



LOCATION MAP WITH ZONING
NOT TO SCALE

LOTS	AREAS (±)
1	4,759
2	6,232
3	4,621
4	3,759
5	4,050
6	5,741
7	5,732
8	4,050
9	5,850
10	7,116
TOTAL	51,980



APPENDIX Q-1
NET SITE AREA
IMPERVIOUS COVER

Total gross site area= 119 Acres
Site Deductions:
Critical water quality zone (CWOZ) = 0.0 Acres
Water quality transition zone (WOTZ) = 0.0 Acres
Wastewater irrigation areas = 0.0 Acres
Deduction subtotal = 0.0 Acres
Upland area (Gross area minus total deductions) = 0.00 Acres
Net Site Area Calculation:
Area of Uplands with Slopes 0-15% = 0.00 Acres x 100% = 0.00 Acres
Area of Uplands with Slopes 15-25% = 0.00 Acres x 40% = 0.00 Acres
Area of Uplands with Slopes 25-35% = 0.00 Acres x 20% = 0.00 Acres
Net Site Area (subtotal) = 119 Acres

APPENDIX Q-2
IMPERVIOUS COVER
ALLOWABLE IMPERVIOUS COVER

ALLOWABLE IMPERVIOUS COVER:
Impervious cover allowed of 0 X WOTZ = 0 Acres
Impervious cover allowed of 55% X NSA = 1,557 Acres
Deductions for perimeter roadway = 0.0 Acres
Total impervious cover 0.00 s.f. = 0.00 Acres
ALLOWABLE IMPERVIOUS COVER BREAKDOWN BY SLOPE CATEGORY:
Total acreage 15-25% = 0.0 Acres x 10% = 0.0
Proposed impervious cover = 0.00 Acres
Impervious cover in Uplands Zone = 0.00 Acres = 0.00%
Total proposed impervious cover = 0.00 Acres

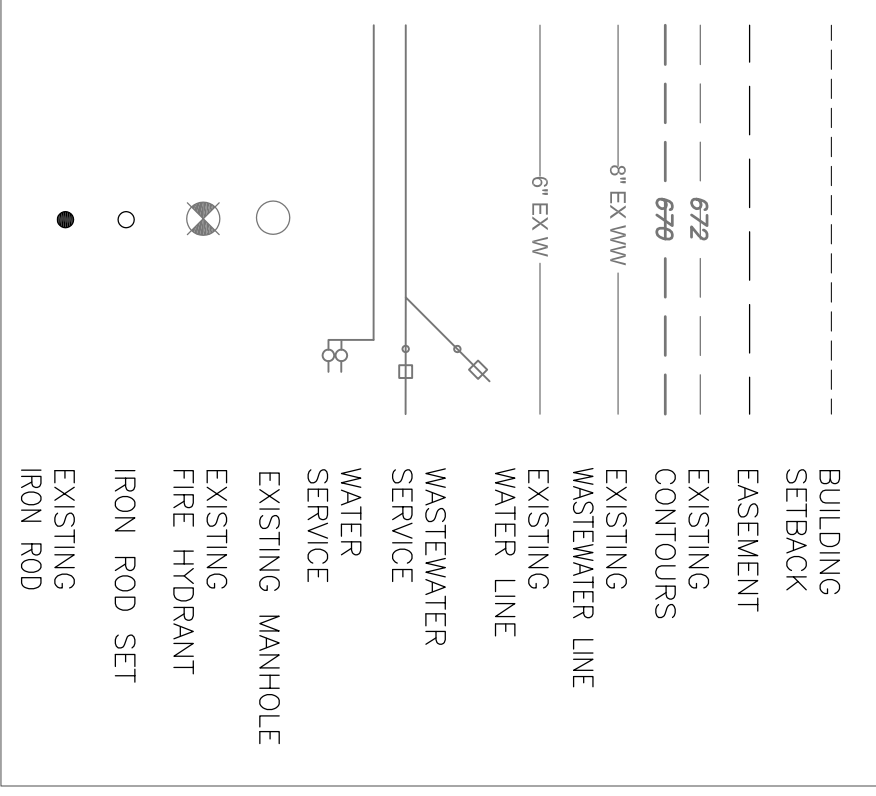
PROPOSED IMPERVIOUS COVER ON SLOPES
IMPERVIOUS COVER

SLOPE CATEGORIES	ACRES	AC.	% OF CATEGORY	AC
0-15%	0.000	0.000	100.00%	2.83
15-25%	0.000	0.000	0.00%	0.00
25-35%	0.000	0.000	0.00%	0.00
Over 35%	0.000	0.000	0.00%	0.00
Total Site Area 119 Acres				

STREET TABLE

STREET NAME	CLASSIFICATION	ROW WIDTH	ROW LENGTH	CROSS SECTION	SIDEWALK WIDTH
FORT VIEW RD.	LOCAL	50.0'	163.6'	30.0'-F UNDIVIDED CURB & GUTTER	-
VALLEY VIEW RD.	LOCAL	45.0'	318.10'	30.0'-F UNDIVIDED CURB & GUTTER	-

LEGEND



NOTES:

- IMPERVIOUS COVER: TOTAL DEVELOPED AREA (±) = 45,900 ± SQ. FT. (0.84 ACRES) PER 1.00 AC. PER LOT
- LAND USE FOR LOTS 1 & 2 IS SINGLE FAMILY DETACHED
- ROW AVERAGE IS 0.50 AC
- TOTAL AVERAGE OF SUBDIVISION IS 2.83 AC
- MULTIFAMILY AND/OR COMMERCIAL
- PARKLAND DEDICATIONS: 2 PERSONS/UNIT/1000 = 0.231 AC (±) AT THE TIME OF THE FINAL PLAT
- SEWERAGE: PUBLIC SEWERAGE, BUILT TO CITY OF AUSTIN STANDARDS, ARE REQUIRED ALONG WITH DRIVE AND FRONT DRIVE. THEY ARE SHOWN BY A DOTTED LINE ON THE FACE OF THE PLAT. THE REQUIRED SIDEWALKS MAY RESULT IN THE BONDING OF THE BONDING OF CERTIFICATE OF OCCUPANCY, BUILDING PERMITS OR UTILITY CONNECTIONS BY THE OCCUPANT OR UTILITY COMPANY
- EROSION CONTROLS ARE REQUIRED FOR ALL CONSTRUCTION ON INDIVIDUAL LOTS, INCLUDING SINGLE FAMILY AND DUPLEX, IN ACCORDANCE WITH THE CITY OF AUSTIN ENVIRONMENTAL CONTROL MANUAL AND LOTS SECTION 25-8 ARTICLE THREE IN THIS SUBDIVISION
- PRIOR TO THE RECORDING OF ANY FINAL PLAT OF ALL OR A PORTION OF THIS PRELIMINARY PLAT, FISCAL SECURITY SHALL BE PROVIDED IN ACCORDANCE WITH SEC. 25-1-112 OF THE CITY OF AUSTIN CHARTER. THE CITY OF AUSTIN WILL BE RESPONSIBLE FOR THE COSTS OF THE RECORDING OF THIS PRELIMINARY PLAT, FISCAL SECURITY SHALL BE PROVIDED IN ACCORDANCE WITH SEC. 25-1-112 OF THE CITY OF AUSTIN CHARTER. THE CITY OF AUSTIN WILL BE RESPONSIBLE FOR THE COSTS OF THE RECORDING OF THIS PRELIMINARY PLAT, FISCAL SECURITY SHALL BE PROVIDED IN ACCORDANCE WITH SEC. 25-1-112 OF THE CITY OF AUSTIN CHARTER.
- AS DETERMINED PRIOR TO FINAL PLAT APPROVAL, THE RESTORATION, WATER QUALITY POINTS, ETC.) SHALL BE PROVIDED PRIOR TO FINAL PLAT APPROVAL.
- THE OWNER OF THIS SUBDIVISION, AND HIS OR HER SUCCESSORS AND ASSIGNS, ASSUMES RESPONSIBILITY FOR PLANS FOR CONSTRUCTION OF SUBDIVISION IMPROVEMENTS WHICH COMPLY WITH THE CITY OF AUSTIN STANDARDS AND REGULATIONS. BOUNDARY ARE BASED ON CITY OF AUSTIN AERIAL PHOTOS. CONTOURS SHOWN OUTSIDE THE BOUNDARY ARE BASED ON CITY OF AUSTIN AERIAL PHOTOS.
- TOPOGRAPHY, UTILITY AND/OR EASEMENT SHALL BE INCLUDED UNDER THE GENERAL DEVELOPMENT PERMIT BY THE OWNER OF THE SUBDIVISION
- THE ELECTRIC UTILITY SHALL HAVE THE RIGHT TO PRUNE AND/OR REMOVE TREES, SHRUBBERY AND OTHER OBSTRUCTIONS TO THE EXTENT NECESSARY TO KEEP THE EASEMENTS CLEAR. THE OWNER OF THIS SUBDIVISION SHALL BE RESPONSIBLE FOR THE COSTS OF SUCH PRUNING OR REMOVAL.
- THE OWNER OF THE PROPERTY IS RESPONSIBLE FOR MAINTAINING CLEARANCES REQUIRED BY THE NATIONAL ELECTRIC SAFETY CODE, OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION (OSHA) TO CLEARANCES WHEN WORKING IN CLOSE PROXIMITY TO OVERHEAD POWER LINES AND EQUIPMENT. AUSTIN ENERGY WILL NOT REMOVE ELECTRIC SERVICE UNLESS REQUIRED BY CLEARANCES.
- LANDSCAPING AND PLANTING SHALL BE PROVIDED BY THE CITY OF AUSTIN. PLANS AND SPECIFICATIONS SHALL BE SUBMITTED TO THE CITY OF AUSTIN, 14010 LOT IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTED TO THE CITY OF AUSTIN WATER AND WASTEWATER SYSTEM.
- UTILITY DEPARTMENT WITH ANY EASEMENT AND/OR ACCESS REQUIRED FOR INSTALLATION AND ONGOING MAINTENANCE OF OVERHEAD OR UNDERGROUND ELECTRIC FACILITIES WITHIN OR ALONG THE PERIMETER OF THE SUBDIVISION. OR INSTALLATION OF TEMPORARY EROSION CONTROL, VEGETATION AND TREE PROTECTION. IN ADDITION, THE OWNER SHALL BE RESPONSIBLE FOR ANY TREE PRUNING AND TREE REMOVAL THAT IS WITHIN TEN FEET OF THE CENTERLINE OF THE PROPERTY AND TELEPHONE AND CABLE SERVICE TO PROVIDE ELECTRIC SERVICE TO THE PROPERTY AND TELEPHONE SERVICE TO PROVIDE ELECTRIC SERVICE TO THE PROPERTY.
- FOR A MINIMUM TRAVEL DISTANCE OF 25' FROM THE ROADWAY EDGE, DRIVEWAY GRADINGS MAY EXCEED ONE PERCENT SPECIFIC APPROVAL OF SURFACE AND GEOMETRIC DESIGN PROFESSIONALS FROM THE CITY'S LAND DEVELOPMENT REGULATIONS IN THE FINAL PLAT, CONSTRUCTION PLAN WRITING AND SUBSEQUENTLY APPROVED IN WRITING BY THE CITY OF AUSTIN. APPROVALS DO NOT RELIEVE THE ENGINEER OF THE OBLIGATION TO MODIFY THE DESIGN OF THE PRODUCT IF IT DOES NOT MEET ALL OTHER CITY LAND DEVELOPMENT REGULATIONS OR IF IT IS SUBSEQUENTLY WITHDRAWN OR PROTECTED. DESIGN WOULD ADVERSELY IMPACT THE PUBLIC'S SAFETY, HEALTH, WELFARE OR PROPERTY.
- PRIOR TO CONSTRUCTION, EXCEPT SINGLE FAMILY, SINGLE FAMILY ATTACHED, OR DUPLEX ON ANY LOT IN THIS SUBDIVISION, A SITE DEVELOPMENT PERMIT MUST BE OBTAINED FROM THE CITY OF AUSTIN FOR REVIEW. RAINWATER RUN-OFFS SHALL BE HELD TO THE AMOUNT TO THE CITY OF AUSTIN FOR REVIEW. RAINWATER RUN-OFFS SHALL BE HELD TO THE AMOUNT TO THE CITY OF AUSTIN FOR REVIEW.
- ALL DAMAGE INCIDENTS ON PRIVATE PROPERTY SHALL BE MAINTAINED BY THE PROPERTY OWNER OR ASSIGNS.
- NO BUILDINGS, FENCES, LANDSCAPING OR OTHER OBSTRUCTIONS ARE PERMITTED IN DRAINAGE EASEMENTS.
- PROPERTY OWNER SHALL PROVIDE FOR ACCESS TO DAMAGE INCIDENTS AS MAY BE NECESSARY MAY BE COUNTED AS ONE OF THE TWO SPACES REQUIRED FOR EACH UNIT.
- BUILDING SETBACK LINES ARE IN CONFORMANCE WITH CITY OF AUSTIN ZONING REGULATIONS.
- ALL STREETS WILL BE CONSTRUCTED TO CITY OF AUSTIN STANDARDS.
- A HEIGHT OF RESIDENTIAL STRUCTURES IS LIMITED TO 35 FT. AND 45 PER CITY CODE.
- A PROPERTY OWNERS ASSOCIATION MAY BE FORMED AND BE FILED WITH THE SECRETARY BUILDING SETBACKS
- A FRONT YARD SETBACK FOR DWELLING UNIT 25 FT. FROM THE FRONT PROPERTY LINE.
- SIDE YARD SETBACK 5 FT. MINIMUM.
- REAR YARD SETBACK 10 FT. MINIMUM.

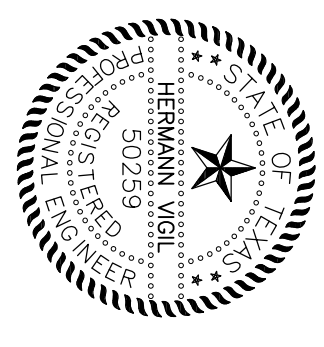
DEVELOPER INFORMATION:
OWNER: W. B. HOWELL PHONE #: (512) 448-0881
ADDRESS: 4303 RUSSELL DR., AUSTIN, TX 78704
OWNER'S REPRESENTATIVE RESPONSIBLE FOR PLAN ALTERATIONS:
HOWARD ENGINEERS, INC. PHONE #: (512) 448-0881
PERSON OR FIRM RESPONSIBLE FOR EROSION/SEDIMENTATION CONTROL MAINTENANCE:
W.B. HOWELL PHONE #: (512) 448-0881
PERSON OR FIRM RESPONSIBLE FOR TRIBUTORIAL AREA PROTECTION MAINTENANCE:
W.B. HOWELL PHONE #: (512) 448-0881

WATERFLOO STATUS:
THE PROJECT IS NOT LOCATED IN THE WILLIAMSON CREEK WATERSHED, WHICH IS CLASSIFIED AS URBAN. THE PROJECT IS NOT LOCATED IN THE EDWARDS AQUIFER RECHARGE ZONE.

I, HERMAN WIGL, AM AUTHORIZED UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF ENGINEERING AND HEREBY CERTIFY THAT THIS PLAN, TO THE BEST OF MY KNOWLEDGE IS COMPLETE, ACCURATE, AND IN COMPLIANCE WITH TITLE 25 ARTICLE 8 OF THE CITY OF AUSTIN LAND DEVELOPMENT CODE.

THE 100-YEAR FLOODPLAIN, AS DEFINED BY CITY REGULATIONS, IS CONTAINED WITHIN THE DRAINAGE EASEMENT(S) SHOWN HEREON. NO PORTION OF THIS TRACT IS WITHIN THE BOUNDARIES OF THE FLOOD INSURANCE ADMINISTRATION FIRM PANEL 484530210E, DATED JUNE 16, 1995 FOR TRAVIS COUNTY, TEXAS.

HERMAN WIGL, P.E.
REGISTERED PROFESSIONAL ENGINEER
4303 RUSSELL DR.
AUSTIN, TEXAS 78704



HOWARD ENGINEERS, INC.
4303 Russell Drive
Austin, Texas 78704
Phone: (512) 448-0881
Fax: (512) 448-0989
Email: he@howardengineers.com

PRELIMINARY PLAN
FORTVIEW / VALLEY VIEW
SUBDIVISION
AUSTIN, TX

APPROVED BY: _____ HW
DRAWN BY: _____ BS, CB
DESIGNED BY: _____ HW
DATE: _____ JULY, 2005