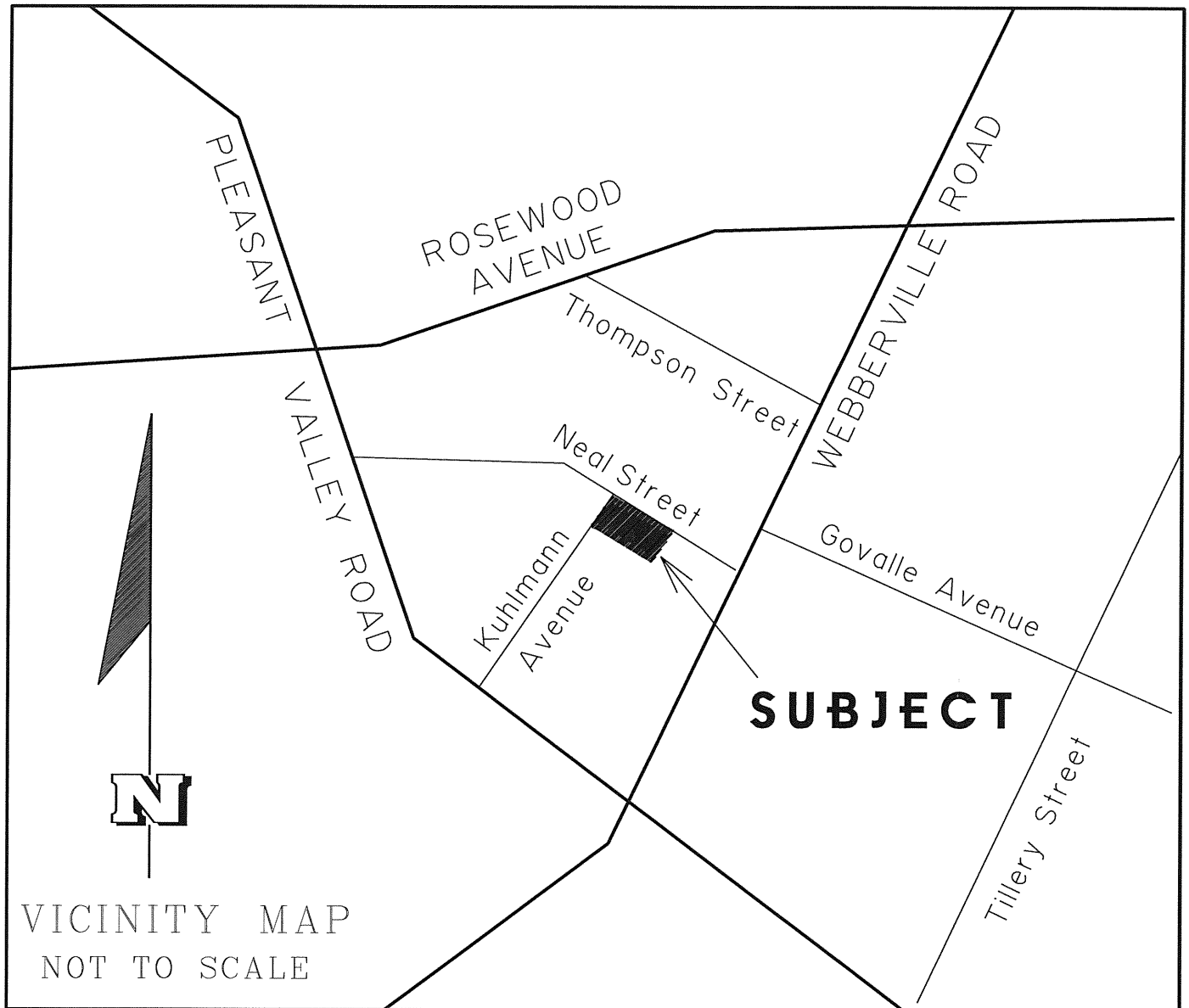


SUBDIVISION REVIEW SHEET**CASE NO.:** C8-2016-0105.0A**PC DATE:** October 25, 2016**SUBDIVISION NAME:** Resubdivision of Lot 4, Rosewood Village, Section 5**AREA:** 0.303 acre**LOTS:** 2**APPLICANT:** Jolyn Piercy**AGENT:** Hector Avila**ADDRESS OF SUBDIVISION:** 3013 Kuhlman Ave**GRIDS:** MK22**COUNTY:** Travis**WATERSHED:** Boggy Creek**JURISDICTION:** Full Purpose**EXISTING ZONING:** SF-3-NP**DISTRICT:** 1**LAND USE:** residential**NEIGHBORHOOD PLAN:** Rosewood

DEPARTMENT COMMENTS: The request is for the approval of the Resubdivision of Lot 4 of Rosewood Village Section Five. The plat is comprised of 2 lots on 0.303 acre. The applicant proposes to resubdivide an existing lot into two lots for residential use. The proposed lots comply with zoning requirements for use, lot width and lot size.

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

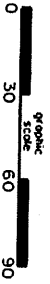
PLANNING COMMISSION ACTION:**CASE MANAGER:** Steve Hopkins**PHONE:** 512-974-3175**E-mail:** steve.hopkins@austintexas.gov



RESUBDIVISION OF LOT 4 ROSEWOOD VILLAGE SECTION FIVE

PLAT PREPARATION DATE: May 19, 2016
APPLICATION SUBMITTAL DATE: July 27, 2016

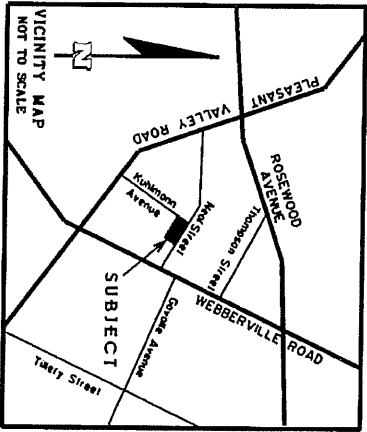
SCALE: 1" = 30'



Legend

- X-iron Rod Found
- X-iron Pipe Found
- X-iron Rod Set with plastic cap
- Surveyed
- ETE = Electric and Telecommunications Easement

LOT SUMMARY
Number of Lots = 2
LOT 4A = 6,676 Square Feet
LOT 4B = 6,545 Square Feet
TOTAL AREA = 13,221 Square Feet



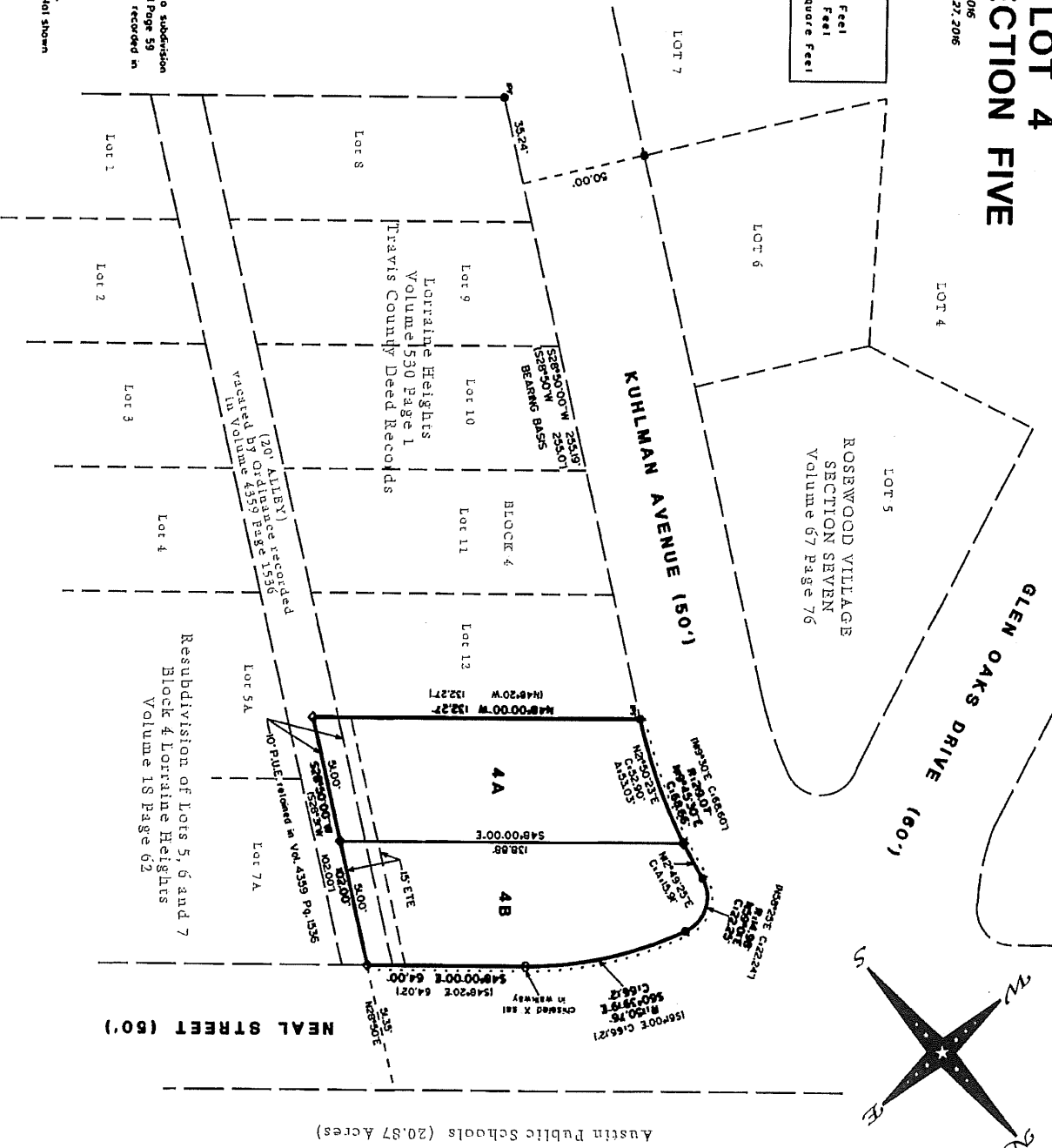
THE STATE OF TEXAS
THE COUNTY OF TRAVIS
Know all men by these presents
That I, Bailey John Percy, owner of all of Lot 4, Rosewood Village Section Five, a subdivision in Travis County, Texas, according to the map or plat thereof recorded in Volume 51 Page 59 of the Plat Records of Travis County, Texas, as conveyed to me by Guillemet Deed recorded in Volume 13076 Page 726 of the Real Property Records of Travis County, Texas, together with one half of the adjoining alley as vacated by Ordinance recorded in Volume 4359 Page 1536 of the Deed Records of Travis County, Texas, said subdivision having been approved for resubdivision pursuant to the public notification and hearing provisions of Chapter 212.01C of the Local Government Code, do hereby resubdivide said tract of land in accordance with the attached map or plat shown to be known as

RESUBDIVISION OF LOT 4 ROSEWOOD VILLAGE SECTION FIVE

and do hereby declare to the Public the use of all streets and easements shown herein, subject to any easements and/or restrictions heretofore granted, and not released.

WITNESS MY HAND this _____ day of _____ A.D. 20 _____

Bailey John Percy
3013 Kuhlman Avenue
Austin, Texas 78702



THE STATE OF TEXAS
THE COUNTY OF TRAVIS
I, the undersigned authority on this _____ day of _____ A.D. 2016, did personally appear Bailey John Percy, known to me to be the person whose name is subscribed to the foregoing instrument of writing, and she acknowledged before me that she executed the same for the purposes and considerations therein expressed.

NOTARY PUBLIC _____

Printed Name _____

Commission Expires _____

RESUBDIVISION OF LOT 4 ROSEWOOD VILLAGE SECTION FIVE

PLAT PREPARATION DATE: May 19, 2016
APPLICATION SUBMITTAL DATE: July 27, 2016

THE STATE OF TEXAS
THE COUNTY OF TRAVIS

I, Dana DeBeauvoir, Clerk of Travis County, Texas, do hereby certify that the foregoing Instrument of Writing and its Certificate of Authentication was filed for record in my office on the _____ day of _____, 2016, A.D., at _____ o'clock _____ M. and duly recorded on the _____ day of _____, A.D., at _____ o'clock _____ M. in the Official Public Records of said County and State in Document No. _____.

WITNESS MY HAND AND SEAL OF OFFICE OF THE COUNTY CLERK OF SAID COUNTY this the _____ day of _____, 2016, A.D.

DANA DEBEAUVOR, COUNTY CLERK TRAVIS COUNTY, TEXAS

By: _____
Deputy

This subdivision is located in the Full Purpose Jurisdiction of the City of Austin this the _____ day of _____, 2016.

APPROVED, ACCEPTED AND AUTHORIZED for record by the Director, Development Services Department, City of Austin, County of Travis, this the _____ day of _____, 2016, A.D.

J. Rodney Gonzales, Director, Development Services Department

ACCEPTED and AUTHORIZED for record by the Planning Commission of the City of Austin on this, the _____ day of _____, 20____.

Chair

Secretary

THE STATE OF TEXAS
THE COUNTY OF TRAVIS

I do hereby certify that the engineering work being submitted herein complies with all provisions of the Texas Engineering Practice Act, including Section 131.152(e). I hereby acknowledge that any misrepresentation regarding this certification constitutes a violation of the Act, and may result in criminal, civil and/or administrative penalties against me as authorized by the Act.

No portion of this subdivision is within the boundaries of the 100-year flood plain (Zone X) according to the Federal Flood Administration FIRM panel 48453C 0465 H, dated September 26, 2008.

Kurt Prossner P.E. No. 58191
PROSSNER and ASSOCIATES
13377 Pond Springs Road
Austin, Texas 78729

Date

THE STATE OF TEXAS
THE COUNTY OF TRAVIS

I, Hall Carson, am authorized under the laws of the State of Texas to practice the profession of surveying and hereby certify that this plat complies with Title 25 of the Austin City Code, and is true and correct and was prepared from an actual survey of the property made by me or under my supervision on the ground.

Hall Carson
Registered Professional Land Surveyor No. 5166
HOLT CARSON, INC.
1904 Forview Road Austin, Texas 78704
(512)-442-0990

Date

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. All water and wastewater construction must be inspected by the City of Austin. The landowner must pay the City inspection fee with the utility construction.
3. The landowner is responsible for providing the subdivision infrastructure, including the water and wastewater utility improvements.
4. Building Setback Lines shall be in conformance with the City of Austin Zoning ordinance requirements.
5. No buildings, fences, landscaping, or other obstructions are permitted in drainage easements except as approved by the City of Austin.
6. The owner of this subdivision, and his or her successors and assigns, assumes responsibility for plans for construction of subdivision improvements which comply with applicable codes and requirements of the City of Austin. The owner understands and acknowledges that plot vacation or replatting may be required, at the owner's sole expense, if plans to construct this subdivision do not comply with such codes and requirements.
7. This resubdivision is exempt from stormwater detention under Section 12.2 G of the City of Austin DCM.
8. All streets, drainage, sidewalks, erosion controls, and water and wastewater lines are required to be constructed and installed to City of Austin Standards.
9. Austin Energy has the right to cut and trim trees and shrubbery and remove obstructions to the extent necessary to keep the easements clear of obstructions. Austin Energy will perform all tree work in compliance with Chapter 25-8, Subchapter B of the City of Austin Land Development Code.
10. The owner/developer of this subdivision/lot may provide Austin Energy with any easement and/or access required for the installation and ongoing maintenance of overhead and underground electric facilities within or along the perimeter of this subdivision/lot. These easements/access are required to provide electric service to the buildings and will not be located as to cause the site to be out of compliance with the City of Austin Land Development Code.
11. 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 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.
12. 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 the owners 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 permits including building permits, site plan approvals and/or certificates of occupancy.
13. 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: Kuhlman Avenue and Neal Street. These sidewalks shall be in place prior to the lot being occupied. Failure to construct the required sidewalks may result in the withholding of Certificates of Occupancy, building permits, or utility connections by the governing body or utility company.
14. Erosion/Sedimentation controls are required for all construction on each lot, including single family and duplex construction, pursuant to the Land Development Code and the Environmental Criteria Manual.
15. 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 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.
16. All restrictions and notes from the previous existing subdivision, Rosewood Village Section Five, shall apply to this resubdivision plat.
17. All electric easements must be shown on all plan sheets, left clear for electric use and maintenance on 24/7 basis in perpetuity and maintain necessary clearances from any proposed structures, vegetation, etc. at all times. Necessary clearance information (AE, OSHA, NESC, and NEC) may be found in Austin Energy's Design Manual -- Section 15.3.9. The manual is available on Austin Energy's website under contractors/electric service design and planning.
18. Lot 4A and Lot 4B of this subdivision shall have separate sewer laps, 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.