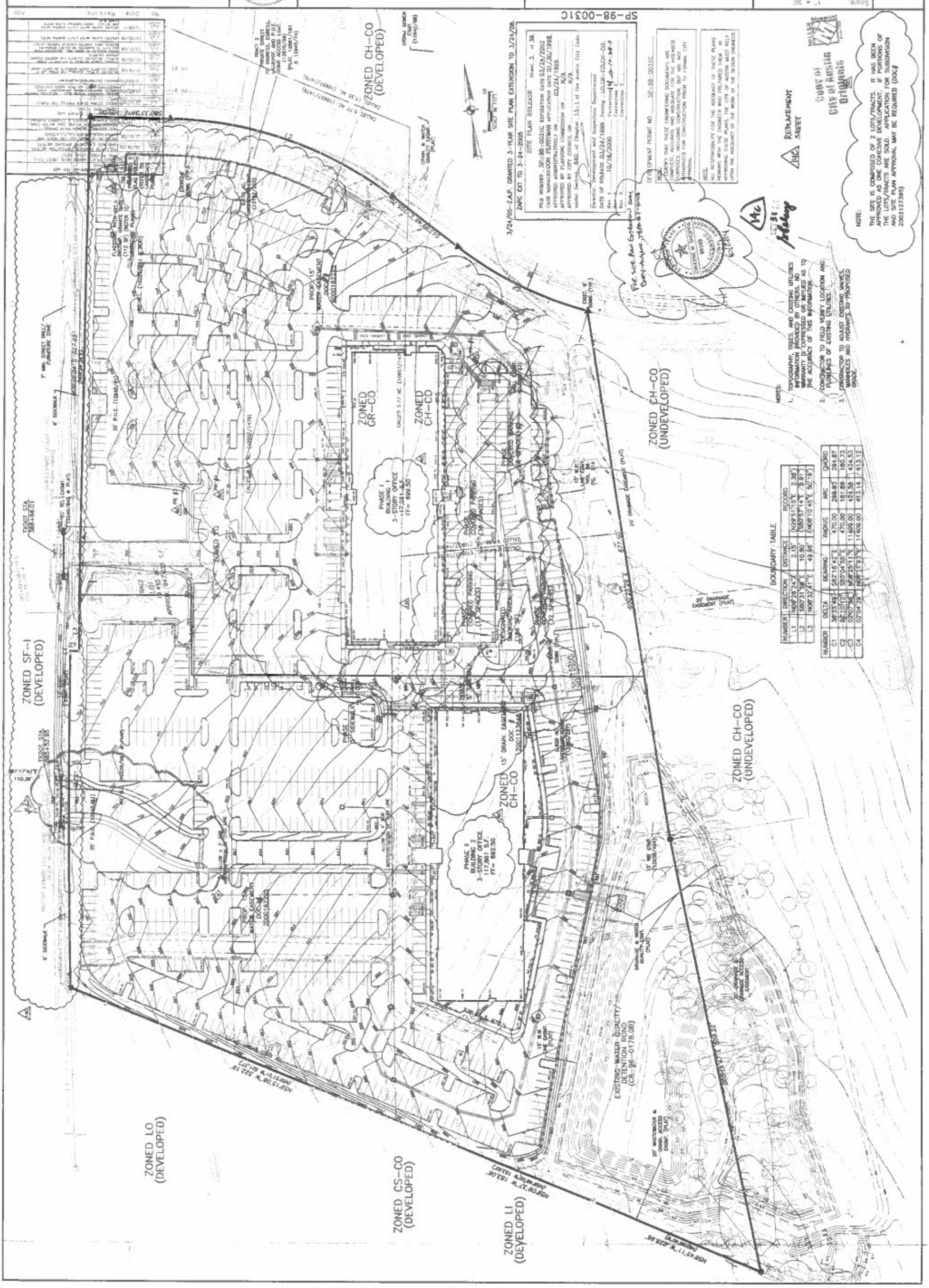
KOONTZ-McCOMBS
PARK CENTRAL
1234S N. LAMAR BOULEVARD
AUSTIN, TEXAS
Kimley-Horn and Associates, Inc.
OVERALL SITE PLAN
Scale: 1" = 50'
Designed by SNW
Drawn by: ATE
Checked by SJF
Date: AUGUST 2011
Project No. 068511003
SHEET 3 39
SP-98-0031C
3/24/05-ZAP, GRANTED 3-YEAR SITE PLAN EXTENSION TO 3/24/08.
ZAPC EXT TO 3-24-2005
SITE PLAN RELEASE
Sheet 3 of 38
FILE NUMBER SP-98-0031C EXPIRATION DATE 03/24/2002
CASE MANAGER/DOH PERRYMAN APPLICATION DATE 01/30/1998
APPROVED ADMINISTRATIVELY ON 03/24/1999
APPROVED BY PLANNING COMMISSION ON N/A
APPROVED BY CITY COUNCIL ON N/A
under Section 640 of Chapter 13-1 of the Austin City Code.
Director, Development and Inspection Department
DATE OF RELEASE 03/24/1999 Testing LOLOR/CH-CO
Rev 1 10/16/2000 Corrections 4
Rev 2 Corrections 5
Rev 3 Corrections 6
DEVELOPMENT PERMIT NO. SP-98-0031C
NOTE
CERTIFY THAT THESE ENGINEERING DOCUMENTS ARE COMPLETE, ACCURATE, AND ADEQUATE FOR THE INTENDED PURPOSES, INCLUDING, CONSTRUCTION, BUT ARE NOT AUTHORIZED FOR CONSTRUCTION PRIOR TO FINAL CITY APPROVAL.
NOTE
ALL RESPONSIBILITY FOR THE ADEQUACY OF THESE PLANS REMAINS WITH THE ENGINEER WHO PREPARED THEM. IN APPROVING THESE PLANS, THE CITY OF AUSTIN MUST RELY UPON THE ADEQUACY OF THE WORK OF THE DESIGN ENGINEER.
REPLACEMENT SHEET
CITY OF AUSTIN
NOTE:
THE SITE IS COMPOSED OF 2 LOTS/TRACTS. IT HAS BEEN APPROVED AS ONE COHESIVE DEVELOPMENT. IF PORTIONS OF THE LOTS/TRACTS ARE SOLD, APPLICATION FOR SUBDIVISION AND SITE PLAN APPROVAL MAY BE REQUIRED (DOC# 2002127395)
NOTES:
1. TOPOGRAPHY, TREES, AND EXISTING UTILITIES INFORMATION PROVIDED BY OTHERS. NO WARRANTY IS EXPRESSED OR IMPLIED AS TO THE ACCURACY OF THIS INFORMATION.
2. CONTRACTOR TO FIELD VERIFY LOCATION AND FLOWLINES OF EXISTING UTILITIES.
3. CONTRACTOR TO ADJUST EXISTING VALVES, MANHOLES AND HYDRANTS TO PROPOSED GRADE.
BOUNDARY TABLE
NUMBER DIRECTION DISTANCE RECORD
L1 N09°26'24"E 2.15' (N29°51'15"E 2.38')
L2 S80°31'38"E 10.80' (S80°55'14"E 9.91')
L3 N08°32'41"E 49.96' (N08°10'45"E 50.19')
NUMBER DELTA BEARING RADIUS ARC CHORD
C1 36°33'49" S82°16'42"E 470.00 299.85 294.87
C2 22°10'12" S55°04'55"E 470.00 181.86 180.73
C3 02°07'56" N08°29'11"E 11495.00 424.53 424.53
C4 02°04'29" N08°13'33"E 11495.00 413.14 413.12
ZONED CH-CO (DEVELOPED)
ZONED GR-CO
ZONED CH-CO
ZONED CH-CO (UNDEVELOPED)
ZONED SF-I (DEVELOPED)
ZONED CH-CO
ZONED CH-CO (UNDEVELOPED)
ZONED LO (DEVELOPED)
ZONED CS-CO (DEVELOPED)
ZONED LI (DEVELOPED)
PHASE I BUILDING 1 3-STORY OFFICE 117,041 S.F. FF= 699.50
PHASE I BUILDING 2 3-STORY OFFICE 117,861 S.F. FF= 692.50
EXISTING WATER QUALITY/ DETENTION POND (CR-98-0178.08)
PROP. 15' WATER EASEMENT DOC# 2001162222
15' DRAIN. EASEMENT DOC# 2001123548
TXDOT STA 386+66.01
TXDOT STA 385+52.92
S80°13'36"E 1110.39'
N89°15'08"W 522.19'
N89°09'37"W 183.06'
N89°43'11"W 428.06'
S29°26'15"W 669.22'
S00°24'29"W 677.60'