

**LEGEND**

(10)	NUMBER OF PARKING SPACES
(FH)	FIRE HYDRANT

- CONSTRUCTION NOTES**
- CONSTRUCT RIBBON CURB PER DETAIL
  - CONSTRUCT SIDEWALK PER DETAIL
  - CONSTRUCT DRIVEWAY, TYPE II, PER DETAIL
  - INSTALL DRYSTACK (REINFORCED IF DESIGNATED ON SHT 13) ROCK WALL PER DETAIL
  - INSTALL ASPHALTIC PAVEMENT. SEE GEOTECHNICAL REPORT FOR RECOMMENDATIONS
  - INSTALL HANDICAP ACCESSIBLE PARKING PER DETAIL
  - INSTALL HANDICAP ACCESSIBLE RAMP PER DETAIL
  - PAINT HANDICAP ACCESSIBLE ROUTE ON PAVEMENT PER DETAIL
  - PAINT "FIRE LANE, NO PARKING" ON CURB (-----)
  - INSTALL CONC. TRICKLE CHANNEL PER DETAIL
  - INSTALL TRASH DUMPSTER PER DETAIL

- NOTES**
- WATER AND WASTEWATER SERVICE WILL BE PROVIDED BY THE CITY OF AUSTIN.
  - FOR CONSTRUCTION WITHIN THE RIGHT-OF-WAY, A CONCRETE PERMIT IS REQUIRED.
  - SLOPES ON ACCESSIBLE ROUTES MAY NOT EXCEED 1:20 UNLESS DESIGNED AS A RAMP. ALL RAMP SLOPES SHALL BE 1:12 AND A LENGTH GREATER THAN 6 FEET SHALL HAVE HANDRAILS PER A.D.A. STANDARDS. REFER TO ARCHITECTURAL PLANS FOR ALL HANDRAIL AND RAMP DETAILS.
  - ACCESSIBLE ROUTES MUST HAVE A CROSS-SLOPE NO GREATER THAN 1:50.
  - ALL DRIVES AND PARKING AREAS TO BE CURB & GUTTER WITH ASPHALT PAVING UNLESS OTHERWISE NOTED.
  - ALL CURB RETURNS WILL BE 3.0' FRONT OF CURB RADII, UNLESS OTHERWISE NOTED.
  - ALL DIMENSIONS ARE TO FACE OF CURB.
  - ADEQUATE BARRIERS BETWEEN ALL VEHICULAR USE AREAS AND ADJACENT LANDSCAPE AREAS, SUCH AS A 6" CONCRETE CURB ARE REQUIRED. IF A STANDARD 6" CURB AND GUTTER ARE NOT PROVIDED FOR ALL VEHICULAR USE AREAS AND ADJACENT LANDSCAPE AREAS, COMPLY WITH E.C.M. SECTION 2.4.7, "PROTECTION OF LANDSCAPE AREAS".

**SITE/ZONING TABLE**

LOT #	SQ. FT.	ZONING	BLDG. HT.				SETBACKS	BLDG. S.F.	STORIES	TOTAL BLDG. S.F.	BLDG. COVERAGE		F.A.R.	
			MAX.	PROP.	FRONT	REAR					MAX.	PROP.	MAX.	PROP.
1.	220,544	LI	60'	48'-60'	-	10'	10'	80,331	1	80,331	70%	40.86%	1:1	.4111
2.	322,170	LI	60'	48'-60'	-	10'	10'	80,331	1	80,331	70%	28.04%	1:1	.2811
3.	388,381	LI	60'	48'-60'	-	10'	10'	72,731	1	72,731	70%	18.73%	1:1	.1811
<b>TOTAL</b>	<b>931,095</b>							<b>233,393</b>		<b>233,393</b>	<b>70%</b>	<b>27.21%</b>	<b>1:1</b>	<b>.2711</b>

**PARKING TABLE**

USE	SQ. FT.	RATIO	PARKING		HANDICAPPED PARKING		BICYCLE		LOADING	
			REQ.	PROVIDED	REQ.	PROVIDED	REQ.	PROVIDED	REQ.	PROVIDED
GENERAL WAREHOUSE	106,425	1 PER 1000	107	107						
GENERAL OFFICE	146,968	1 PER 275	530	530						
<b>TOTAL</b>	<b>253,393</b>		<b>643</b>	<b>646</b>	<b>13</b>	<b>16</b>	<b>3</b>	<b>33</b>	<b>2</b>	<b>3</b>

**PARKING SUMMARY:**

**GENERAL WAREHOUSE:**  
 42% OF BUILDING SQUARE FOOTAGE  
 TOTAL BUILDING SQUARE FOOTAGE= 253,393 S.F.  
 TOTAL GENERAL WAREHOUSE SQUARE FOOTAGE= 253,393 x 0.42 = 106,425 S.F.  
 PARKING REQUIRED= 1 PARKING SPACE PER 1,000 S.F.: 106,425 S.F. / 1000 = 107 PARKING SPACES

**GENERAL OFFICE:**  
 58% OF BUILDING SQUARE FOOTAGE  
 TOTAL BUILDING SQUARE FOOTAGE= 253,393 S.F.  
 TOTAL GENERAL OFFICE SQUARE FOOTAGE= 253,393 x 0.58 = 146,968 S.F.  
 PARKING REQUIRED= 1 PARKING SPACE PER 275 S.F.: 146,968 S.F. / 275 = 530 PARKING SPACES

**TOTAL PARKING SPACES REQUIRED= 643**  
**TOTAL PARKING SPACES PROVIDED= 646**

**HANDICAPPED PARKING SPACES:**  
 2% OF TOTAL PARKING PROVIDED= 646 x 0.02 = 13 SPACES  
**TOTAL HANDICAPPED PARKING SPACES PROVIDED= 13**

**BICYCLE PARKING SPACES:**  
 5% OF TOTAL PARKING PROVIDED= 646 x 0.05 = 33 SPACES  
**TOTAL BICYCLE PARKING SPACES PROVIDED= 33**

**IMPERVIOUS COVER CALCULATIONS**

LOT #	SQ. FT.	BLDG./SIDEWALK	ASPHALT	COMBINED	% PROP.	TOTAL % ALLOW.
1.	220,544	88,851	88,742	178,693	81.5	
2.	322,170	104,501	158,204	262,705	80.8	
3.	388,381	79,078	148,888	227,977	58.7	
<b>TOTAL</b>	<b>931,095</b>	<b>273,330</b>	<b>383,846</b>	<b>657,175</b>	<b>71.7</b>	<b>80</b>

3/28/2010 - Staff granted an administrative 1-year extension to 12/22/2010.

**SITE PLAN RELEASE**

FILE NUMBER: SP-06-0362C EXPIRATION DATE: 12/22/2010

CASE MANAGER: KERRY HAHN

APPROVED AND SUBMITTED ON: 3/28/2010

APPROVED BY PLANNING COMMISSION ON: 3/28/2010

APPROVED BY CITY COUNCIL ON: 3/28/2010

SEAL OF THE CITY OF AUSTIN

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**!!! CAUTION !!!**

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 CONTRACTOR SHALL EXERCISE EXTREME CAUTION  
 WHEN WORKING NEAR ELECTRIC FACILITIES

**!!! WARNING !!!**

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 Tel.: (512) 327-2946  
 Fax: (512) 327-2973

**CA**  
 Cunningham | Allen  
 Engineers • Surveyors

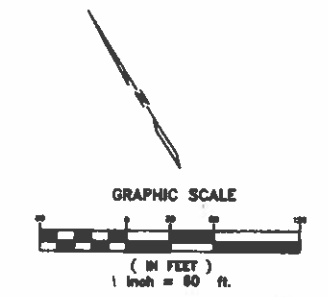
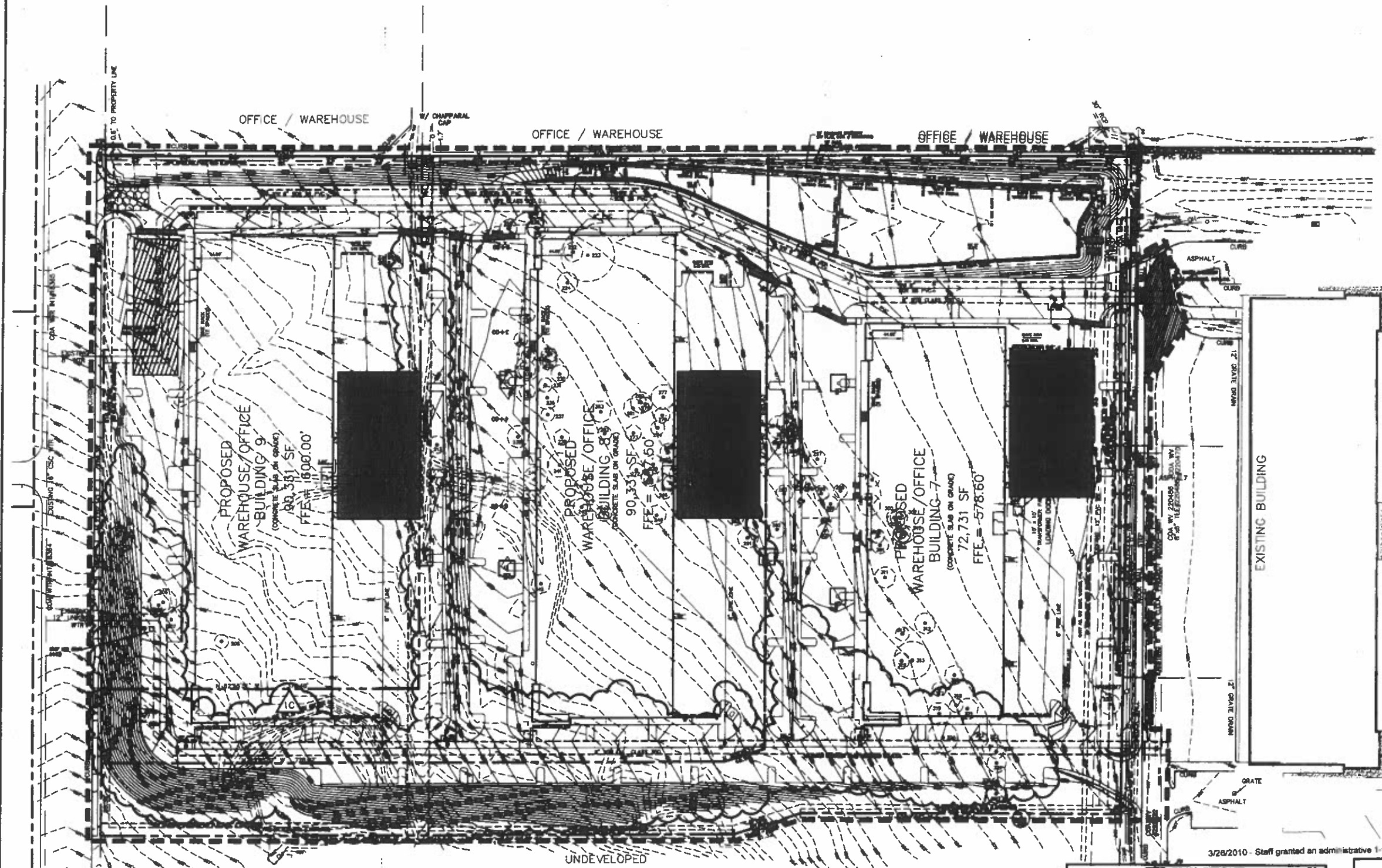
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 INC.

STATE OF TEXAS  
 ENGINEER  
 KERRY HAHN  
 11/1/2008

**TUSCANY CENTER AT WALNUT CREEK**  
**BUILDINGS 7, 8 & 9**  
**8024 EXCHANGE DRIVE**  
**SITE AND DIMENSION CONTROL PLAN**  
**1 OF 3**

**SHEET**  
**9 OF 30**

SP-06-0362C



**LEGEND**

- TP TREE PROTECTION
- SF SILT FENCE
- INLET PROTECTION
- EXISTING TREE
- EXISTING TREE (TO BE REMOVED)
- LIMITS OF CONSTRUCTION AREA = 22.13 AC.
- SPOILS AREA
- CONSTRUCTION STAGING AREA
- STABILIZED CONSTRUCTION ENTRANCE

- NOTES:**
1. ALL GRATE AND CURB INLETS ARE TO HAVE INLET PROTECTION THROUGHOUT CONSTRUCTION. ENVIRONMENTAL INSPECTOR HAS THE AUTHORITY TO ADD AND/OR MODIFY EROSION/SEDIMENTATION CONTROLS ON SITE TO KEEP PROJECT IN COMPLIANCE WITH THE CITY OF AUSTIN RULES AND REGULATIONS.
  2. SILT FENCE TYPE AND INSTALLATION SHALL COMPLY WITH CITY OF AUSTIN 11.4.2(c).
- City of Austin  
Originals

**SITE PLAN RELEASE** Sheet 2 of 30

FILE NUMBER: SP-06-0362C EXPIRATION DATE: 12/22/10  
CASE MANAGER: KATHY HAUGHTY APPLICATION DATE: 08/21/2006

APPROVED UNCONDITIONALLY OR:  
APPROVED BY PLANNING COMMISSION OR:  
APPROVED BY CITY COUNCIL OR:

Under Section 112 of Chapter 22-2 of the Austin City Code.

Revised for: [Signature] 12/22/10

DATE OF: 12/22/10

Rev. 1: [Signature] Correction 1: [Signature]  
Rev. 2: [Signature] Correction 2: [Signature]  
Rev. 3: [Signature] Correction 3: [Signature]

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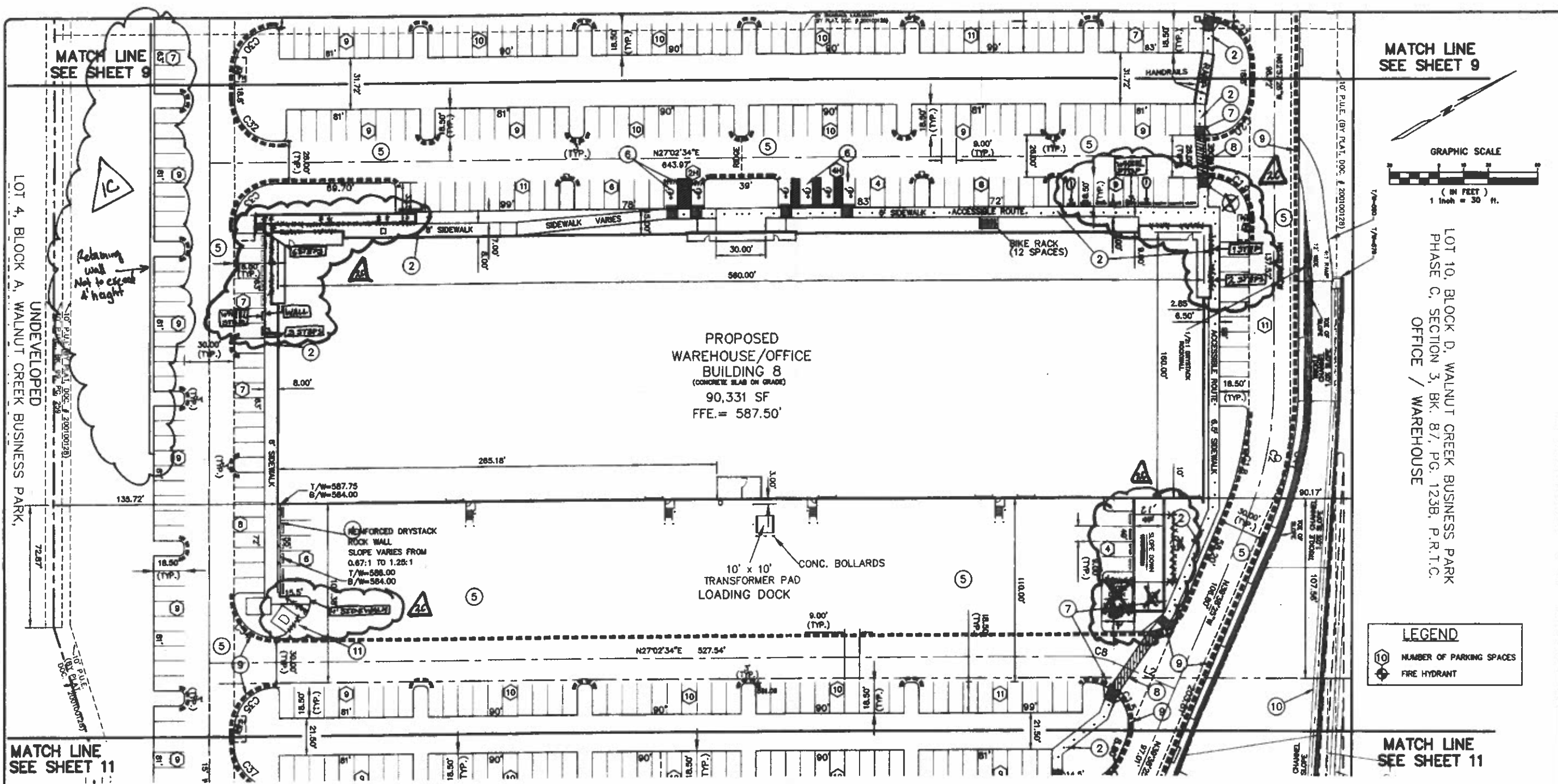


TUSCANY CENTER AT WALNUT CREEK  
BUILDINGS 7, 8 & 9  
8024 EXCHANGE DRIVE  
TEMPORARY EROSION-SEDIMENTATION  
CONTROL AND TREE PROTECTION PLAN

PROJECT No.  
2730201  
MP  
SHEET  
CEL  
CAB FILE

SHEET  
7 OF 30





- CONSTRUCTION NOTES**
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  2. CONSTRUCT SIDEWALK PER DETAIL
  3. CONSTRUCT DRIVEWAY, TYPE II, PER DETAIL
  4. INSTALL DRYSTACK (REINFORCED IF DESIGNATED ON SHT 14) ROCK WALL PER DETAIL
  5. INSTALL ASPHALTIC PAVEMENT. SEE GEOTECHNICAL REPORT FOR RECOMMENDATIONS
  6. INSTALL HANDICAP ACCESSIBLE PARKING PER DETAIL
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  8. PAINT HANDICAP ACCESSIBLE ROUTE ON PAVEMENT PER DETAIL
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**LINE TABLE**

LINE	LENGTH	BEARING
L2	36.42	N50°21'35"E

**CURVE TABLE**

CURVE	LENGTH	RADIUS	DELTA	TANGENT	CHORD
C2	87.50	215.00	N51°17'55"W	44.36	86.89
C8	23.81	58.50	S38°42'06"W	12.07	23.64
C15	44.14	25.00	S89°46'38"W	30.42	38.63
C16	37.03	25.00	N02°47'48"E	22.86	33.74
C17	24.36	25.00	N81°17'42"E	13.24	23.40
C18	64.39	200.00	N48°51'45"W	32.47	64.11
C19	39.27	25.00	S72°02'34"W	25.00	35.36
C20	39.27	25.00	N17°57'28"W	25.00	35.36
C21	39.90	25.00	S71°19'23"W	25.64	35.80
C30	38.49	25.00	S18°51'01"E	24.23	34.80
C32	39.27	25.00	N72°02'34"E	25.00	35.36
C33	39.27	25.00	S17°57'28"E	25.00	35.36
C34	36.67	25.00	N73°04'23"E	22.52	33.47
C35	38.54	25.00	S18°47'51"E	24.28	34.83
C36	34.10	25.00	N16°02'33"W	20.30	31.51
C37	38.75	25.00	N72°36'23"E	24.48	34.99
C47	93.60	230.00	N51°17'55"W	47.46	92.96

3/26/2010 - Staff granted an administrative 1-year extension to 12/22/2010.

**SITE PLAN RELEASE**

FILE NUMBER: SP-06-0362C  
CASE MANAGER: KATY HAUPT  
APPROVED AND SUBMITTED ON: 12/21/2010  
APPROVED BY PLANNING COMMISSION ON: 12/21/2010  
APPROVED BY CITY COUNCIL ON: 12/21/2010

DATE OF RELEASE: 12/21/2010  
Rev. 1: 12/21/2010  
Rev. 2: 12/21/2010  
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STATE OF TEXAS  
MICHAEL T. PRINSTER  
Professional Engineer  
12/21/2010

**TUSCANY CENTER AT WALNUT CREEK**  
BUILDINGS 7, 8 & 9  
8024 EXCHANGE DRIVE  
SITE AND DIMENSION CONTROL PLAN

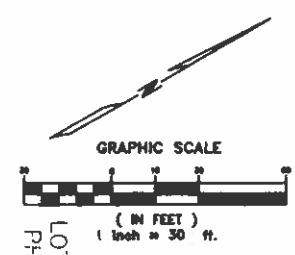
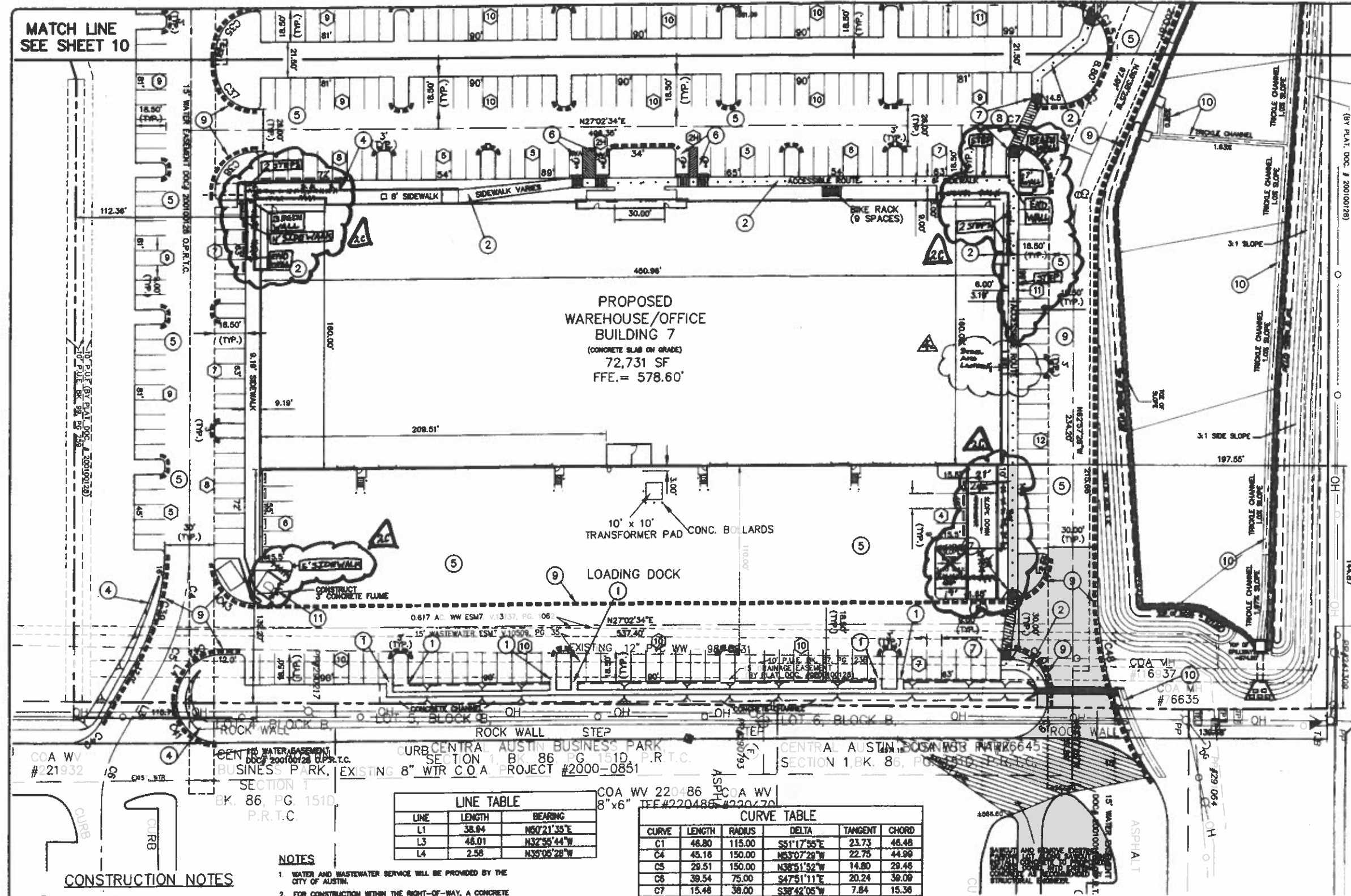
2 OF 3

**SHEET**  
10 OF 30

SP-06-0362C

MATCH LINE  
SEE SHEET 10

MATCH LINE  
SEE SHEET 10



LOT 10, BLOCK D, WALNUT CREEK BUSINESS PARK  
PHASE C, SECTION 3, BK. 87, PG. 123B, P.R.T.C.  
OFFICE / WAREHOUSE

LEGEND

(10)	NUMBER OF PARKING SPACES
(H)	FIRE HYDRANT

LINE TABLE

LINE	LENGTH	BEARING
L1	38.94	N50°21'39"E
L3	48.01	N32°59'44"W
L4	2.58	N35°05'28"W

CURVE TABLE

CURVE	LENGTH	RADIUS	DELTA	TANGENT	CHORD
C1	48.80	115.00	S51°17'55"E	23.73	46.48
C4	45.18	150.00	N53°07'29"W	22.75	44.99
C5	29.51	150.00	N38°51'52"W	14.80	29.48
C8	39.54	75.00	S47°51'11"E	20.24	39.09
C7	15.48	38.00	S38°42'05"W	7.84	15.36
C9	34.30	25.00	N23°38'06"W	20.47	31.87
C10	40.01	25.00	S71°11'32"W	25.75	35.88
C11	36.70	25.00	N17°39'02"W	22.55	33.48
C12	34.70	25.00	N08°28'48"E	20.80	31.98
C13	40.35	25.00	S77°58'16"W	28.10	36.11
C14	29.10	25.00	N08°17'55"W	18.45	27.48
C15	44.14	25.00	S88°46'38"W	30.42	38.63
C35	38.54	25.00	S18°47'51"E	24.28	34.83
C37	38.75	25.00	N72°38'23"E	24.48	34.99
C38	37.17	25.00	S20°21'57"E	22.98	33.84
C39	68.87	135.00	N47°28'09"W	34.14	68.19
C40	21.23	25.00	N08°38'11"W	11.30	20.80
C41	51.22	25.00	N87°07'47"E	41.11	42.72
C42	27.31	25.00	S04°14'54"E	15.19	25.97
C43	38.97	25.00	N72°03'08"E	22.80	33.69
C44	14.21	25.00	N08°08'31"E	7.30	14.02
C45	16.35	25.00	N38°22'49"W	8.48	16.08
C48	119.54	200.00	S80°04'48"E	81.61	117.77

CONSTRUCTION NOTES

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SITE PLAN RELEASE

FILE NUMBER: SP-06-0362C EXPIRATION DATE: 12/22/2010

CASE MANAGER: KATHY HAUGHT

APPROVED AND SUBMITTED BY: [Signature]

APPROVED BY PLANNING COMMISSION ON: [Date]

APPROVED BY CITY COUNCIL ON: [Date]

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