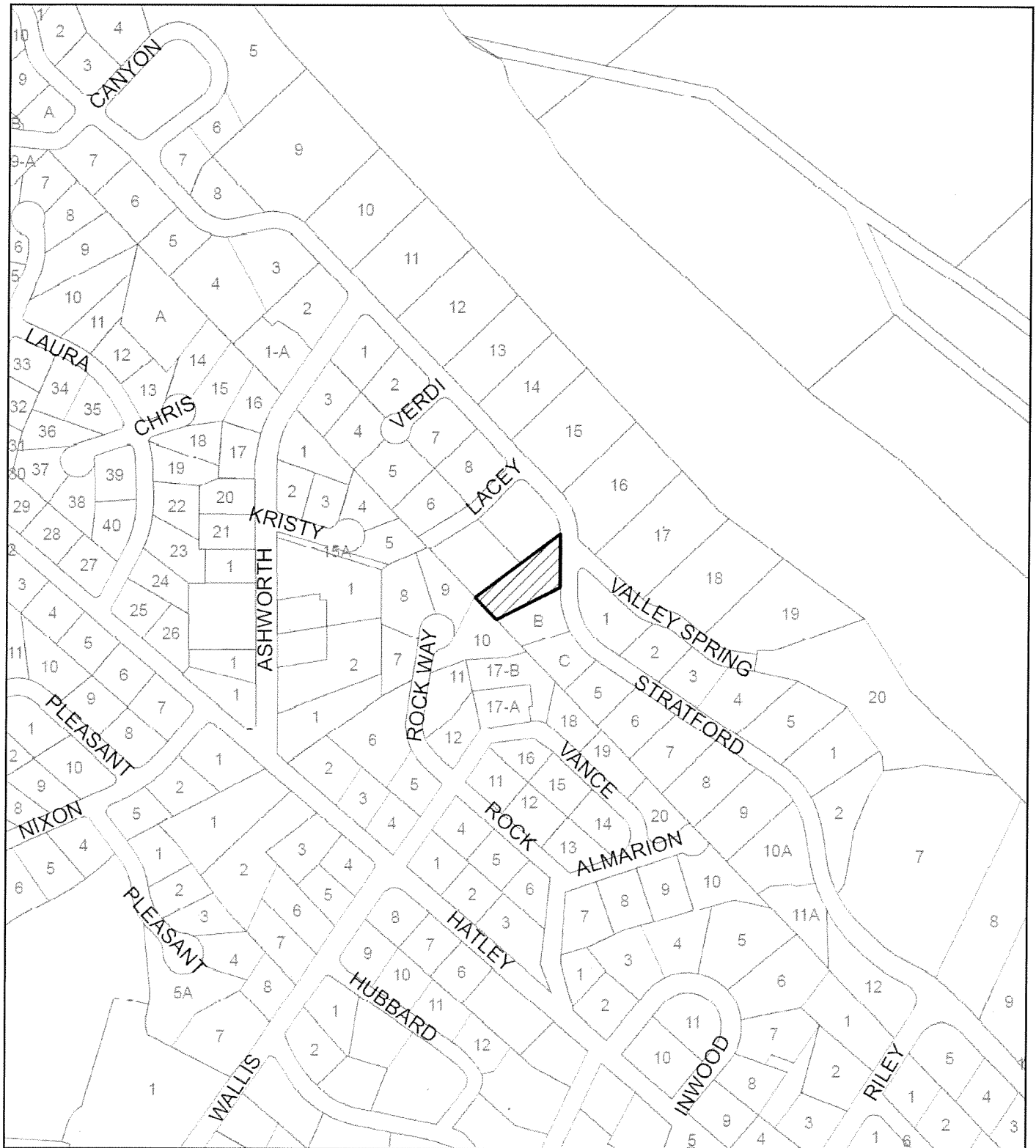


SUBDIVISION REVIEW SHEET**CASE NO.:** C8-2015-0098.0A**ZAP DATE:** May 17, 2016**SUBDIVISION NAME:** Stratford Heights**AREA:** 0.68**LOT(S):** 2**OWNER/APPLICANT:** CSanders Holdings, LLC
(Chris Sanders)**AGENT:** KBGE (Armando Portillo)**ADDRESS OF SUBDIVISION:** 2707 Stratford Dr.**GRIDS:** G23**COUNTY:** Travis**WATERSHED:** Town Lake (Lady Bird Lake)**JURISDICTION:** Full-Purpose**EXISTING ZONING:** SF-3**DISTRICT:** 8**PROPOSED LAND USE:** Residential**SIDEWALKS:** Sidewalks will be provided along the subdivision side of Stratford Drive.**DEPARTMENT COMMENTS:** The request is for approval of the resubdivision namely, Stratford Heights. The proposed plat is composed of 2 lots on 0.68 acres.**STAFF RECOMMENDATION:** The staff recommends approval of the resubdivision plat. This plat meets all current, applicable City of Austin Land Development and State Local Government Code requirements.**ZONING AND PLATTING ACTION:****CASE MANAGER:** Sylvia Limon**PHONE:** 512-974-2767**E-mail:** Sylvia.limon@austintexas.gov



Subject Tract



Base Map

CASE#: C8-2015-0098.0A
ADDRESS: 2707 STRATFORD DRIVE



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.

STRATFORD HEIGHTS

(A RESUBDIVISION OF LOT A, RESUBDIVISION OF LOTS 3 & 4, BLOCK E, BLUFFINGTON SECTION 2)

FINAL PLAT

USE	LOT NUMBER	ACREAGE	SF
SF	1	0.25	11,084.9
SF	2	0.43	18,521.4
TOTAL	2	0.68	29,606.3

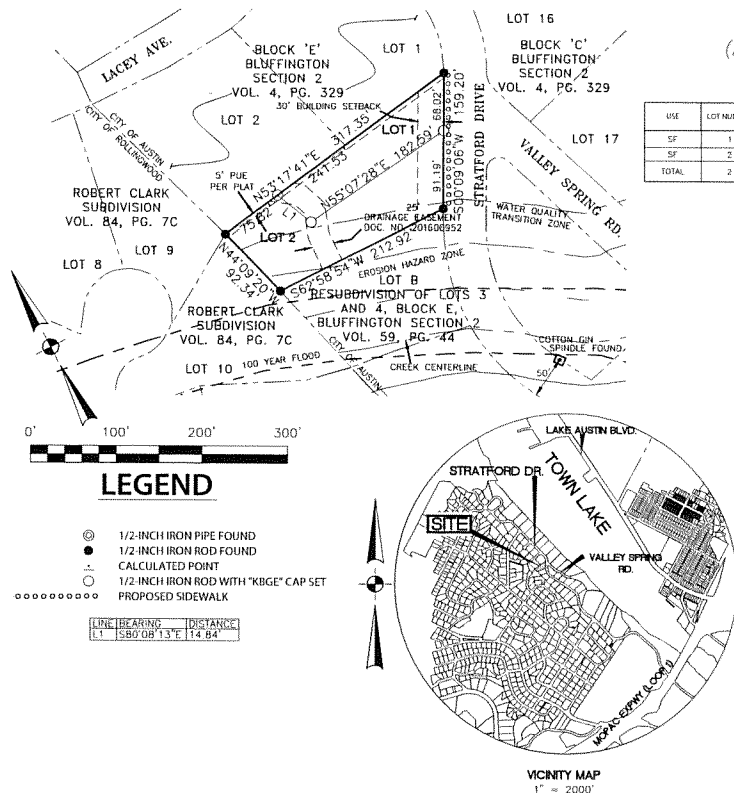
NOTES:

- NO LOT SHALL BE OCCUPIED UNTIL THE STRUCTURE IS CONNECTED TO THE CITY OF AUSTIN WATER AND WASTEWATER UTILITY SYSTEM.
- 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.
- EROSION AND SEDIMENTATION CONTROLS ARE REQUIRED FOR ALL CONSTRUCTION ON EACH LOT, INCLUDING SINGLE FAMILY AND DUPLEX CONSTRUCTION, PURSUANT TO THE LAND DEVELOPMENT CODE AND ENVIRONMENTAL CRITERIA MANUAL.
- BUILDING SETBACK LINES SHALL CONFORM TO CITY OF AUSTIN ZONING ORDINANCE REQUIREMENTS.
- THIS SUBDIVISION SHALL BE DEVELOPED AND MAINTAINED IN CONFORMANCE WITH THE CITY OF AUSTIN LAND DEVELOPMENT CODE.
- ANY RELOCATION OF ELECTRIC FACILITIES SHALL BE AT OWNER'S EXPENSE.
- AUSTIN ENERGY HAS THE RIGHT TO PRUNE AND/OR REMOVE TREES, SHRUBBERY AND OTHER OBSTRUCTIONS TO THE EXTENT NECESSARY TO KEEP THE EASEMENTS CLEAR. THE UTILITY WILL PERFORM ALL TREE WORK IN COMPLIANCE WITH THE CITY OF AUSTIN LAND DEVELOPMENT CODE.
- THE OWNER/DEVELOPER OF THIS SUBDIVISION/LOT SHALL PROVIDE AUSTIN ENERGY WITH ANY EASEMENT AND/OR ACCESS REQUIRED IN ADDITION TO THOSE INDICATED, OR 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 THE CITY OF AUSTIN LAND DEVELOPMENT CODE.
- 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.
- 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 PLAT VACATION OR REPLATING MAY BE REQUIRED, AT THE OWNER'S SOLE EXPENSE, IF PLANS TO CONSTRUCT THIS SUBDIVISION DO NOT COMPLY WITH SUCH CODES AND REQUIREMENTS.
- ALL RESTRICTIONS AND NOTES FROM THE PREVIOUS EXISTING SUBDIVISION, LOT A, RESUBDIVISION OF LOTS 3 & 4, VOLUME 59 PAGE 44, BLOCK E, BLUFFINGTON SECTION 2, SHALL APPLY TO THIS RESUBDIVISION.
- 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 REGULATIONS 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.
- 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.
- DEVELOPMENT ACTIVITY FOR SINGLE FAMILY OR DUPLEX USE FOR LOTS 1 AND 2 IS NOT SUBJECT TO DRAINAGE CRITERIA MANUAL, 1.2.2.D, OR E, IN ACCORDANCE WITH DRAINAGE CRITERIA MANUAL SECTION 1.2.2.G AND ENGINEER'S CERTIFICATION DATED MARCH 9, 2016.
- THIS PROJECT IS SUBJECT TO THE VOB AND WATER FLOW MITIGATION RULE (CITY OF AUSTIN ENVIRONMENTAL CRITERIA MANUAL AND CITY OF AUSTIN STANDARD SPECIFICATIONS MANUAL).
- 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. STRATFORD DRIVE, 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.
- 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-B, SUBCHAPTER B OF THE CITY OF AUSTIN LAND DEVELOPMENT CODE.
- NO BUILDINGS, FENCES, LANDSCAPING OR OTHER OBSTRUCTIONS ARE PERMITTED IN DRAINAGE EASEMENTS EXCEPT AS APPROVED BY THE CITY OF AUSTIN OR TRAVIS COUNTY.
- ALL DRAINAGE EASEMENTS ON PRIVATE PROPERTY SHALL BE MAINTAINED BY THE PROPERTY OWNER OR ASSIGNS.

IMPERVIOUS COVER NOTES:

REFER TO RESTRICTIVE COVENANT DOCUMENT NO. _____ FOR IMPERVIOUS COVER LIMITATIONS SET FORTH ON LOT 1 OF THIS SUBDIVISION.

REFER TO RESTRICTIVE COVENANT DOCUMENT NO. _____ FOR IMPERVIOUS COVER LIMITATIONS SET FORTH ON LOT 2 OF THIS SUBDIVISION.



THIS SUBDIVISION PLAT IS LOCATED WITHIN THE FULL PURPOSE JURISDICTION OF THE CITY OF AUSTIN ON THIS THE _____ DAY OF _____ 20____.

ACCEPTED AND AUTHORIZED FOR RECORD BY THE PLANNING COMMISSION OF THE CITY OF AUSTIN, COUNTY OF TRAVIS, THIS THE _____ DAY OF _____ 20____.

J. RODNEY GONZALES, DIRECTOR
DEVELOPMENT SERVICES DEPARTMENT

ACCEPTED AND AUTHORIZED FOR RECORD BY THE ZONING & PLATING COMMISSION OF THE CITY OF AUSTIN, TEXAS, THIS, THE _____ DAY OF _____ 20____.

GABRIEL ROJAS, CHAIR JOLENE KOLBASSA, SECRETARY

STATE OF TEXAS,
COUNTY OF TRAVIS:

I, DANA DEBEAUVOR, 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 _____ 20____, A.D. AT _____ O'CLOCK _____ M., OFFICIAL PUBLIC RECORDS OF SAID COUNTY AND STATE IN DOCUMENT # _____, WITNESS MY HAND AND SEAL OF OFFICE OF THE COUNTY CLERK, THE _____ DAY OF _____ 20____.

DANA DEBEAUVOR, COUNTY CLERK, TRAVIS COUNTY, TEXAS

By _____
DEPUTY

STATE OF TEXAS &
COUNTY OF TRAVIS &

KNOW ALL MEN BY THESE PRESENTS:

THAT CSANDERS HOLDINGS, LLC BEING OWNER OF THAT CERTAIN 0.680 ACRE TRACT OF LAND OUT OF LOT A, RESUBDIVISION OF LOTS 3 & 4, BLOCK E, BLUFFINGTON SECTION 2, A SUBDIVISION IN TRAVIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED UNDER VOLUME 59, PAGE 44, OF THE PLAT RECORDS OF TRAVIS COUNTY, TEXAS CONVEYED BY DEED OF RECORD INSTRUMENT NO. 201502590 OF THE REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS, AND SAID SUBDIVISION HAVING BEEN APPROVED FOR RESUBDIVISION PURSUANT TO THE PUBLIC NOTIFICATION AND HEARING PROVISIONS OF CHAPTER 212.014 OF THE LOCAL GOVERNMENT CODE, DO HEREBY RESUBDIVIDE LOT A, RESUBDIVISION OF LOTS 3 & 4, BLOCK E, BLUFFINGTON SECTION 2 IN ACCORDANCE WITH THE MAP OR PLAT ATTACHED HERETO TO BE KNOWN AS: STRATFORD HEIGHTS, AND DO HEREBY DEDICATE TO THE PUBLIC THE USE OF ALL STREETS AND EASEMENTS SHOWN HEREON SUBJECT TO ANY AND ALL EASEMENTS OR RESTRICTIONS HERETOFORE GRANTED AND NOT RELEASED. WITNESS MY HAND THIS _____ DAY OF _____ 2015.

CHRIS SANDERS
CSANDERS HOLDINGS, LLC
107 OASIS HILLS
HORSESHOE BAY, TX 78657

STATE OF TEXAS &
COUNTY OF TRAVIS &

THIS INSTRUMENT ACKNOWLEDGED BEFORE ME ON THE _____ DAY OF _____ 2015.

NOTARY PUBLIC, IN AND FOR

MY COMMISSION EXPIRES:

ENGINEERS CERTIFICATION

THIS IS TO CERTIFY THAT: I AM AUTHORIZED TO PRACTICE THE PROFESSION OF ENGINEERING IN THE STATE OF TEXAS; I AM RESPONSIBLE FOR THE PREPARATION OF THE ENGINEERING PORTIONS OF THE PLAN OR PLAT SUBMITTED HERewith; ALL ENGINEERING INFORMATION SHOWN ON THE PLAN OR PLAT IS ACCURATE AND CORRECT; AND WITH REGARD TO THE ENGINEERING PORTIONS THEREOF, THE PLAN OR PLAT COMPLIES WITH TITLE 25 OF THE AUSTIN CITY CODE, AS AMENDED, AND ALL OTHER APPLICABLE CITY AND TRAVIS COUNTY CODES, ORDINANCES, AND RULES. THE 100 YEAR FLOODPLAIN IS CONTAINED WITHIN THE DRAINAGE EASEMENT(S) SHOWN HEREON. NO PORTION OF THIS TRACT IS WITHIN THE BOUNDARIES OF THE 100 YEAR FLOOD PLAN OF ANY WATERWAY THAT IS WITHIN THE LIMITS OF STUDY OF THE FEDERAL FLOOD INSURANCE ADMINISTRATION FIRM PANEL # 48453C0445H, DATED SEPTEMBER 26, 2008 FOR TRAVIS COUNTY, TEXAS.

CHAD KIMBELL
P.E. NO. 99810
KBGE ENGINEERING
105 W. RIVERSIDE DRIVE STE 110
AUSTIN, TX 78704

SURVEYORS CERTIFICATION

THIS IS TO CERTIFY THAT: I AM AUTHORIZED TO PRACTICE THE PROFESSION OF SURVEYING IN THE STATE OF TEXAS; I AM RESPONSIBLE FOR THE PREPARATION OF THE SURVEYING PORTIONS OF THE PLAN OR PLAT SUBMITTED HERewith; ALL SURVEYING INFORMATION SHOWN ON THE PLAN OR PLAT IS ACCURATE AND CORRECT; AND WITH REGARD TO THE SURVEYING PORTIONS THEREOF, THE PLAN OR PLAT COMPLIES WITH CHAPTER 25 OF THE CITY OF AUSTIN LAND DEVELOPMENT CODE, AS AMENDED, AND ALL OTHER APPLICABLE CITY AND TRAVIS COUNTY CODES, ORDINANCES AND RULES.

ABRAM C. DASHNER
R.P.L.S. NO. 5901
KBGE ENGINEERING
105 W. RIVERSIDE DRIVE STE 110
AUSTIN, TX 78704

ENGINEERING SURVEYING **kbge**
KIMBELL | BRUEHL | GARCIA | ESTES
105 West Riverside Drive, Ste. 110, Austin, Texas 78704
737.453.4379 austin@kbge.com
"KBGE Real" 12012

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