

SUBDIVISION REVIEW SHEET

CASE NO.: C8-2016-0185.0A**ZAP DATE:** August 15, 2017**SUBDIVISION NAME:** Dittmar Office Park**AREA:** 5.7689**LOT(S):** 2**OWNER/APPLICANT:** KC 5 Dittmar LLC
(John Cummings)**AGENT:** Austin Civil Eng.
(Rachel Orta)**ADDRESS OF SUBDIVISION:** 8701 Manchaca Road**GRIDS:** E15**COUNTY:** Travis**WATERSHED:** South Boggy Creek**JURISDICTION:** Full-Purpose**EXISTING ZONING:** LR-CO, GR-CO**DISTRICT:** 5**PROPOSED LAND USE:** Commercial**SIDEWALKS:** Sidewalks will be provided along the subdivision side of Manchaca Road and Dittmar Road.**DEPARTMENT COMMENTS:** The request is for approval of the final plat namely, Dittmar Office Park. The proposed plat is composed of 2 lots on 5.7689 acres.**STAFF RECOMMENDATION:** The staff recommends approval of the final 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

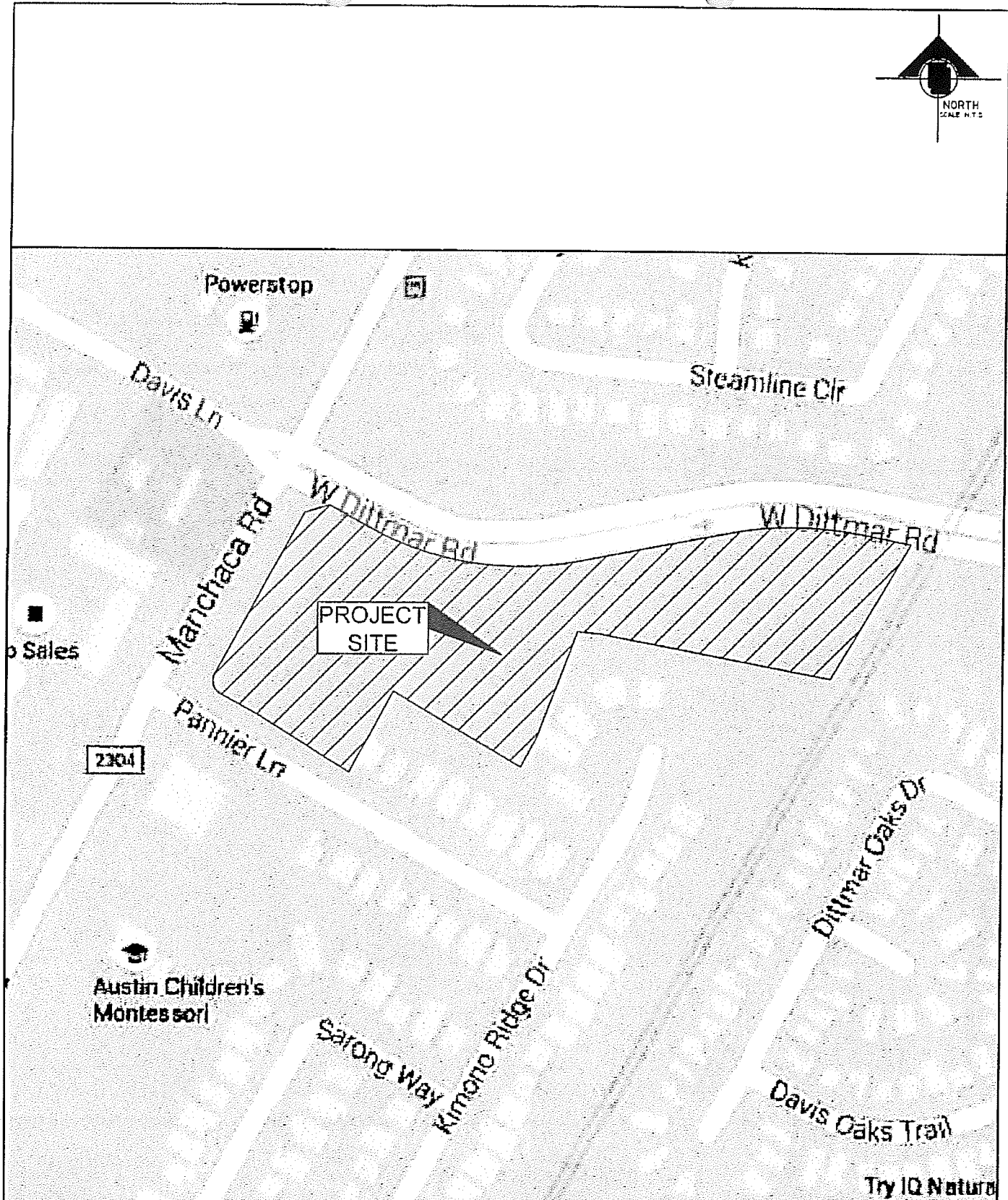

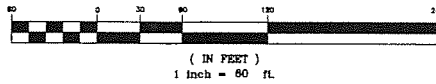


EXHIBIT VICINITY MAP	SEAN CUMMINGS MANCHACA AT DITTMAR AUSTIN TX, 78748	 AUSTIN CIVIL ENGINEERING, INC. TBPE FIRM # F-001018 2708 SOUTH LAMAR BLVD., Ste. 200A AUSTIN, TEXAS 78704 PH: (512) 306-0018
	N.T.S.	

DITTMAR OFFICE PARK

GRAPHIC SCALE



- LEGEND
- 1/2" IRON PIN FOUND
 - 1/2" IRON PIN SET
 - △ NAIL FOUND
 - SIDEWALKS

DAVIS LANE SUBDIVISION
DOC. NO. C-200600118
P.R.T.C.T.X.
LOT 1

FORT DAVIS HILLS
SECTION ONE
BK. 88, PG. 43
P.R.T.C.T.X.
LOT 111

DON SEWART
SUBDIVISION NO. 1
VOL. 98, PG. 23
P.R.T.C.T.X.

MANCHACA ROAD
(F.M. HIGHWAY 2304)
(R.O.W. VARIES)

R=25.00'
L=30.23'
N18°06'47"W
28.42'
(N17°43'37"W 78.87')

130.10'

S82°13'42"E

15' ELEC. & TELECOM. ESMT.

(N 27°38'44" E 297.91')

N 27°46'18" E 303.08'

N62°13'42"E

10.68'

27.11'

30.07'

31.21'

32.35'

33.49'

34.63'

35.77'

36.91'

38.05'

39.19'

40.33'

41.47'

42.61'

43.75'

44.89'

46.03'

47.17'

48.31'

49.45'

50.59'

51.73'

52.87'

54.01'

55.15'

56.29'

57.43'

58.57'

59.71'

60.85'

61.99'

63.13'

64.27'

65.41'

66.55'

67.69'

68.83'

69.97'

71.11'

72.25'

73.39'

74.53'

75.67'

76.81'

77.95'

79.09'

LOT 1
3.0518 ACRES

LOT 2
2.7525 ACRES

LOT 2
2.7525 ACRES

LAURELWOOD
ESTATES
BLOCK B
DOC. NO. 199900284
P.R.T.C.T.X.

LAURELWOOD
ESTATES
BLOCK B
DOC. NO. 199900284
P.R.T.C.T.X.

WATERLOO
SUBDIVISION
LOT 11
DOC. NO. 199900362
P.R.T.C.T.X.

WATERLOO
SUBDIVISION
LOT 19A
DOC. NO. 199900362
P.R.T.C.T.X.

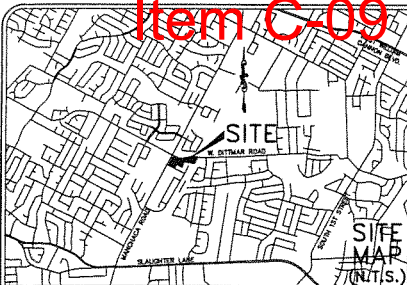
KIMONO RIDGE DRIVE
(60 R.O.W.)

INTERNATIONAL & GREAT NORTHERN RAILROAD
(100' R.O.W.)
VOL. 48 PG. 465
P.R.T.C.T.X.

DITTMAR CROSSING

DOC. #200400006
P.R.T.C.T.X.

SUBMITTAL DATE: OCTOBER 4, 2016



USE	LOT #	ACREAGE	S.F.
RETAIL	1	3.0518	132,936
RETAIL	2	2.7525	119,901
TOTAL	2	5.7689	252,837

GENERAL NOTES:

- 1) EROSION CONTROLS ARE REQUIRED FOR ALL CONSTRUCTION IN THE SUBDIVISION, PURSUANT TO THE CITY OF AUSTIN LAND DEVELOPMENT CODE, AND THE CITY OF AUSTIN ENVIRONMENTAL CRITERIA MANUAL.
- 2) NO OBJECTS INCLUDING BUT NOT LIMITED TO, BUILDINGS, FENCES, OR LANDSCAPING SHALL BE ALLOWED IN DRAINAGE EASEMENTS EXCEPT AS SPECIFICALLY APPROVED BY THE CITY OF AUSTIN.
- 3) PROPERTY OWNERS SHALL PROVIDE FOR ACCESS TO DRAINAGE EASEMENTS AS MAY BE NECESSARY AND SHALL NOT PROHIBIT ACCESS BY GOVERNMENTAL AUTHORITIES.
- 4) ALL DRAINAGE EASEMENTS ON PRIVATE PROPERTY SHALL BE MAINTAINED BY THE PROPERTY OWNERS OR ASSIGNS.
- 5) ALL PUBLIC STREETS, DRAINAGE IMPROVEMENTS, SIDEWALKS, WATER AND WASTEWATER LINES AND EROSION CONTROLS SHALL BE CONSTRUCTED AND INSTALLED TO CITY OF AUSTIN STANDARDS.
- 6) 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.
- 7) THE ELECTRIC UTILITY 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.
- 8) THE OWNER/DEVELOPER OF THIS SUBDIVISION/LOT SHALL PROVIDE THE ELECTRIC UTILITY PROVIDER 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.
- 9) NO LOT IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTED TO THE CITY OF AUSTIN WATER AND WASTEWATER SYSTEMS.
- 10) 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 REPLACING MAY BE REQUIRED AT THE OWNER'S SOLE EXPENSE. IF PLANS TO CONSTRUCT THIS SUBDIVISION DO NOT COMPLY WITH SUCH CODES AND REQUIREMENTS.
- 11) 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 LOTS IN THIS SUBDIVISION IS THE RESPONSIBILITY OF THE DEVELOPER AND/OR OWNERS OF THE LOTS BEING OCCUPIED. 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.
- 12) BUILDING SETBACKS ARE TO BE IN ACCORDANCE WITH THE CITY OF AUSTIN ZONING ORDINANCE REQUIREMENTS.
- 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: MANCHACA ROAD, DITTMAR ROAD AND PANNIER LANE. THE SIDEWALKS ALONG MANCHACA ROAD ARE SUBJECT TO THE APPROVAL OF THE TEXAS DEPARTMENT OF TRANSPORTATION AT THE SITE PLAN PHASE. 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) THE OWNER SHALL BE RESPONSIBLE FOR INSTALLATION OF TEMPORARY EROSION CONTROL, REVEGETATION AND TREE PROTECTION.
- 15) ALL DRAINAGE EASEMENTS ARE HEREBY DEDICATED TO THE CITY OF AUSTIN.
- 16) 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.
- 17) PRIOR TO CONSTRUCTION ON LOTS IN THIS SUBDIVISION, DRAINAGE PLANS WILL BE SUBMITTED TO THE CITY OF AUSTIN FOR REVIEW. RAINFALL RISK SHALL BE HELD TO THE AMOUNT EXISTING AT UNDEVELOPED STATUS BY PONDING OR OTHER APPROVED METHODS. ALL PROPOSED CONSTRUCTION OR SITE ALTERATION ON LOT(S) 1 AND 2 REQUIRES APPROVAL OF A SEPARATE DEVELOPMENT PERMIT.
- 18) THIS TRACT LIES WITHIN ZONE X, AREAS OUTSIDE THE 500-YEAR FLOOD PLAIN, AS SHOWN ON COMMUNITY PANEL NUMBER 48433C 0590 H, OF THE FLOOD INSURANCE RATE MAP PREPARED FOR THE CITY OF AUSTIN BY THE FEDERAL INSURANCE ADMINISTRATION DEPARTMENT, H.U.D. ON SEPT. 26, 2008.
- 19) 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 TREE PRUNING AND TREE REMOVAL THAT IS WITHIN 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.
- 20) THE OWNER OF THE PROPERTY IS RESPONSIBLE FOR MAINTAINING CLEARANCES REQUIRED BY THE NATIONAL ELECTRIC SAFETY BOARD, OSHA, AND THE U.S. DEPARTMENT OF LABOR (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.

STATE OF TEXAS:
COUNTY OF TRAVIS:

KNOW ALL MEN BY THESE PRESENTS:

THAT KC 5 DITTMAR LC BEING THE OWNER OF THAT CERTAIN 5.804 ACRE TRACT OF LAND OUT THE WILLIAM CANNON SURVEY NO. 19, ABSTRACT NO. 6 SITUATED IN THE CITY OF AUSTIN, TRAVIS COUNTY, TEXAS, AS CONVEYED BY DEED RECORDED IN DOCUMENT NO. 2007055471 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, DOES HEREBY SUBDIVIDE 5.804 ACRES OF LAND IN ACCORDANCE WITH THE ATTACHED MAP OR PLAT SHOWN HEREON, PURSUANT TO CHAPTER 212 OF THE TEXAS LOCAL GOVERNMENT CODE, TO BE KNOWN AS:

DITTMAR OFFICE PARK

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.

DATE:

STATE OF TEXAS:
COUNTY OF TRAVIS:

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED _____ KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME IN THE CAPACITY THEREIN STATED FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED, GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS THE _____ DAY OF _____, 20____, AD.

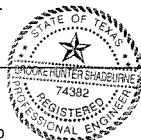
NOTARY PUBLIC FOR THE STATE OF TEXAS

(NAME: _____)

MY COMMISSION EXPIRES: _____

I, HUNTER SHADBURNE, P.E., AM AUTHORIZED UNDER THE LAWS OF THE STATE OF TEXAS, TO PRACTICE THE PROFESSION OF ENGINEERING, AND DO HEREBY CERTIFY THAT THIS PLAT IS FEASIBLE FROM AN 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.

HUNTER SHADBURNE, P.E.
PROFESSIONAL ENGINEER NO. 74382
STATE OF TEXAS
AUSTIN CIVIL ENGINEERING, INC.
4910 W US HWY 290 SERVICE ROAD, SUITE 220
AUSTIN, TEXAS 78704
TSPE REGISTRATION NUMBER F-001018



DATE: 7/17/17

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

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

J. RODNEY GONZALES, DIRECTOR
DEVELOPMENT SERVICES DEPARTMENT

SURVEYOR'S CERTIFICATE

I, HERMAN CRICHTON, AM AUTHORIZED UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF SURVEYING AND HEREBY CERTIFY THAT THIS PLAT COMPLIES BOTH THE SURVEYING RELATED PORTIONS OF CHAPTER 25 OF THE AUSTIN CITY CODE OF 1988 AS AMENDED, IS TRUE AND CORRECT, AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE BY ME OR MADE UNDER MY SUPERVISION IN AUGUST OF 2016

HERMAN CRICHTON, R.P.L.S. 4046
SURVEYING BY:

DATE:

CRICHTON AND ASSOCIATES

TBLS Firm # 101727-00
6448 East Highway 290
Suite B106
Austin, Texas 78723
(512) 244-3395
Orders@CrichtonandAssociates.com



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 # _____.

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

SUBMITTAL DATE: OCTOBER 4, 2016

DATE: Sept. 13, 2016	CASE NO. C8-2016-0185.OA
SCALE: N/A	JOB NO. 15_185_PLAT