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SUBDIVISION REVIEW SHEET

CASE NO.: C8-2010-0052.0A

P.C. DATE: May 10, 2011

SUBDIVISION NAME: Subdivision of Part of Blocks 11 and 12, J. Gordon Brown Resubdivision

AREA: 0.965 acres

LOTS: 3

APPLICANT: Sabot Development, Ltd.
(James Young)

AGENT: Stansberry Engineering
(Blayne Stansberry)

ADDRESS OF SUBDIVISION: 6015 Ponca Street

GRIDS: L-20

COUNTY: Travis

WATERSHED: Cuntry Club East

JURISDICTION: Full Purpose

EXISTING ZONING: SF-3-NP

PROPOSED LAND USE: Single Family

NEIGHBORHOOD PLAN: Montopolis

SIDEWALKS: Sidewalks will be provided on Ponca Street prior to the lots being occupied.

DEPARTMENT COMMENTS: The request is for approval of a resubdivision, namely Subdivision of Part of Blocks 11 and 12, J. Gordon Brown Resubdivision. This is a resubdivision of a portion 2 lots into 3 lots on 0.965 acres.

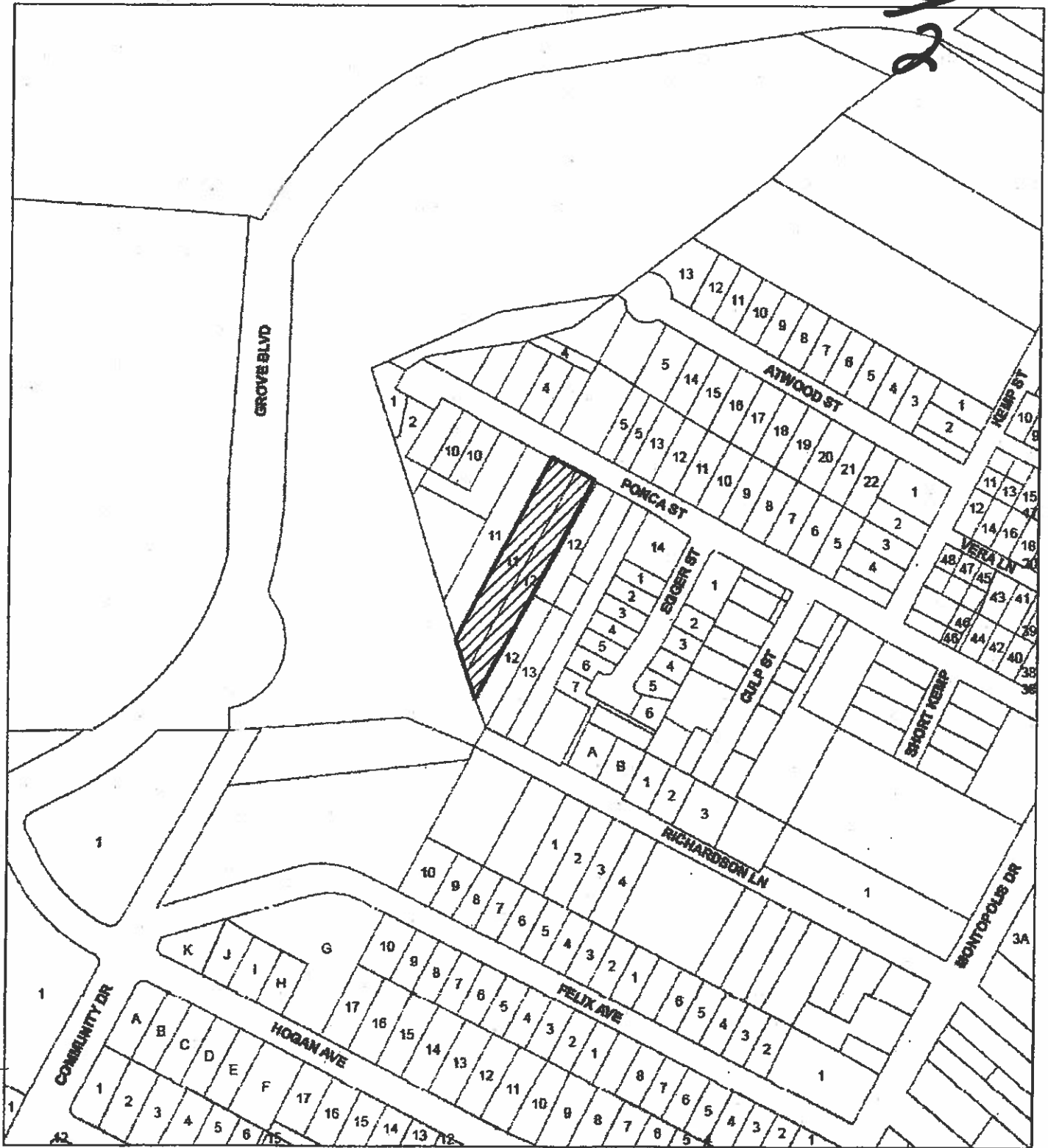
STAFF RECOMMENDATION: The staff recommends approval of the resubdivision. This plat meets all City of Austin Land Development and State Local Government Code requirements.



PLANNING COMMISSION ACTION:

CASE MANAGER: Sylvia Limon
Email address: sylvia.limon@ci.austin.tx.us

PHONE: 974-2767

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 Subject Tract
 Base Map

J. Gordon Brown Subdivision
CASE#: C8-2010-0052.0A
ADDRESS: 6015 Ponca St.
MANAGER: Sylvia Limon

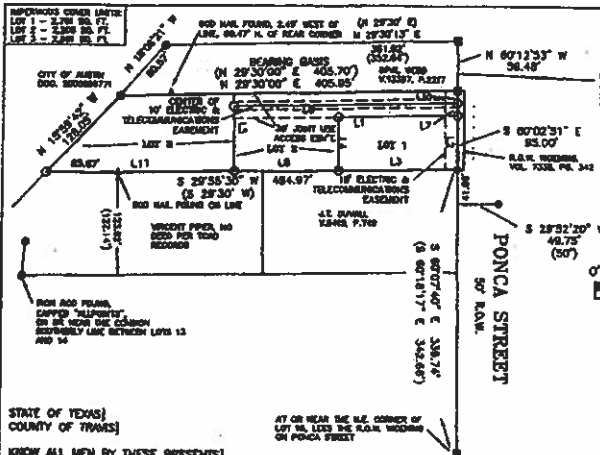
1" = 400'

OPERATOR: D. SUSTAITA

This map has been produced by Notification Services for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.

**SUBDIVISION OF PART OF BLOCKS 11 AND 12,
J. GORDON BROWN RESUBDIVISION**

**CL 3
7/4**



LINE	BEARING	DISTANCE
L1	S 29°55'30" W	144.00
L2	S 89°52'51" E	144.00
L3	S 89°52'51" W	144.00
L4	S 89°52'51" E	144.00
L5	S 89°52'51" W	144.00
L6	S 89°52'51" E	144.00
L7	S 89°52'51" W	144.00
L8	S 89°52'51" E	144.00
L9	S 89°52'51" W	144.00
L10	S 89°52'51" E	144.00
L11	S 89°52'51" W	144.00

NOTES

- NO BUILDINGS, FENCES, LANDSCAPING OR OTHER OBSTRUCTIONS ARE PERMITTED IN DRAINAGE EASEMENTS EXCEPT AS APPROVED BY THE CITY OF AUSTIN.
- ALL DRAINAGE EASEMENTS ON PRIVATE PROPERTY SHALL BE MAINTAINED BY THE PROPERTY OWNER OR ASSIGNS.
- PROPERTY OWNERS SHALL PROVIDE FOR ACCESS TO DRAINAGE EASEMENTS AS MAY BE NECESSARY AND SHALL NOT PROHIBIT ACCESS BY GOVERNMENTAL AUTHORITIES.
- THIS SUBDIVISION IS LOCATED IN THE COUNTRY CLUB EAST WATERSHED, CLASSIFIED AS SUBURBAN.
- THE OWNER/DEVELOPER OF THIS 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 THE BUILDING AND WILL NOT BE LOCATED SO AS TO CAUSE THE SITE TO BE OUT OF COMPLIANCE WITH CHAPTER 25-8 OF THE AUSTIN LAND DEVELOPMENT CODE.
- AUSTIN ENERGY HAS THE RIGHT TO PRUNE AND/OR REMOVE TREES, SHRUBBERY, AND OTHER OBSTRUCTIONS TO THE EXTENT NECESSARY TO KEEP THE EASEMENTS CLEAR. AUSTIN ENERGY WILL PERFORM ALL TREE WORK IN COMPLIANCE WITH CHAPTER 25-8, SUBCHAPTER B OF THE CITY OF AUSTIN LAND DEVELOPMENT CODE.
- THE OWNER SHALL BE RESPONSIBLE FOR INSTALLATION OF TEMPORARY EROSION CONTROL, REVEGETATION AND TREE PROTECTION. IN ADDITION, THE OWNER SHALL BE RESPONSIBLE FOR ANY INITIAL TREE PRUNING AND TREE REMOVAL THAT IS WITHIN TEN FEET OF THE CENTER LINE OF THE PROPOSED OVERHEAD ELECTRICAL FACILITIES DESIGNED TO PROVIDE ELECTRIC SERVICE TO THIS PROJECT. THE OWNER SHALL INCLUDE AUSTIN ENERGY'S WORK WITHIN THE LIMITS OF CONSTRUCTION FOR THIS PROJECT.
- RELOCATION OF ELECTRIC FACILITIES REQUESTED BY OWNER SHALL BE AT OWNER'S EXPENSE.
- NO LOT WILL BE OCCUPIED UNTIL THE STRUCTURE IS CONNECTED TO THE CITY OF AUSTIN WATER UTILITY SYSTEM AND TO THE CITY OF AUSTIN WASTEWATER SYSTEM.
- WATER AND WASTEWATER SYSTEMS SERVING THIS SUBDIVISION SHALL BE DESIGNED AND INSTALLED IN ACCORDANCE WITH THE CITY OF AUSTIN PLANS AND SPECIFICATIONS. PLANS AND SPECIFICATIONS SHALL BE SUBMITTED TO THE CITY OF AUSTIN WATER UTILITY FOR REVIEW. THE WATER AND WASTEWATER CONSTRUCTION MUST BE INSPECTED BY THE CITY.
- BUILDING SETBACK LINES SHALL BE IN CONFORMANCE WITH THE CITY OF AUSTIN ZONING ORDINANCE REQUIREMENTS, EXCEPT AS SHOWN HEREON.
- THE OWNER OF THIS SUBDIVISION, AND HIS OR HER SUCCESSORS AND ASSIGNS, ASSUMES RESPONSIBILITY FOR PLANS FOR CONSTRUCTION OF THE SUBDIVISION IMPROVEMENTS WHICH COMPLY WITH APPLICABLE CODES AND REQUIREMENTS OF THE CITY OF AUSTIN. THE OWNER UNDERSTANDS AND ACKNOWLEDGES THAT PLAT VACATION OR REPLATING MAY BE REQUIRED, AT THE OWNER'S SOLE EXPENSE, IF PLANS TO CONSTRUCT IN THIS SUBDIVISION DO NOT COMPLY WITH SUCH CODES AND REQUIREMENTS.
- PRIOR TO CONSTRUCTION, EXCEPT DETACHED SINGLE FAMILY ON ANY LOT IN THIS SUBDIVISION, A SITE DEVELOPMENT PERMIT MUST BE OBTAINED FROM THE CITY OF AUSTIN.
- FOR A MINIMUM TRAVEL DISTANCE OF 25 FEET, FROM THE ROADWAY EDGE, DRIVEWAY GRADES MAY EXCEED 14% ONLY WITH SPECIFIC APPROVAL OF SURFACE AND GEOMETRIC DESIGN PROPOSALS BY THE CITY OF AUSTIN.
- ALL STREETS, DRAINAGE, SIDEWALKS, EROSION CONTROLS, AND WATER AND WASTEWATER LINES ARE REQUIRED TO BE CONSTRUCTED AND INSTALLED TO CITY OF AUSTIN STANDARDS.
- BY APPROVING THIS PLAT, THE CITY OF AUSTIN ASSUMES NO OBLIGATION TO CONSTRUCT ANY INFRASTRUCTURE IN CONNECTION WITH THIS SUBDIVISION. ANY SUBDIVISION INFRASTRUCTURE REQUIRED FOR THE DEVELOPMENT OF THE LOTS IN THIS SUBDIVISION IS THE RESPONSIBILITY OF THE DEVELOPER AND/OR OWNER OF THE LOTS. FAILURE TO CONSTRUCT ANY REQUIRED INFRASTRUCTURE TO CITY STANDARDS MAY BE JUST CAUSE FOR THE CITY TO DENY APPLICATIONS FOR CERTAIN DEVELOPMENT, INCLUDING BUILDING PERMITS, SITE PLAN APPROVALS, AND/OR CERTIFICATES OF OCCUPANCY.
- THIS SUBDIVISION IS NOT LOCATED OVER THE EDWARDS AQUIFER RECHARGE ZONE.
- EROSION/SEDIMENTATION CONTROLS ARE REQUIRED FOR ALL CONSTRUCTION ON EACH LOT, INCLUDING SINGLE FAMILY AND DUPLEX CONSTRUCTION, PURSUANT TO LDC SECTION 25-8-1B1, AND THE ENVIRONMENTAL CRITERIA MANUAL.
- ALL RESTRICTIONS AND NOTES FROM THE PREVIOUS EXISTING SUBDIVISION, J. GORDON BROWN RESUBDIVISION, RECORDED IN VOLUME 2, PAGE 226 OF THE PLAT RECORDS OF TRANS COUNTY, TEXAS, SHALL APPLY TO THIS RESUBDIVISION PLAT.
- 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 PLAT: PONCA STREET. THIS SIDEWALK SHALL BE IN PLACE PRIOR TO THE LOT BEING OCCUPIED. FAILURE TO CONSTRUCT THE REQUIRED SIDEWALK WILL RESULT IN THE WITHDRAWING OF CERTIFICATES OF OCCUPANCY, BUILDING PERMITS OR UTILITY CONNECTIONS BY THE GOVERNING BODY OR THE UTILITY COMPANY.
- A WAIVER TO THE DETENTION REQUIREMENT WAS GRANTED BY THE WATERSHED PROTECTION AND DEVELOPMENT REVIEW DEPARTMENT WATERSHED ENGINEERING DIVISION ON OCTOBER 15, 2010, PROJECT REFERENCE COE-RS-2010-00108.
- WATER QUALITY IS NOT REQUIRED PER ENVIRONMENTAL CRITERIA MANUAL SECTION 1.8.2.C. THE IMPERVIOUS COVER OF THE SUBDIVISION IS LIMITED TO 20% OF THE NET SITE AREA.
- THE IMPERVIOUS COVER FOR EACH LOT IS RESTRICTED PER THE FOLLOWING:

LOT	NET SITE AREA	IMPERVIOUS COVER	PERCENTAGE
1	0.21 AC.	2,701 SQ.FT.	28 %
2	0.26 AC.	2,208 SQ.FT.	18 %
3	0.37 AC.	2,881 SQ.FT.	16 %
TOTAL	0.85 AC.	7,790 SQ.FT.	20 %

- JOINT ACCESS IS REQUIRED BETWEEN LOTS 2 AND 3.
- AN INCREASE IN EMERGENCY VEHICLE DISTANCE HAS BEEN APPROVED FOR LOTS 2 AND 3 AS REQUESTED BY THE OWNER. PER EXCEPTION 5 TO SECTION 803.1.1 OF THE CITY OF AUSTIN FIRE CODE IN EFFECT ON 08-30-2010, THIS EXCEPTION IS LIMITED TO CONSTRUCTION OF NO MORE THAN TWO SINGLE FAMILY RESIDENCES IMPACTED BY THE INCREASED EMERGENCY VEHICLE ACCESS DISTANCE WITH A STANDARD WIDTH DRIVEWAY. DUPLEX CONSTRUCTION WILL BE ALLOWED IF A LARGER DRIVEWAY WIDTH TO ACCOMMODATE EMERGENCY VEHICLE ACCESS IS SUBMITTED TO AND APPROVED BY THE AUSTIN FIRE DEPARTMENT.
- THE OWNER OF LOT 3 IS RESPONSIBLE FOR DIVERSION OF ANY CONCENTRATED STORM FLOWS FROM LOTS 1, 2, OR 3 TO PONCA STREET OR TO THE UNNAMED EAST COUNTRY CLUB CREEK TRIBUTARY IN THE SOUTHEAST PORTION OF LOT 3.
- LOTS 2 AND 3 SHALL HAVE SEPARATE SEWER TAPS, SEPARATE WATER METERS AND THEIR RESPECTIVE PRIVATE WATER AND SEWER SERVICE LINES SHALL BE POSITIONED OR LOCATED IN A MANNER THAT WILL NOT CROSS LOT LINES.

STATE OF TEXAS
COUNTY OF TRAVIS
KNOW ALL MEN BY THESE PRESENTS
THAT SABOT DEVELOPMENT, LTD., A TEXAS LIMITED PARTNERSHIP, OWNER OF PART OF BLOCKS 11 AND 12 OF "J. GORDON BROWN RESUBDIVISION" A SUBDIVISION AS RECORDED IN PLAT BOOK 2, PAGE 226 OF THE TRAVIS COUNTY PLAT RECORDS, AS CONVEYED TO IT BY DEED RECORDED IN DOCUMENT NO. 200818898 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, SAID SUBDIVISION HAVING BEEN APPROVED FOR RESUBDIVISION PURSUANT TO THE PUBLIC NOTIFICATION AND HEARING PROVISION OF CHAPTER 212.014, OF THE LOCAL GOVERNMENT CODE, ACTING HEREBY BY AND THROUGH JAMES YOUNG, THE MANAGER OF ITS GENERAL PARTNER, SABOT INVESTMENTS, L.L.C. DOES HEREBY RESUBDIVIDE SAID TRACT OF LAND IN ACCORDANCE WITH THE ATTACHED PLAT, TO BE KNOWN AS "SUBDIVISION OF PART OF BLOCKS 11 AND 12, J. GORDON BROWN RESUBDIVISION", AND DOES HEREBY DEDICATE TO THE PUBLIC THE USE OF THE STREETS AND EASEMENTS AS SHOWN HEREON, SUBJECT TO ANY EASEMENTS AND/OR RESTRICTIONS HERETOFORE GRANTED AND NOT RELEASED.

WITNESS MY HAND THIS THE ____ DAY OF ____ 20__ A.D.
JAMES YOUNG, MANAGER OF SABOT INVESTMENTS, L.L.C. THE GENERAL PARTNER OF SABOT DEVELOPMENT, LTD.
11610 FRUITWOOD PLACE
AUSTIN, TEXAS 78758

NOTARY CERTIFICATION
STATE OF TEXAS
COUNTY OF TRAVIS
BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED JAMES YOUNG, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED THAT HE DISCUSSED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS THE ____ DAY OF ____ 20__ A.D.
NOTARY IN AND FOR THE STATE OF TEXAS
MY COMMISSION EXPIRES: _____
PRINTED NAME OF NOTARY _____

THIS SUBDIVISION PLAT IS LOCATED WITHIN THE FULL-PURPOSE CITY LIMITS JURISDICTION OF THE CITY OF AUSTIN ON THIS THE ____ DAY OF ____ 20__ A.D.
ACCEPTED AND AUTHORIZED FOR RECORD BY THE DIRECTOR, PLANNING AND DEVELOPMENT REVIEW DEPARTMENT, CITY OF AUSTIN, COUNTY OF TRAVIS, THIS THE ____ DAY OF ____ 20__ A.D.

GREG GUERNEY, ACP, DIRECTOR, PLANNING AND DEVELOPMENT REVIEW DEPARTMENT
ACCEPTED AND AUTHORIZED FOR RECORD BY THE PLANNING COMMISSION OF THE CITY OF AUSTIN, TEXAS, THIS THE ____ DAY OF ____ 20__
DAVE SULLIVAN, CHAIRPERSON
SALOMEA KIRK, SECRETARY

SURVEYOR'S CERTIFICATION
I, JAMES M. GRANT, AM AUTHORIZED UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF SURVEYING AND HEREBY CERTIFY THAT THIS PLAT COMPIES WITH CHAPTER 25 OF THE AUSTIN CITY CODE OF 1908 AS AMENDED, IS TRUE AND CORRECT AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE BY ME OR UNDER MY SUPERVISION ON THE GROUND.
AS SURVEYED BY:
HARRIS-GRANT SURVEYING, INC.
P.O. BOX 807
MANHACCA, TEXAS 78656
(512) 444-1781
DATE: 03-25-2011
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 1919



ENGINEER'S CERTIFICATION:
I, BLAYNE E. STANSBERRY, AM AUTHORIZED UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF ENGINEERING AND HEREBY CERTIFY THAT THIS PLAT IS FEASIBLE FROM AN ENGINEERING STANDPOINT AND COMPIES WITH THE ENGINEERING RELATED PORTIONS OF TITLE 25, AUSTIN CITY CODE AS AMENDED.
NO PORTION OF THIS TRACT IS WITHIN THE BOUNDARIES OF DESIGNATED FLOOD HAZARD AREAS AS SHOWN ON THE FEDERAL EMERGENCY MANAGEMENT ASSOCIATION RATE MAP NO. 48493C 0605H, DATED 09-28-2008.

BLAYNE E. STANSBERRY DATE
REGISTERED PROFESSIONAL ENGINEER NO. 69646
STANSBERRY ENGINEERING CO., INC.
P.O. BOX 308, MANHACCA, TEXAS 78652
PH. (512) 292-8000

STATE OF TEXAS
COUNTY OF TRAVIS
I, DANA DEBEAUVOUR, CLERK OF TRAVIS COUNTY, TEXAS, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT OF WRITING, WITH ITS CERTIFICATE OF AUTHENTICATION, WAS FILED FOR RECORD IN MY OFFICE ON THE ____ DAY OF ____ 20__ A.D. AT ____ O'CLOCK ____ M., AND DULY RECORDED ON THE ____ DAY OF ____ 20__ A.D. AT ____ M. IN THE OFFICIAL PUBLIC RECORDS OF SAID COUNTY AND STATE IN DOCUMENT NUMBER ____ OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS.
WITNESS MY HAND AND SEAL OF OFFICE OF THE COUNTY CLERK THIS THE ____ DAY OF ____ 20__ A.D.
DANA DEBEAUVOUR, COUNTY CLERK
TRAVIS COUNTY, TEXAS.
DEPUTY

HARRIS-GRANT
SURVEYING, INC.
CB-2010-0052.0A
SHEET 1 OF 1