SUBDIVISION REVIEW SHEET

EET

<u>CASE NO.</u>: C8-2014-0180 <u>ZAP DATE</u>: April 7, 2015

SUBDIVISION NAME: Burleson Industrial Park

AREA: 27.5 acres LOTS: 7

APPLICANT: Burleson Parks Holdings, GP

AGENT: KLove Engineering

(Ron W. Mills) (Jaime Noriega)

ADDRESS OF SUBDIVISION: 7103 Burleson Rd

GRIDS: ML16 COUNTY: Travis

<u>WATERSHED</u>: Onion Creek <u>JURISDICTION</u>: Full Purpose

EXISTING ZONING: LI

DISTRICT: 2

LAND USE: Industrial, ROW

NEIGHBORHOOD PLAN: none

ADMINISTRATIVE WAIVERS: none

VARIANCES: none

<u>SIDEWALKS</u>: Sidewalks will be constructed on both sides of the internal street and the subdivision side of Burleson Road.

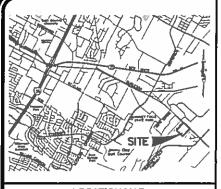
DEPARTMENT COMMENTS: The request is for the approval of the preliminary plan of Burleson Industrial Park, comprised of 7 lots on 27.5 acres. The lots will take access from a new internal street (Supply Court) connecting to Burleson Road. City of Austin utilities are available and the developer will be responsible for all costs associated with any required improvements. The proposed lots comply with zoning requirements for use, lot width and lot size.

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

ZONING AND PLATTING ACTION:

CASE MANAGER: Steve Hopkins **PHONE:** 512-974-3175

E-mail: steve.hopkins@austintexas.gov



LOCATION MAP

LOT SUMMARY

LOT 1 = 204,775.56 SF = 4.701 Ac. LOT 2 = 127,108.08 SF = 2.919 Ac. LOT 3 = 122,577.84 SF = 2.814 Ac. LOT 4 = 155,380.40 SF = 3.590 Ac. LOT 5 = 155,598.20 SF = 3.595 Ac. LOT 6 = 154,158.84 SF = 3.539 Ac. LOT 7 = 200,724.48 SF = 4.608 Ac.

①

ZIIII AN

9 1 9

LOT 7

76" 34" 33"E 218, 34, 37,M 141'80, ²5,M

部

NOTES:

- 1. NO LOT SHALL BE OCCUPIED UNTIL THE STRUCTURE IS CONNECTED TO THE CITY OF AUST WATER AND WASTEWATER UTILITY SYSTEM.

 2. ALL WATER AND WASTEWATER IMPROVEMENTS MUST BE IN ACCORDANCE WITH CITY OF AUST WATER AND WASTEWATER DESIGN CRITERIA AND SPECIFICATIONS. ALL PLANS MUST BE PRESEN TO THE CITY OF AUSTIN WATER AND WASTEWATER UBLITY DEPARTMENT FOR REVIEW AND APPIALL CONSTRUCTION MUST BE INSPECTED BY THE CITY OF AUSTIN.

 3. BUILDING SCTBACK LINES SHALL BE IN CONFORMANCE WITH THE CITY OF AUSTIN ZONING ORDINANCE REQUIREMENTS EXCEPT AS APPROVED BY THE CITY OF AUSTIN ZONING NAD SHIP DAMES FERNAL TO AND SHIP DAMES.

- ORDINANCE REQUIREMENTS EXCEPT AS APPROVED BY THE CITY OF AUSTIN

 4. NO BUILDINGS, FENCES, LANDSCAPING, OR OTHER OBSTRUCTIONS ARE PERMITTED IN DRAIN

 6. ALL DRAINAGE EASEMENTS ON PRIVATE PROPERTY SHALL BE MAINTAINED BY THE CITY OF AUSTIN.

 5. ALL DRAINAGE EASEMENTS ON PRIVATE PROPERTY SHALL BE MAINTAINED BY THE PROPER OWNER OR HIS ASSIGN.

 6. PROPERTY OWNER SHALL PROVIDE FOR ACCESS TO DRAINING EASEMENTS AS MAY BE NECESSARY AND SHALL NOT PROHIBIT ACCESS BY GOVERNMENTAL AUTHORITIES.

 7. THE OWNER OF THIS SUBDIVISION, AND HIS OR HER SUCCESSORS AND ASSIGNS, ASSUMES RESPONSIBILITY FOR PLANS FOR CONSTRUCTION OF SUBDIVISION IMPROVEMENTS WHICH COMPLY APPLICABLE COOSE AND REQUIREMENTS OF THE CITY OF AUSTIN. THE OWNER UNDERSTANDS A ACKNOWLEDGES THAT PLAT VACATION OR REPLATING MAY BE REQUIRED, AT THE OWNERS SO EXPENSE, IF PLANS TO CONSTRUCT THIS SUBDIVISION DO NOT COMPLY WHIT SUCH COCES AND REQUIREMENTS.

 8. PRIOR TO CONSTRUCT THIS SUBDIVISION DO NOT COMPLY WHIT SUCH COCES AND REQUIREMENTS.

 9. PRIOR TO CONSTRUCT THIS SUBDIVISION DO NOT COMPLY WHIT SUCH COCES AND REQUIREMENTS.

 9. PRIOR TO CONSTRUCT TON. EXCEPT DETACHED SINGLE FAMILLY ON ANY LOT IN THIS SUBDIVISION.
- 8. PRIOR TO CONSTRUCTION, EXCEPT DETACHED SINGLE FAMILY ON ANY LOT IN THIS SUBDIVIS A SITE DEVELOPMENT PERMIT MUST BE OBTAINED FROM THE CITY OF AUSTIN.
- A SITE DEVELOPMENT PERMIT MUST BE OBTAINED FROM THE CITY OF AUSTIN.

 9. ALL STREETS, DRAINAGE, SIDEWALKS, EROSION CONTROLS, AND WATER AND WASTEWATER L
 ARE REQUIRED TO BE CONSTRUCTED AND INSTALLED TO CITY OF AUSTIN STANDARDS.

 10. PUBLIC SIDEWALKS, BUILD TO CITY OF AUSTIN STANDARDS, ARE REQUIRED ALONG THE
 FOLLOWING STREET AND AS SHOW BY THE DOTTED LINE ON THE FACE OF THE PLAT'S HAROLD
 COURT. THESE SIDEWALKS SHALL BE IN PLACE PRIOR TO THE LOT BEING OCCUPIED. FAILURE T
 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.
- 11. ALL STREETS WILL BE CONSTRUCTED TO CITY OF AUSTIN STANDARDS.

 12. THE LANDOWNER IS RESPONSIBLE FOR PROVIDING THE SUBDIVISION INFRASTRUCTURE, INCL.

KEY NOTES:

- WATER QUALITY/DETENTION POND ESM'T.
 14' PUE
- O 10' PRIVATE DRAINAGE ESM'T.
 O 15' PUE
 O 14' PUE
 18' TEMPORARY ACCESS FEU'T 18' TEMPORARY ACCESS ESM'T TO BE REMOVED UPON CONTINUATION OF STREET.
- SANTIAGO DEL VAL SURVEY ABSTRACT NO. 2 6 4' R.O.W. DEDICATION (0.050 Ac.)

TRAVIS BUSINESS PARK LTD 10.367 ACRES

(12041/1623 DRTCT)

Ports



SCME: N.T.S.

LINE TABLE

L2

1.4

2

LB 187.94*

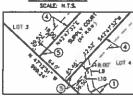
Ļ7

LĐ

LID

DETAIL "A"

2×



DETAIL "C" SCALE: N.T.S.

LEGEND

EXISTING CONTOUR ACRES E.G.T.CA. ELECTRIC, GAS, TELEPHONE, AND CABLE TELEVISION ESM'T EASEMENT N.T.S. NOT TO SCALE

RIGHT-OF-WAY PROPERTY LINE EXISTING EASEMENT PROPOSED EASEMENT

PROPOSED SIDEWALK

FOUND 1/2" REBAR WITH NO ID. (UNLESS OTHERWISE NOTED) FOUND 1/2" REBAR W/PLASTIC CAP STAMPED "PAPE DAWSON" REAL PROPERTY RECORDS, TRAVIS COUNTY, TEXAS

DEED AND PLAT RECORDS, TRAVIS COUNTY, TEXAS PUBLIC UTILITY EASEMENT

STATE OF TEXAS COUNTY OF BEXAR

ROW.

• RPRICE

DRICT

THAT I,

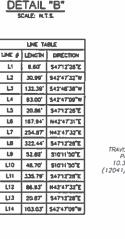
THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF ENGINEERING, AND DO HEREBY CERTIFY THAT THIS PLAT IS FEASIBLE FROM AN EMGINEERING STANDPOINT AND COMPLES WITH THE ENGINEERING RELATED PORTIONS OF TITLE 25 OF THE AUSIN CITY CODE AS AMENDED AND IS TRUE AND CORRECT TO THE BEST OF MY KNOW FDGE

LICENSED PROFESSIONAL ENGINEER NO. 93788

STATE OF TEXAS

I HEREBY CERTIFY THAT THE ABOVE PLAT CONFORMS TO THE MINIMUM STANDARDS SET FORTH BY THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYING ACCORDING TO AN ACTUAL SURVEY MADE ON THE GROUND BY: ROB RUGLOSKI, R.P.L.S., TEXAS LANDMARK SURVEYING, LLC. 26254 LH.10 W., STE. 105, BOERNE, TX 78006, (830) 428-0296

REGISTERED PROFESSIONAL LAND SURVEYOR NO. 6002



de Co The state of the s LOT 2 2.919 Ac TRAVIS BUSINESS PARK LTD 10.367 ACRES PROPOSED SIDEY (12041/1623 DRTCT) SEE DETAIL "C CHALL LTD 34.853 ACRES (11903/2435 DRTCT)

SEE DETAIL TO

N: 100 E: 31

BENCHMARKS

X IN CONCRETE LOCATED OUTSIDE THE NORTH PROPERTY UNE ALONG BURLESON ROAD. ELEV. = 553.18

SPIKE IN PP LOCATED ON THE NORTHWEST PROPERTY CORNER ALONG BURLESON ROAD. ELEV. = 556.61' TBM /2:

