEL PIN FOUND
- 1/2" STEEL PIN SET W/CAP (LENZ & ASSOC.)
- PIPE FOUND
- NAIL FOUND
- PK NAIL SET
- PUBLIC PUBLIC UTILITY EASEMENT
- DE DRAINAGE EASEMENT
- F I E ELECTRIC AND TELECOM EASEMENT
- BLT BUILDING SETBACK LINE
- PROP-OSD SIDEWALK

LINE TABLE	
LINE	BEARING
L-1	S20°30'32"E
L-2	S10°30'32"E
L-3	S10°30'32"E
L-4	S20°30'32"W

CURVE TABLE					
CURVE	DELTA	RADIUS	TANGENT	ARC	CHORD
C1	11°13'12"	880.00	89.07	177.54	177.24
C2	05°02'36"	950.00	41.84	83.63	83.60
C3	90°00'00"	25.00	25.00	25.00	25.00
C4	90°00'00"	25.00	25.00	25.00	25.00
C5	90°00'00"	25.00	25.00	25.00	25.00
C6	48°46'01"	566.41	256.24	482.10	467.68

AUSTIN WATER UTILITY NOTES:
1) NO LOT SHALL BE OCCUPIED UNTIL THE STRUCTURE IS CONNECTED TO THE CITY OF AUSTIN WATER AND WASTEWATER UTILITY SYSTEM.
2) 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 PLAN MUST BE REVIEWED AND APPROVED BY THE AUSTIN WATER UTILITY. THE LANDOWNER MUST PAY THE CITY INSPECTION FEE WITH THE UTILITY CONSTRUCTION.

GENERAL NOTES:
1) BUILDING SETBACKS LINES SHALL BE IN CONFORMANCE WITH THE CITY OF AUSTIN ZONING ORDINANCE REQUIREMENTS.

2) ALL ACTIVITIES WITHIN THE CDF BUFFER MUST COMPLY WITH THE CITY OF AUSTIN LAND DEVELOPMENT CODE. THE NATURAL VEGETATIVE COVER MUST BE RETAINED TO THE MAXIMUM EXTENT PRACTICABLE. CONSTRUCTION IS PROHIBITED, AND WASTEWATER DISPOSAL OR IRRIGATION IS PROHIBITED.

3) PRIOR TO RECORDING OF ANY FINAL PLAT OF ALL OR A PORTION OF THIS PRELIMINARY FINAL PLAT, THE FOLLOWING SUBDIVISION IMPROVEMENTS, STREET CONSTRUCTION AND RELATED INFRASTRUCTURE, INCLUDING PAVING, DRAINAGE, SIDEWALKS, WATER SUPPLY AND WASTEWATER COLLECTION, FOR THE FOLLOWING STREETS, FISCAL SECURITY IS NOT REQUIRED FOR STREETS NOT LISTED IN THE SUBSECTION (A).

4) EMBANKMENTAL AND SAFETY CONTROLS, AND OTHER RELATED ITEMS (E.G., FLOOD 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 INCLUDING THE FOLLOWING STREETS:

CASE NO: C8-2012-0001

PROJECT: 29230

2

Project: CEARLEY SUBDIVISION
1601 CEDAR BEND DRIVE
AUSTIN, TX

Title: PRELIMINARY SITE PLAN

PROFESSIONAL STRUCIVIL ENGINEERS, INC.
CONSULTING CIVIL AND STRUCTURAL ENGINEERS
12710 RESEARCH BLVD., SUITE 300, AUSTIN, TX 78759 | TEL: 512.238.0472 | FAX: 512.238.8095

Revision: 0
Description: ISSUED FOR APPROVAL
Date: 10/20/12
Drawn: [Signature]