

SUBDIVISION REVIEW SHEET

CASE NO.: C8-2016-0146

ZAP DATE: February 7, 2017

SUBDIVISION NAME: Park 183 preliminary plan

AREA: 95.5 acres

LOTS: 9

APPLICANT: Park 183 Land, LLC

AGENT: Jones & Carter
(Gemsong Ryan)

ADDRESS OF SUBDIVISION: 8219 Burleson Rd

GRIDS: L15

COUNTY: Travis

WATERSHED: Onion Creek

JURISDICTION: Full Purpose

EXISTING ZONING: LI-CO

DISTRICT: 2

LAND USE: Industrial

NEIGHBORHOOD PLAN: none

SIDEWALKS: Sidewalks will be constructed along Burleson Road and all internal streets.

DEPARTMENT COMMENTS: The request is for the approval of the Park 183 preliminary plan, comprised of 9 lots on 95.5 acres. The applicant proposes to create 8 lots for industrial purposes and one lot for drainage/detention. The proposed lots comply with zoning requirements for use, lot width and lot size.

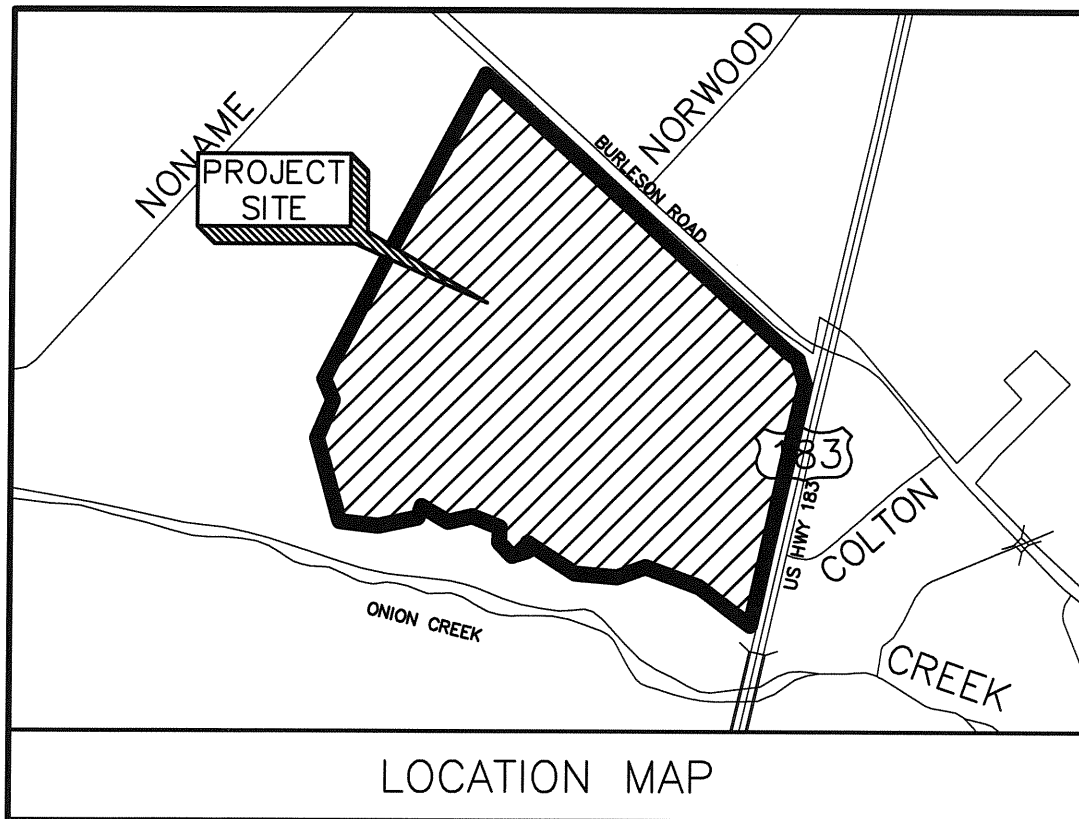
STAFF RECOMMENDATION: The staff recommends approval of the plat. The resubdivision meets all applicable State and City of Austin Land Development Code requirements.

PLANNING COMMISSION ACTION:

CASE MANAGER: Steve Hopkins

PHONE: 512-974-3175

E-mail: steve.hopkins@austintexas.gov



SUNDBERG ESTATES

LOCATION MAP**JC JONES & CARTER, Inc.**
ENGINEERS • PLANNERS • SURVEYORS

805 Las Cimas Parkway, Suite 230 Austin, Texas 78746-5493 (512) 441-9493

SCALE: _____ NTS

DATE: 07/15/2016

JOB NO: A829-0002

FOR

7 300002

GENERAL PLAN NOTES:

- ## INDEX OF DRAWINGS

VICINITY MAP
1" = 2,000'

DATE 1/19/2017

Limsoong Ryan
I, TEASUNG N. RYAN, DO HEREBY AUTHORIZE UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF ENGINEERING, AND DO HEREBY CERTIFY THAT THIS PLAN IS IN FULL COMPLIANCE WITH THE ENGINEERING STANDPOINT AND COMPLIES WITH THE ENGINEERING RELATED PORTIONS OF TITLE 25 OF THE AUSTIN CITY CODE AS AMENDED, AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE.

AUGUST 2016


JONES CARTER
 Texas Board of Professional Engineers Registration No.
 3703 Directors Boulevard, Suite 400 • Austin, Texas 78744 • 512 441 3893
 PREPARED BY
 JOB NUMBER 04829-0002-00

BENCHMARK INFORMATION:

BM1: SOLARIS OUT IN TOP OF CONCRETE CURB MEET. ELEVATION = 446.32'
VERTICAL DATUM NAME BM (GOOD OK)

BM2: SOLARIS OUT IN TOP OF CONCRETE BASE OF A BRIDGE GUARDRAIL ALONG THE MEDIAN OF US HWY 183. ELEVATION = 446.32'
VERTICAL DATUM NAME BM (GOOD OK)

BM3: SOLARIS OUT IN TOP OF CONCRETE BASE OF A BRIDGE GUARDRAIL ALONG THE SOUTH RIGHT OF WAY LINE OF BRADLEIGH ROAD. ELEVATION = 446.32'
VERTICAL DATUM NAME BM (GOOD OK)

PREMIARY SUBMISSION APPROVAL SHEET - 1 OF 4
FILE NUMBER: 12-00156 APPLICATION DATE: JULY 15, 2010
APPROVED BY: COUNCIL PLANNING COMMISSION ON _____
UNDER SECTION 24.67 OF THE CHARTER OF AUSTIN CODE _____
CASE MANAGER: STEVE HUGHES _____
PROJECT EXPIRATION DATE: (GRD 001612) 08/17/2014
J. Steven (Mayor, Council) Development Services Department
FINAL DATE TO LOCK IN PREMIARY FILE _____
APPROVED ON _____ UNTIL _____
PREMIARY EXTENDED ON _____
Final plans will be received by the expiration Date. Subsequent Date Plans which do not
conform to the expiration date will be rejected. All requests submitted prior to or on the
expiration date of a building permit will be accepted. All requests submitted after the expiration
date will be rejected.

DCM. BY: CHM	DATE: JULY 2018	SHEET NO. 7 OF 17
DCM. BY: JCE	JOB NO. 04828-9002-00	

[illegible]

LAND USE	LAND USE SUMMARY			INTENSITY	ACREAGE
	QUANTITY	DENSITY			
INDUSTRIAL	7	N/A		N/A	78.27
COMM. STORE	1				1.14
RECREATION	1			N/A	7.07
RIGHT OF WAY	N/A			N/A	6.58
TOTAL	9			N/A	95.065

STREET TABLE						
STREET NAME	ROW WIDTH (FT)	PWMT WIDTH (F-F) (FT)	CURB TYPE	LENGTH (FT)	CLASS	SIDEWALK LOCATION
Evelyn Vista Drive	60	30	CURB & GUTTER	2402	INDUSTRIAL COLLECTOR	5 BOTH SIDES
Distribution Drive	60	30	CURB & GUTTER	3358	INDUSTRIAL COLLECTOR	5 BOTH SIDES
TOTAL						5

PROJECT NUMBER SUBMISSION APPROVAL SHEET 2 OF 4
FILE NUMBER 33-01014-04 APPLICATION DATE JULY 15, 2016
APPROVED BY ZONING & PLANNING COMMISSION
APPROVED BY THE CITY OF ASTORIA CODE
EXHIBITION DATE 2-24-2017
APPROVED DATE 10-24-2016
PROJECT MANAGER STEVE HORNIS
PROJECT DIRECTION (GND) 00010017-004 (P) 6 23-14
J. Anthony Cozzarelli, Director, Development Services Department
FINAL LIST TO LOCK IN PRELIMINARY FILE # _____ UNTIL _____
APPROVED ON _____ PRELIMINARY EXTENDED ON _____
Final plans must be recorded by the expiration Date. Subsequent Site Plans which do not require a new permit shall be recorded by the expiration date. If a new permit is required, construction of a building permit is not required, must also be approved prior to the expiration Date.

21. ALL TO THE STANDARDS AND SPECIFICATIONS CONTAINED IN SECTIONS 2-3-8 OF THE CITY LAND DEVELOPMENT CODE, THE ENVIRONMENTAL, CRITICAL AREAS, AND OTHER ORGANIZANCES AND REGULATIONS OF THE CITY OF AUSTIN, TEXAS.
22. ALL STREETS, DRAINAGE, SIDEWALKS, WATER AND WASTEWATER LINES, AND UTILITIES SHALL BE CONSTRUCTED AND INSTALLED TO CITY OF AUSTIN STANDARDS.
23. ALL ELECTRIC UTILITY ACTIVITY INSIDE THE SUBMISSION SHALL BE INCLUDED IN THE SUBMISSION.
24. BLOCK A – LOT 1 IS RESTRICTED TO NON-RESIDENTIAL USES AND WILL BE OWNED AND MAINTAINED BY THE PROPERTY OWNERS ASSOCIATION AND/OR HIS/HER ASSORS.
25. EXISTING CONTAINING INFORMATION WITHIN THE SITE BOUNDARY WERE GENERATED FROM CITY OF AUSTIN DATA. THE SITE BOUNDARY WAS GENERATED FROM CITY OF AUSTIN GIS DATABASES.
26. APPROVAL OF THIS PRELIMINARY PLAN DOES NOT CONSTITUTE APPROVAL OF THE FINAL PLAT, CONSTRUCTION PLAN OR THE SITE PLAN STAGE, UNLESS SUCH APPROVAL IS SUBSEQUENTLY APPROVED IN WRITING BY THE CITY. SUCH APPROVALS DO NOT RELIEVE THE ENGINEER OF THE OBLIGATION TO MARRY THE DESIGN OF THE REGULATIONS OR IF IT IS SUBSEQUENTLY DETERMINED THAT THE DESIGN OF THE PROPERTY COULD ADVERSELY IMPACT THE PUBLIC'S SAFETY, HEALTH, WELFARE OR PROPERTY.
27. WATER SERVICE SHALL BE PROVIDED BY THE CITY OF AUSTIN.
28. ELECTRIC SERVICE SHALL BE PROVIDED BY AUSTIN ENERGY.
29. TELEPHONE SERVICE WILL BE PROVIDED BY AT&T.
30. THIS PROJECT IS LOCATED IN THE CITY OF AUSTIN.
31. SIGNING/SEALMENT/CONTROLS ARE REQUIRED FOR ALL CONSTRUCTION ON EACH LOT.
32. ANY NECESSARY ELECTRICAL EASEMENTS WILL BE PROVIDED WITH THE FINAL PLAT APPLICATION.
33. ALL SIDEWALKS ALONG DISTRIBUTION DRIVE AND PARK DRIVE WILL BE CONSTRUCTED TO CITY OF AUSTIN STANDARDS. A SODIUM CASHEMENT IS NOT REQUIRED DURING SITE PLAN PERMITTING.

[illegible]

11. AUSTIN ENERGY HAS THE RIGHT TO PRUNE AND/OR REMOVE TREES, SHRUBS, AND PLANTS THAT ARE IN THE WAY OF THE EXISTING CLEAR, AUSTIN ENERGY WILL PERFORM ALL TREE WORK IN THE PROJECT AREA FROM 2-4' DIAMETER OR SMALLER. PLANTING AND LAND DEVELOPMENT COST.
12. ALL EXISTING CEMENTS MUST BE SUBMITTED ON ALL PLAN SHEETS. LUST CLEANING AND MAINTENANCE ON A 24/7 BASIS IN PERPETUITY AND FOR ELECTRIC USE AND MAINTENANCE ON ALL SUPPORTED STRUCTURES (USE VEGTATION, ETC.) AT CLEARANCE. ALL CLEARANCE WORK SHALL BE ASSESS, NEED, & NEED MAY BE FOUND IN AUSTIN ENERGY'S DESIGN ORIGINALS. AUSTIN ENERGY WILL BE AVAILABLE TO AUSTIN ENERGY'S WEBSITE UNDER CONTRACTORS' ELECTRIC SERVICE DESIGN & PLANNING.
13. ALL PRUNAGE EXEMPTED ON PRIVATE PROPERTY SHALL BE MAINTAINED BY THE PROPERTY OWNER OR ASSIGNS.

15. THE WATER AND WASTEWATER UTILITY SYSTEM SERVING THIS SUBDIVISION MUST BE CONFORMING WITH THE CITY OF AUSTIN UTILITY DESIGN CRITERIA. THIS WATER AND WASTEWATER UTILITY SYSTEM SHALL BE DESIGNED AND CONSTRUCTED TO MEET THE CITY OF AUSTIN UTILITY DESIGN CRITERIA. APPROVED BY THE AUSTIN WATER UTILITY, ALL WATER AND WASTEWATER CONNECTIONS SHALL BE DESIGNED AND CONSTRUCTED TO MEET THE CITY OF AUSTIN UTILITY DESIGN CRITERIA. THE CITY OF AUSTIN WATER UTILITY SHALL PAY THE CITY INSPECTION FEE WITH THE UTILITY CONSTRUCTION.
16. SUBURBAN LOT: PUBLIC SUBURBAN, BUILT TO CITY AUSTIN STANDARDS ARE REQUIRED AS NOTED IN TABLE 1. AND ALONG ALL INNERING STREETS. THESE SUBURBAN SHALL BE IN PLACE PRIOR TO THE LOT BEING PLAT. THESE SUBURBAN SHALL BE IN PLACE PRIOR TO THE LOT BEING PLAT. FAILURE TO CONSTRUCT THE REQUIRED SUBURBAN MAY RESULT IN THE REMOVAL OF CERTIFICATES OF COMPLIANCE AND/OR OCCUPANCY. LOC. 25-4-3-120.
17. STANDARD SUBURBAN: PUBLIC SUBURBAN, BUILT TO CITY OF AUSTIN STANDARDS, ARE REQUIRED ALONG US 83 AS SHOWN BY A DOTTED LINE ON THE PLAT. THE CITY OF AUSTIN SHALL BE IN PLACE PRIOR TO THE APPROVAL OF THE TEXAS DEPARTMENT OF TRANSPORTATION AT THE SITE. THE REQUIRED SUBURBAN SHALL BE IN PLACE PRIOR TO THE LOT BEING PLAT. FAILURE TO CONSTRUCT THE REQUIRED SUBURBAN MAY RESULT IN THE WITHDRAWAL OF CERTIFICATES OF OCCUPANCY. BUILDING COMPANY, LOC. 25-4-3-120.
18. OFF-STREET LOADING AND UNLOADING FACILITIES SHALL BE PROVIDED ON ALL COMMERCIAL AND INDUSTRIAL LOTS. LOC. 25-4-3-120(D).
19. PRIOR TO CONSTRUCTION ON LOTS IN AUSTIN FOR REVENUE, DRAINAGE PLANS WILL BE SUBMITTED TO THE CITY OF AUSTIN FOR REVIEW. RAINFALL/INLET SHALL

20. NO LOT SHALL BE OCCUPIED UNTIL THE STRUCTURE IS CONNECTED TO THE CITY OF AUSTIN WATER AND WASTEWATER UTILITY SYSTEM.
21. MAINTENANCE OF THE WATER QUALITY CONTROLS REQUIRED FOR THIS PROJECT



LINE TABLE		
Line #	Direction	Length
1.0	S37° 23' 07" W	33.56'
1.1	N37° 30' 50" W	32.87'
1.2	N37° 30' 50" W	32.87'
1.3	S38° 30' 58" E	33.85'
1.4	N14° 31' 12" W	60.03'
1.5	S73° 29' 48" W	23.84'
1.6	S35° 30' 24" E	26.87'
1.7	N23° 31' 10" W	120.74'
1.8	S18° 22' 16" W	62.68'
1.9	N2° 56' 58" E	77.82'
2.0	N41° 29' 31" W	60.50'
2.1	S72° 15' 05" W	66.12'
2.2	S4° 30' 58" E	42.39'