

SUBDIVISION REVIEW SHEET

CASE NO.: C8-2017-0185.0A

P. C. DATE: September 11, 2018

SUBDIVISION NAME: Bergstrom Storage Subdivision

AREA: 14.879 acres

LOT(S): 1

OWNER/APPLICANT: Bergstrom Storage LLC

AGENT: M3 Engineering
(Troy Moore)

ADDRESS OF SUBDIVISION: 530 Bastrop Hwy SB

GRIDS: M-19

COUNTY: Travis

WATERSHED: Carson Creek

JURISDICTION: Full Purpose

EXISTING ZONING: CS-NP

DISTRICT: 3

PROPOSED LAND USE: Commercial

NEIGHBORHOOD PLAN: Montopolis NPA

SIDEWALKS: Sidewalks will be provided along Bastrop Hwy (U.S. Hwy 183).

DEPARTMENT COMMENTS: The request is for approval of the final plat, namely Bergstrom Storage Subdivision. The proposed plat is composed of 1 lot on 14.879 acres.

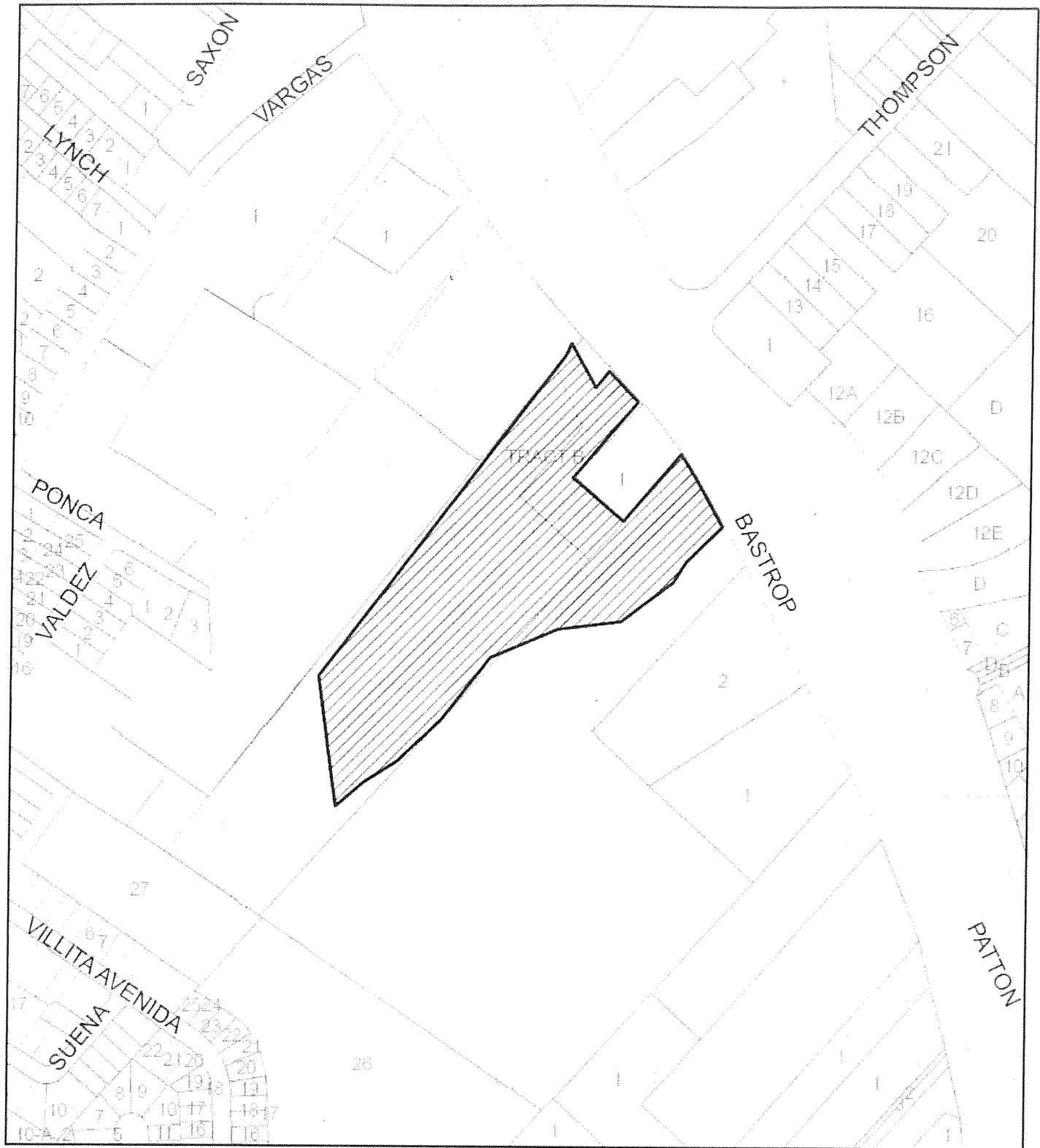
STAFF RECOMMENDATION: The staff recommends approval the plat. This plat meets all applicable City of Austin and State Local Government code requirements.

PLANNING COMMISSION ACTION:

CASE MANAGER: Sylvia Limon

PHONE: 512-974-2767

E-mail: Sylvia.limon@austintexas.gov



Subject Tract



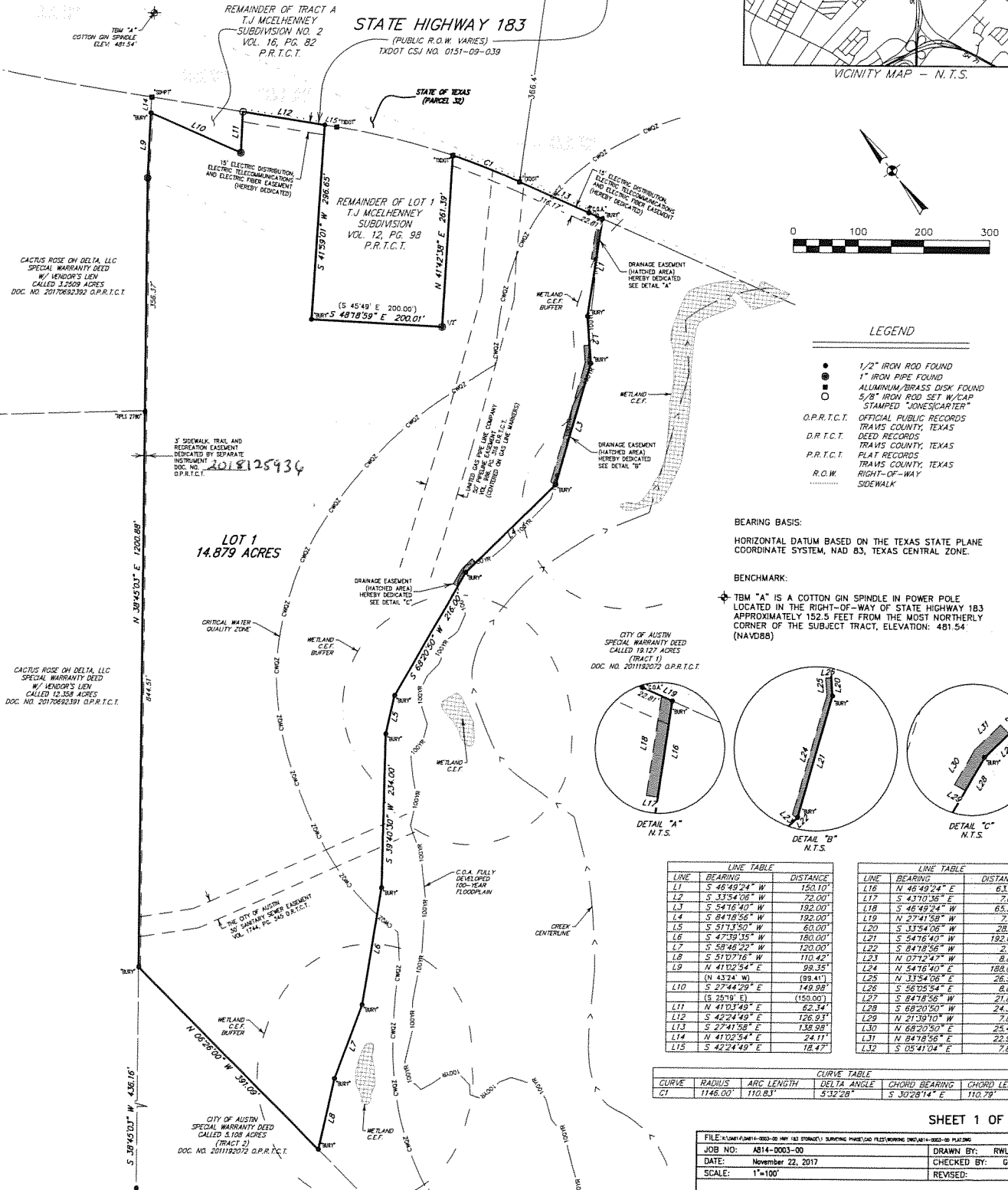
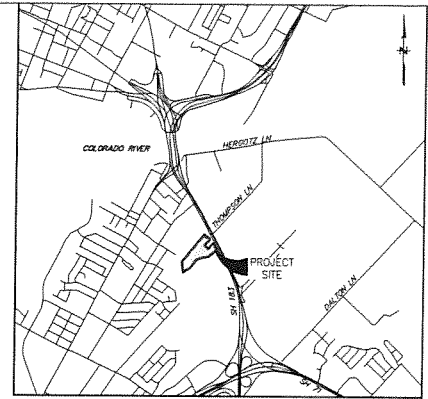
Base Map

CASE#: C8-2017-0185.0A
ADDRESS: 530 BASTROP HWY, SB

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.

BERGSTROM STORAGE SUBDIVISION

CITY OF AUSTIN, TRAVIS COUNTY, TEXAS
Submittal Date: JULY 20, 2017

BERGSTROM STORAGE SUBDIVISION

CITY OF AUSTIN, TRAVIS COUNTY, TEXAS
JULY 20, 2017STATE OF TEXAS §
COUNTY OF TRAVIS § KNOW ALL MEN BY THESE PRESENTS:

That Bergstrom Storage, LLC, a Texas limited liability company, being the owner of a certain 14.878 acre tract of land out of the Santiago Del Valle Survey, Abstract Number 24, Travis County, Texas; said 14.878 acres including the remainder of Tract B of T.J. McELHENNEY SUBDIVISION NO. 2, a subdivision as recorded in Volume 16, Page 82 of the Plat Records of Travis County, Texas; said 14.878 acres described in Tract 1 of the Special Warranty Deed to Bergstrom Storage, LLC, recorded in Document No. 2016029725 of the Official Public 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 subdivide 14.878 acres of land in accordance with the map or plat attached hereto, to be known as:

BERGSTROM STORAGE SUBDIVISION

And do hereby dedicate to the public, the use of the streets and easements shown hereon, subject to any easements and/or restrictions heretofore granted and not released.

WITNESS MY HAND, this the _____ day of _____, 20____, A.D.

Ricky Jenkins
Bergstrom Storage, LLC
2539 S. Gessner, Suite 13
Houston, TX 77063

STATE OF TEXAS §
COUNTY OF TRAVIS §

Before me, the undersigned authority on this day personally appeared Ricky Jenkins known to me to be the person whose name is subscribed to the foregoing instrument, and he acknowledged to me that he executed the same for the purpose and consideration therein expressed and in the capacity therein stated.

Notary Public, State of Texas

Print Notary's Name _____
My Commission Expires: _____

I, Gary C. Bowes, am authorized under the laws of the State of Texas to practice the profession of surveying, and hereby certify that this plat complies with Chapter 25 of the Austin City Code as amended, is true and correct to the best of my ability, and was prepared from an actual survey of the property made under my supervision on the ground.

Gary C. Bowes
Registered Professional Land Surveyor No. 4053
Date _____
JONES | CARTER, INC.
3100 Alvin Devane Boulevard, Suite 150
Austin, Texas 78741

FLOOD PLAIN NOTE:

A portion of this tract is within the boundaries of the 100 year flood plain as shown on the Federal Flood Insurance Administration FIRM Map #48453C0605J and #48453C0610K, dated January 6, 2016 for Travis County, Texas, Community No. 480624.

I, Troy Moore, a Registered Professional Engineer, do hereby certify that the information contained on this plat complies with Chapter 25 of the Land Development Code and the design and construction standards adopted by the City Austin, Texas.

Troy Moore
Registered Professional Engineer No. 119326
Date _____
M3 Engineering, LLC
2539 S. Gessner Road, Suite 13
Houston, TX 77063

THIS SUBDIVISION PLAT IS LOCATED WITHIN THE FULL PURPOSE CITY LIMITS OF THE CITY OF AUSTIN ON THIS THE _____ DAY OF _____, 2018, A.D.

ACCEPTED AND AUTHORIZED FOR RECORD BY THE DIRECTOR, DEVELOPMENT SERVICES DEPARTMENT, CITY OF AUSTIN, COUNTY OF TRAVIS, TEXAS, ON THIS, THE _____ DAY OF _____, 20____, A.D.

J. Rodney Gonzales, Director
Development Services Department

ACCEPTED AND AUTHORIZED FOR RECORD BY THE PLANNING COMMISSION OF THE CITY OF AUSTIN, TEXAS, ON THIS, THE _____ DAY OF _____, 20____, A.D.

Stephen Oliver, Chair James Shieh, Secretary

STATE OF TEXAS §
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 _____, 20____, A.D., at _____ o'clock _____ M., and duly recorded on the _____ day of _____, 20____, A.D., at _____ o'clock _____ M., Official Public Records of said County and State in Document No. _____

WITNESS MY HAND AND SEAL OF OFFICE OF THE COUNTY CLERK, the _____ day of _____, 20____, A.D.

Dana DeBeauvoir, County Clerk, Travis County, Texas

Deputy

NOTES:

1. No lot shall be occupied until the structure is connected to the City of Austin water and wastewater 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 Austin Water. 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 water and/or wastewater easements indicated on this plat are for the purpose of construction, operation, maintenance, repair, replacement, upgrade, decommissioning and removal of water and/or wastewater facilities and appurtenances. No objects, including but not limited to, buildings, retaining walls, trees or other structures are permitted in water and/or wastewater easements except as approved by Austin Water.
4. All drainage easements on private property shall be maintained by the property owner and his/her assigns.
5. Building setback lines shall be in conformance with City of Austin zoning ordinance requirements.
6. Development of these lots shall comply with requirements of the Airport Hazard and compatible land use regulations, (Chapter 25-13) as amended.
7. No buildings, fences, landscaping or other structures are permitted in drainage easements except as approved by the City of Austin.
8. Property owners shall provide access to drainage easements as may be necessary and shall not prohibit access by governmental authorities.
9. Prior to construction on this subdivision, a site development permit must be obtained from the City of Austin.
10. Prior to construction on lots in this subdivision, drainage plans will be submitted to the City of Austin for review. Rainfall run-off shall be held to the amount existing at undeveloped status by ponding or other approved methods.
11. Any relocation of electric facilities shall be at owners expense.
12. All electric easements must be shown on all plan sheets, left clear for electric use and maintenance on a 24/7 basis in perpetuity and maintain necessary clearances from any proposed structures, vegetation, etc. at all times. Necessary clearance information (AE, OSHA, NESC, & NEC) may be found in Austin Energy's Design Criteria Manual - section 1.5.3.9. The manual is available on Austin Energy's website under contractors / electric service design & planning.
13. 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.
14. 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 the City of Austin Land Development Code.
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 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.
16. All electric easements must be shown on all plan sheets, left clear for electric use and maintenance on a 24/7 basis in perpetuity and maintain necessary clearances from any proposed structures, vegetation, etc. at all times. Necessary clearance information (AE, OSHA, NESC & NEC) may be found in Austin Energy's Design Criteria Manual - section 1.5.3.9. The manual is available on Austin Energy's website under contractor/electric service design & planning.
17. The owner shall be responsible for installation of temporary erosion control, revegetation and tree protection for electric utility work required to provide electric service to this project.
18. 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 replatting may be required, at the owner's sole expense, if plans to construct this subdivision do not comply with such codes and requirements.
19. By approving this plat, 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.
20. Public sidewalks, built to City of Austin standards, are required along State Highway 183 as shown by a dotted line on the face of the plat. The sidewalks along State Highway 183 are subject to the approval of the Texas Department of Transportation at the site plan phase. The required 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.
21. Streets will be constructed to City of Austin Standards.
22. All restrictions and notes from the previous existing subdivision, T.J. McELHENNEY SUBDIVISION NO. 2, as recorded in Volume 16, Page 82 of the Plat Records of Travis County, Texas, shall apply to this resubdivision plat.
23. Vehicular access to State Highway 183 is subject to the approval of the Texas Department of Transportation at the site plan phase.
24. All activities within the C.E.F. buffer must comply with the City of Austin Land Development Code. The natural vegetative cover must be retained to the maximum extent practicable; construction is prohibited; and wastewater disposal or irrigation is prohibited.
25. The 3-foot sidewalk, trail and recreational easement, as dedicated by instrument recorded under Document No. ~~2016029725~~ 2016029725 of the Official Public Records of Travis County, Texas, shall provide additional public access for the pedestrian and bicycle urban trail. The alignment and design of the pedestrian and bicycle path shall be reviewed and constructed at the time of site plan application.

SHEET 2 OF 2

FILE: \\AUSTIN\AUSTIN-0003-00\183 STORMWATER DRAINAGE PLAN\CDR\DRG004-0003-00 PLAT.DWG	
JOB NO: A514-0003-00	DRAWN BY: RWL
DATE: November 22, 2017	CHECKED BY: GCB
SCALE: 1"=100'	REVISED:

BERGSTROM STORAGE
SUBDIVISION

J|C JONES | CARTER
Texas Board of Professional Engineers Registration No. F-439
Texas Board of Professional Land Surveying Registration No. 10046101
3100 Alvin Devane Boulevard, Suite 150 • Austin, Texas 78741 • 512.441.5493