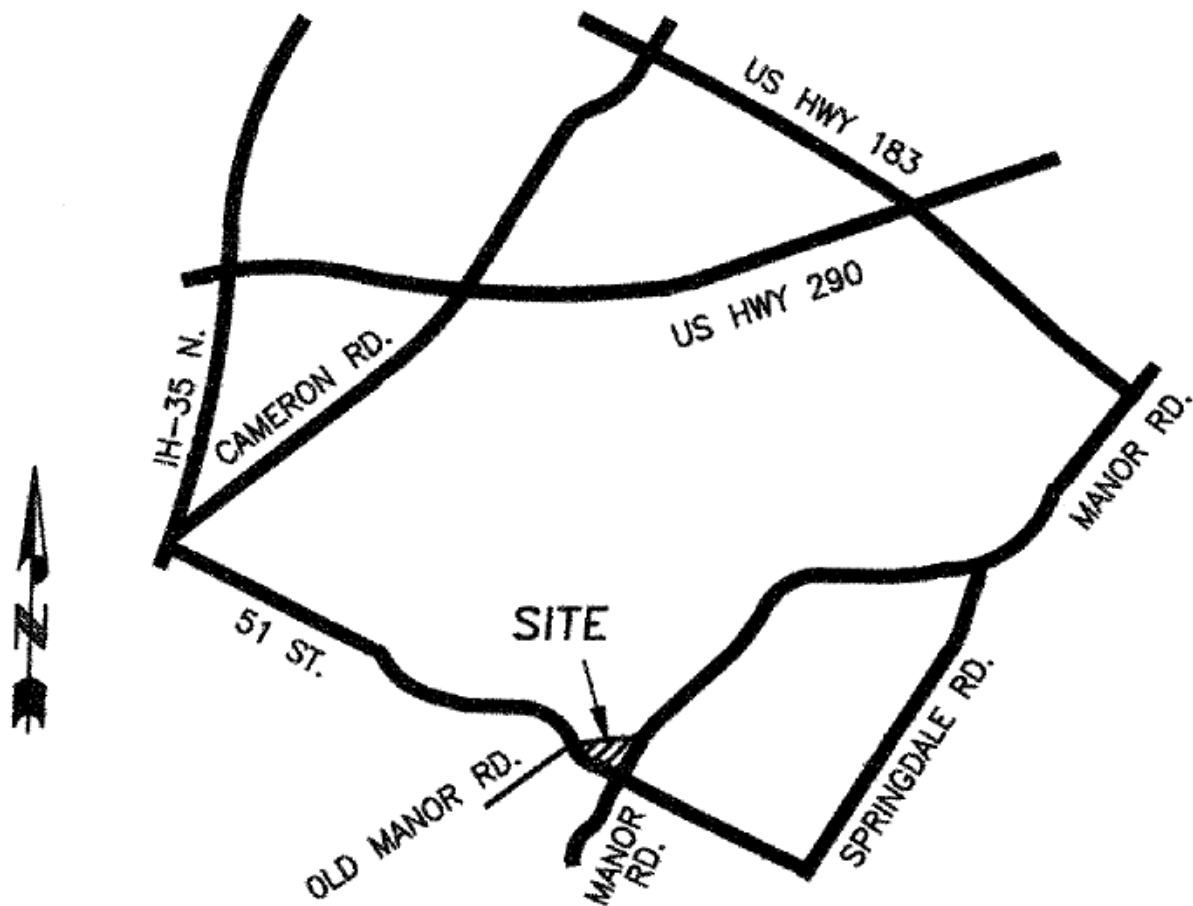
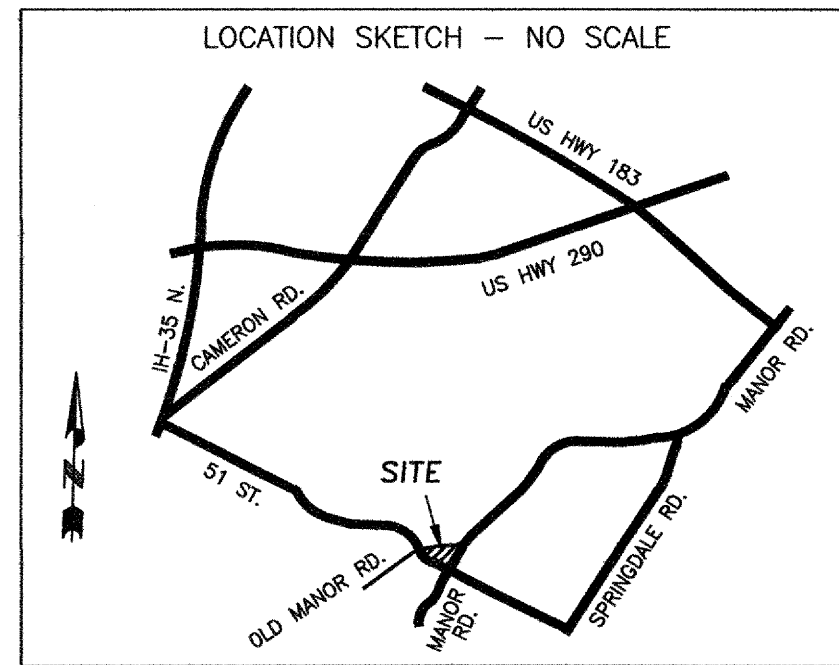
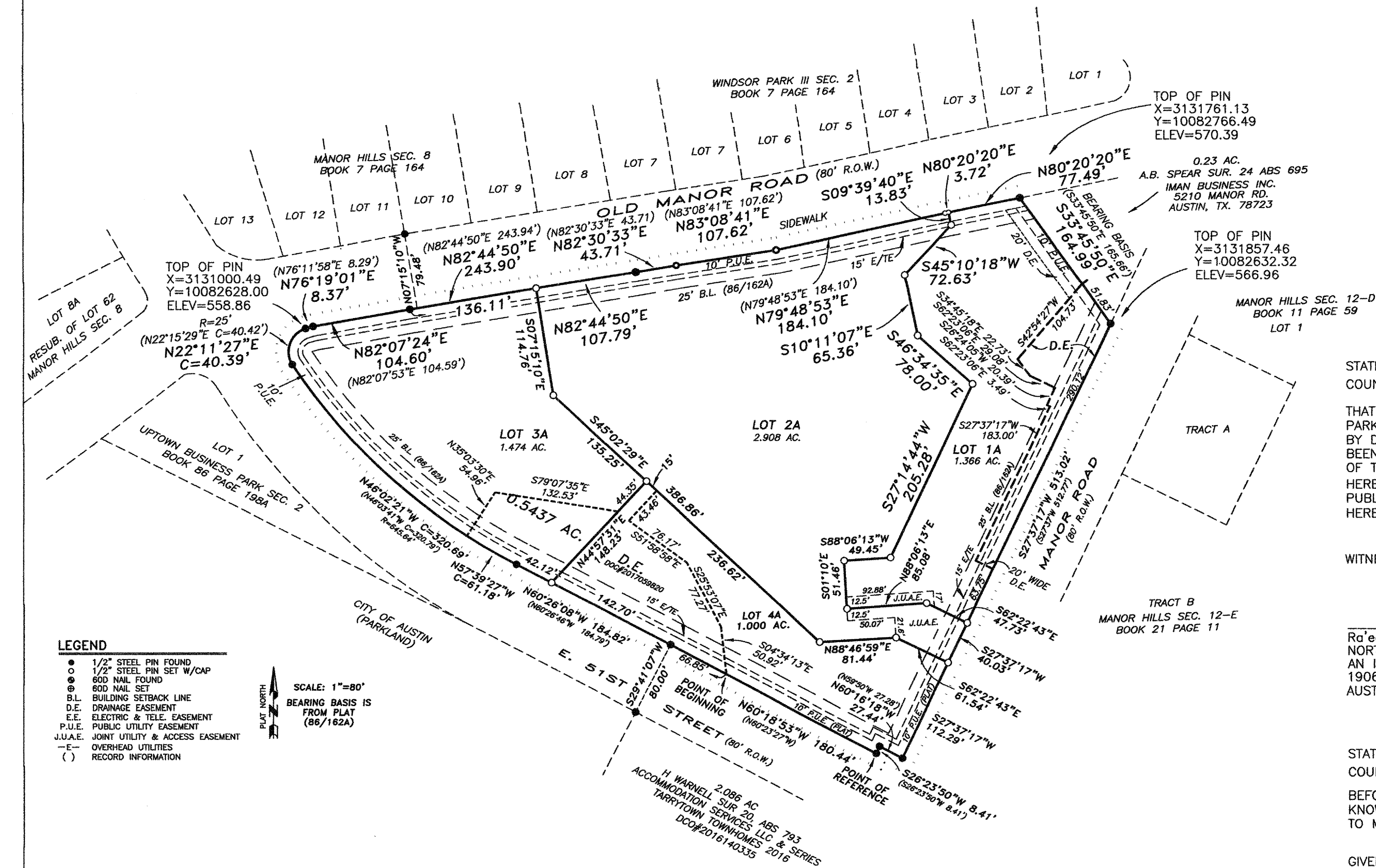


SUBDIVISION REVIEW SHEET**CASE NO.:** C8-2017-0039.0A**PC DATE:** August 22, 2017**SUBDIVISION NAME:** Resubdivision of Lot 1, Uptown Business Park, Section 1**AREA:** 6.7 acres**LOTS:** 4**APPLICANT:** North American Islamic Trust (Mothafar Mahmoud)**AGENT:** AJ Ghaddar & Associates (AJ Ghaddar)**ADDRESS OF SUBDIVISION:** 5110 Manor Road**GRIDS:** MM25**COUNTY:** Travis**WATERSHED:** Tannehill Branch**JURISDICTION:** Full Purpose**EXISTING ZONING:** CS-V-CO-NP**DISTRICT:** 1**LAND USE:** Commercial**NEIGHBORHOOD PLAN:** Windsor Park**SIDEWALKS:** Sidewalks will be constructed along Manor Road, Old Manor Road and E 51st Street.**DEPARTMENT COMMENTS:** The request is for the approval of the Resubdivision of Lot 1 of Uptown Business Park, Section 1. The plat is comprised of four lots on 6.7 acres. The applicant proposes to resubdivide an existing lot into four lots for commercial use. 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

Item C-10 LOCATION SKETCH – NO SCALE 2 of 4



RESUBDIVISION OF LOT 1, UPTOWN BUSINESS PARK SECTION 1



STATE OF ILLINOIS }}
COUNTY OF COOK }} KNOW ALL MEN BY THESE PRESENTS:

THAT NORTH AMERICAN ISLAMIC TRUST, AN INDIANA NON-PROFIT CORPORATION, BEING OWNER OF LOT 1, UPTOWN BUSINESS PARK SECTION 1, A SUBDIVISION RECORDED IN VOLUME 86, PAGE 162A, PLAT RECORDS OF TRAVIS COUNTY, TEXAS, BY DEED RECORDED IN VOLUME 11546, PAGE 702, TRAVIS COUNTY OFFICIAL PUBLIC RECORDS, 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 SAID LOT IN ACCORDANCE WITH THE MAP OR PLAT ATTACHED HERETO, TO BE KNOWN AS "RESUBDIVISION OF LOT 1 UPTOWN BUSINESS PARK SECTION 1" 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 _____, 201__.

Ra'ed Al-Omar, Vice President/Principal
NORTH AMERICAN ISLAMIC TRUST
AN INDIANA NON-PROFIT CORPORATION
1906 NUECES STREET
AUSTIN, TEXAS 78705-5580

STATE OF ILLINOIS }}
COUNTY OF COOK }}
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 FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS _____ DAY OF _____, 201__.

NOTARY PUBLIC IN AND FOR THE STATE OF ILLINOIS

STATE OF TEXAS }}
COUNTY OF TRAVIS }} KNOW ALL MEN BY THESE PRESENTS:

I, DANA DEBEAUVOIR, CLERK OF THE COUNTY COURT OF TRAVIS COUNTY, TEXAS, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT WITH ITS CERTIFICATION OF AUTHENTICATION WAS FILED IN MY OFFICE AT _____ O'CLOCK ____M. THIS THE _____ DAY OF _____, 201__, AND DULY RECORDED AT _____ O'CLOCK ____M. ON THE _____ DAY OF _____, 201__, IN THE PLAT RECORDS OF TRAVIS COUNTY, TEXAS, IN DOCUMENT NO. _____, WITNESS MY HAND AND SEAL OF THE COUNTY COURT OF SAID COUNTY, THIS _____ DAY OF _____, 201__.

CLERK OF THE COUNTY COURT TRAVIS COUNTY, TEXAS

BY DEPUTY _____ DATE _____

STATE OF TEXAS }}
COUNTY OF TRAVIS }} KNOW ALL MEN BY THESE PRESENTS

FILED FOR RECORD THIS _____ DAY OF _____, 201__, AT _____ O'CLOCK ____M.

CLERK OF THE COUNTY COURT TRAVIS COUNTY, TEXAS

BY DEPUTY _____ DATE _____

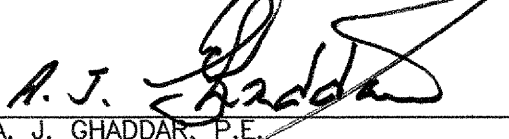
RESUBDIVISION OF LOT 1, UPTOWN BUSINESS PARK SECTION 1

FLOODPLAIN STATEMENT:

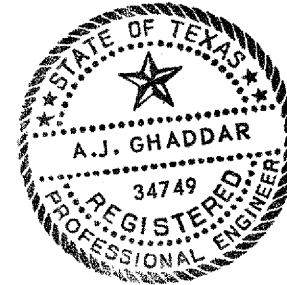
THIS LOT IS NOT IN A 100-YEAR FLOOD PLAIN, ZONE AE, ACCORDING TO FEDERAL FLOOD INSURANCE RATE MAP NUMBER 48453C0470 J, DATED AUG. 18, 2014. A PORTION OF THE LOT IS ZONE X ACCORDING TO FEDERAL FLOOD INSURANCE RATE MAP 48453C0485 H DATED SEPT. 28, 2008, AND IT IS CONTAINED WITHIN THE DRAINAGE EASEMENTS SHOWN HEREON.

ENGINEER CERTIFICATION:

I, A. J. GHADDAR, AM AUTHORIZED UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF ENGINEERING, AND HEREBY CERTIFY THAT THIS PLAT IS FEASIBLE FROM AN ENGINEERING STANDPOINT AND COMPLIES WITH ENGINEERING RELATED PORTIONS OF CHAPTER 25 OF THE AUSTIN CITY CODE OF 1988 AS AMENDED, AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE.


A. J. GHADDAR, P.E.
REGISTERED PROFESSIONAL ENGINEER NO. 34749
A. J. GHADDAR & ASSOCIATES
5524 BEE CAVE ROAD, BLDG B, SUITE 2
AUSTIN, TEXAS 78746

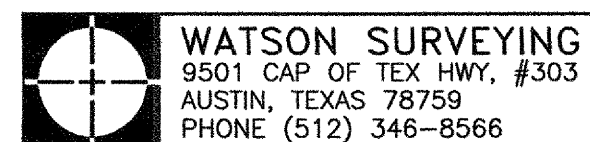
05/17/17
DATE



SURVEYOR CERTIFICATION:

I, STUART W. WATSON, AM AUTHORIZED UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF SURVEYING AND HEREBY CERTIFY THAT THIS PLAT COMPLIES WITH 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, MADE ON THE GROUND ON _____, 201__.

STUART WATSON, RPLS
REGISTERED PUBLIC LAND SURVEYOR
REGISTRATION NO. 4550
DATE



THIS SUBDIVISION PLAT IS LOCATED WITHIN THE FULL PURPOSE CITY LIMITS OF THE CITY OF AUSTIN ON

THIS THE ____ DAY OF _____, 201__.

APPROVED, ACCEPTED AND AUTHORIZED FOR RECORD BY THE PLANNING COMMISSION OF THE CITY OF AUSTIN,
TRAVIS COUNTY, TEXAS, THIS THE ____ DAY OF _____, 201__, A.D.

CHAIRPERSON

SECRETARY

APPROVED, ACCEPTED AND AUTHORIZED FOR RECORD BY THE DIRECTOR, DEVELOPMENT SERVICES DEPARTMENT,
CITY OF AUSTIN, COUNTY OF TRAVIS, THIS THE ____ DAY OF _____, 201__, A.D.

J. RODNEY GONZALES, ACTING DIRECTOR
DEVELOPMENT SERVICES DEPARTMENT
CITY OF AUSTIN

DATE

NOTES:

1. WATERSHED STATUS – THIS PROJECT IS LOCATED IN THE TANNEHILL AND FORT WATERSHEDS AND ARE CLASSIFIED AS URBAN.
2. NO LOT SHALL BE OCCUPIED UNTIL THE STRUCTURE IS CONNECTED TO THE CITY OF AUSTIN WATER, RECLAIMED, AND WASTEWATER UTILITY SYSTEM.
3. THE WATER, RECLAIMED, AND WASTEWATER UTILITY SYSTEM SERVING THIS SUBDIVISION MUST BE IN ACCORDANCE WITH THE CITY OF AUSTIN UTILITY DESIGN CRITERIA. THE WATER, RECLAIMED, AND WASTEWATER UTILITY PLAN MUST BE REVIEWED AND APPROVED BY AUSTIN WATER. ALL WATER, RECLAIMED, AND WASTEWATER CONSTRUCTION MUST BE INSPECTED BY THE CITY OF AUSTIN. THE LANDOWNER MUST PAY THE CITY INSPECTION FEE WITH THE UTILITY CONSTRUCTION.
4. ALL STREETS, DRAINAGE, SIDEWALKS, WATER AND WASTEWATER LINES, AND EROSION CONTROLS SHALL BE CONSTRUCTED AND INSTALLED TO CITY OF AUSTIN STANDARDS.
5. 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. ALL PROPOSED CONSTRUCTION OR SITE ALTERATION REQUIRES APPROVAL OF A SEPERATE DEVELOPMENT PERMIT.
6. NO BUILDING, FENCES, LANDSCAPING, OR OTHER OBSTRUCTIONS ARE PERMITTED IN DRAINAGE EASEMENTS EXCEPT AS APPROVED BY THE CITY OF AUSTIN.
7. PROPERTY OWNERS SHALL PROVIDE FOR ACCESS TO DRAINAGE EASEMENTS AS MAY BE NECESSARY AND SHALL NOT PROHIBIT ACCESS BY GOVERNMENTAL AUTHORITY.
8. ALL DRAINAGE EASEMENTS ON PRIVATE PROPERTY SHALL BE MAINTAINED BY THE PROPERY OWNER OR ASSIGNS.
9. 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.
10. BUILDING SETBACK LINES SHALL BE IN CONFORMANCE WITH CITY OF AUSTIN ZONING ORDINANCE REQUIREMENTS.
11. AUSTIN ENERGY HAS THE RIGHT TO PRUNE AND/OR REMOVE TREES, SHRUBERY AND OTHER OBSTRUCTIONS TO THE EXTENT NECESSARY TO KEEP THE EASEMENTS CLEAR. AUSTIN ENERGY WILL PERFORM ALL TREE WORK IN COMPLIANCE WITH CHAPTER 25-8, SUBCHAPTER B OF THE CITY OF AUSTIN LAND DEVELOPMENT CODE.
12. 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 CHAPTER 25-8 OF THE CITY OF AUSTIN LAND DEVELOPMENT CODE.
13. 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 TEN FEET 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.
14. THE OWNER OF THE PROPERTY IS RESPONSIBLE FOR MAINTAINING CLEARANCE 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.
15. ANY RELOCATION OF ELECTRIC FACILITIES SHALL BE AT LANDOWNER/DEVELOPERS EXPENSE.
16. 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 APPLICATION FOR CERTAIN DEVELOPMENT PERMITS INCLUDING BUILDING PERMITS, SITE PLAN APPROVALS AND/OR CERTIFICATES OF OCCUPANCY.
17. 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.
18. EROSION/SEDIMENTATION CONTROLS ARE REQUIRED FOR ALL CONSTRUCTION IN THIS SUBDIVISION PURSUANT TO LAND DEVELOPMENT CODE AND THE ENVIRONMENTAL CRITERIA MANUAL.
19. ALL RESTRICTION AND NOTES FROM THE PREVIOUS SUBDIVISION, LOT 1 UPTOWN BUSINESS PARK, SECTION 1, C8-85-124.1(86) SHALL APPLY TO THIS RESUBDIVISION PLAT.
20. NO ACCESS WILL BE ALLOWED TO OLD MANOR ROAD FROM LOTS 1A, 2A AND 3A.
21. ALL STREETS WILL BE CONSTRUCTED ACCORDING TO THE CITY OF AUSTIN URBAN STREET STANDARD.
22. OFF-STREET LOADING AND UNLOADING FACILITIES WILL BE PROVIDED ON EACH LOT.
23. 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: MANOR ROAD, OLD MANOR ROAD, EAST 51ST STREET. 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.
24. LOT 1A, LOT 2A, AND LOT 4A SHALL HAVE ACCESS THROUGH THE JOINT ACCESS EASEMENT ALONG MANOR ROAD.

BENCHMARK INFORMATION

ELEVATIONS HEREON ARE BASED ON CITY OF AUSTIN MONUMENT NO. L-25-3001(RM04) BEING A 4" BRASS DISK IN BARTHOLOMEW PARK, NEAR THE INTERSECTION OF E. 51ST ST. AND BERKMAN DRIVE. ELEVATION=603.68 FEET, NAVD 88.

TEXAS STATE PLANE COORD.: NORTHING=10083889.314, EASTING=3128201.374