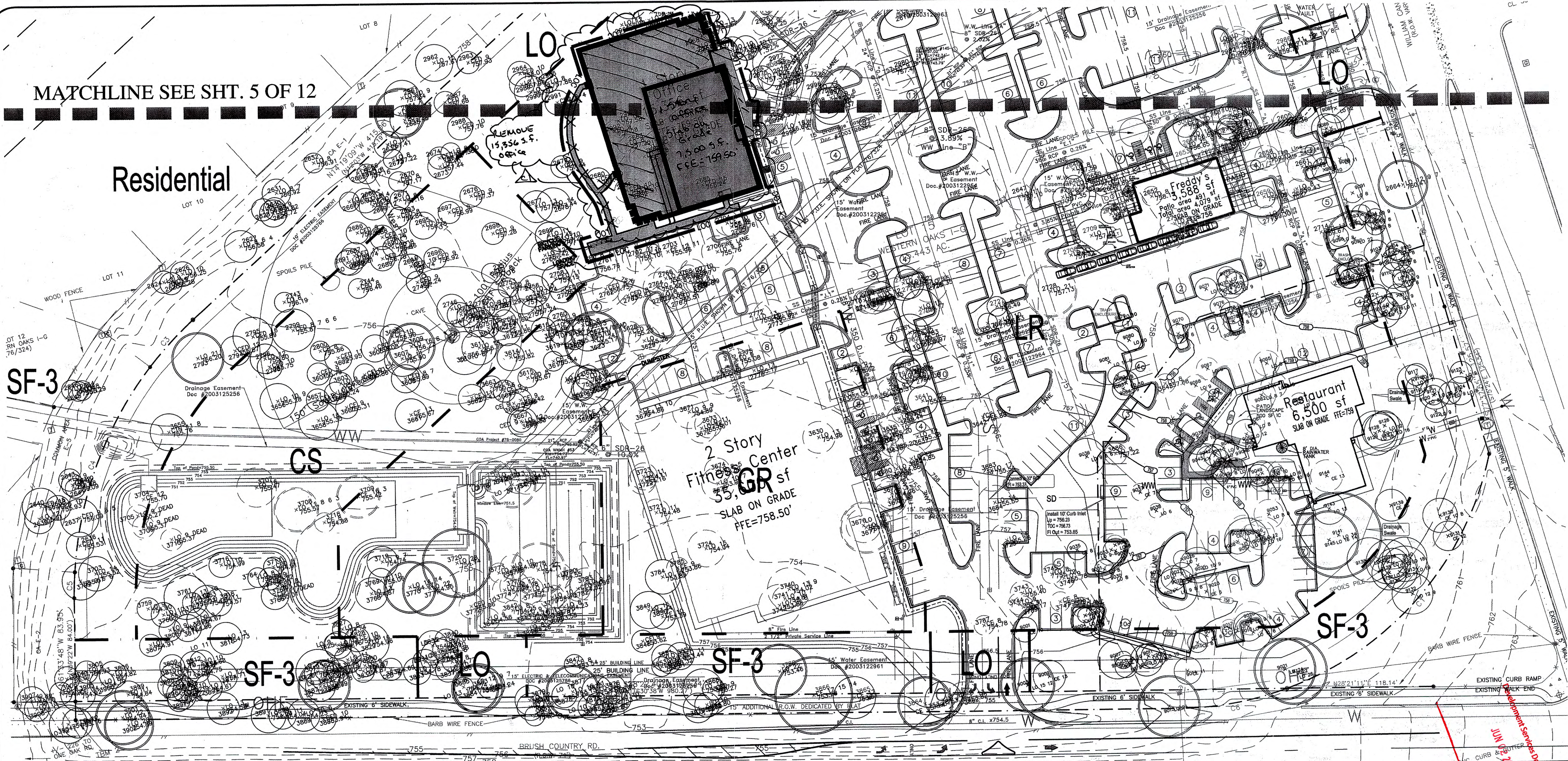


MATCHLINE SEE SHT. 5 OF 12

Residential



PUD-NP

LINE TABLE

NUMBER	DIRECTION	DISTANCE	(RECORD)
L1	N11°39'23"E	5.03'	(N11°31'E 5.00')
L2	N61°55'38"W	14.98'	(N59°22'W 15.00')

CURVE TABLE

NUMBER	DELTA	CH. BEARING	TAN	RADIUS	ARC	CHORD	(RECORD BEARING)
C1	58°16'49"	N20°22'02"W	143.51	257.41	261.83	250.69	(N18°14'W 251.24')
C2	25°34'46"	N01°29'16"W	309.11	1361.69	607.92	602.88	(N00°44'W 602.58')
C3	09°40'35"	N19°01'09"W	25.95	306.84	51.79	51.72	(N19°52'W 51.58')
C4	33°43'48"	N40°53'22"W	92.96	306.64	180.52	177.92	(N38°33'W 177.81')
C5	03°55'29"	N59°30'58"W	10.51	306.64	21.00	21.00	(N57°23'W 21.18')
C6	19°39'17"	S18°32'45"W	44.59	257.41	88.30	87.87	

BEACHMARK LIST:
 TBM 1- COTTON SPINDLE SET IN 10" CEDAR ELM (TAG No. 2936). ELEV.= 761.06'
 TBM 2- COTTON SPINDLE SET IN 12" LIVE OAK (TAG No. 3903). ELEV.= 756.22'

SITE PLAN NOTES:
 WATER AND WASTEWATER SERVICES WILL BE PROVIDED BY THE CITY OF AUSTIN.
 FOR CONSTRUCTION WITHIN THE RIGHT-OF-WAY, A CONCRETE PERMIT IS REQUIRED.
 THERE ARE NO EXISTING BUILDINGS ON ADJOINING LOTS.

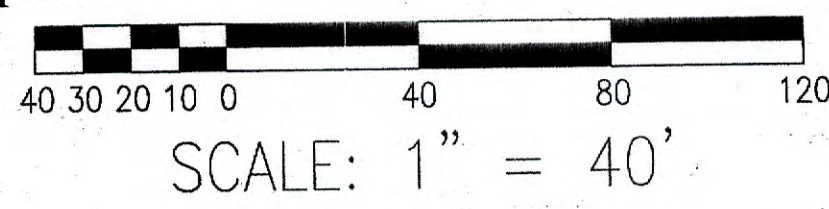
EXTERIOR LIGHTING ABOVE THE SECOND FLOOR IS PROHIBITED IN THE GO, LR, GR, CS, OR CS-1 ZONING DISTRICTS, WHEN ADJACENT TO AN SF-5 OR MORE RESTRICTIVE ZONING DISTRICT (SECTION 25-2-585).
 THIS PLAN IS SUBJECT TO THE RECOMMENDATIONS OF THE TRAFFIC IMPACT ANALYSIS (TIA) AND THE TIA MEMO DATED SEPTEMBER 12, 2002, FILED IN THE WATERSHED PROTECTION AND DEVELOPMENT REVIEW DEPARTMENT, CITY OF AUSTIN. DEVELOPMENT OF THE SITE IS LIMITED TO THE USES AND INTENSITIES ASSUMED IN THE TIA, INCLUDING PEAK HOUR CHARACTERISTICS. ANY CHANGES TO THE SITE PLAN WHICH AFFECT TRAFFIC CHARACTERISTICS WILL REQUIRE AN ADDENDUM TO THE TIA.

- LEGEND**
- 1/2" REBAR FOUND
 - 1/2" REBAR W/CAP SET
 - ⊕ FIRE HYDRANT
 - ⊗ WATER VALVE
 - ⊘ POWER POLE
 - ← GUY WIRE
 - ☼ LIGHT POLE
 - ▲ STREET SIGN
 - ▲ PK NAIL/F
 - DECOMPOSED GRANITE PAVING
 - Ⓣ TELEPHONE UTILITY
 - Ⓣ TELEPHONE MANHOLE
 - Ⓢ CABLE TV RISER
 - Ⓢ GAS LINE MARKER
 - Ⓢ ELEC. MANHOLE
 - Ⓢ ELEC. UTILITY
 - Ⓢ WATER METER
 - Ⓢ TRAFFIC SIGNAL
 - ▲ CALCULATED POINT

NOTE:
 All construction except the 15,556 s.f. Office Building is complete, including infrastructure, utilities, parking, driveway, water quality, and landscape requirements. This Site Plan pertains solely to the 15,556 s.f. Office Building in Phase III-B. This plan is in accordance with the previous Site Plan for Western Oaks, SPC-2007-0439C.
 Approval of these plans by the City of Austin indicates compliance with applicable city regulations only. Compliance with accessibility standards such as the 2010 Standards for Accessible Design or the 2012 Texas Accessibility Standards was not verified. The applicant is responsible for compliance with all applicable accessibility standards.
 Shaded entry areas will be provided in accordance with Subchapter E, 3.2.3 at the time of building permit for the office building.



11/23/2016



AUSTIN FIRE DEPARTMENT
 APR 13 2016
 APPROVED
 Approved 5/31/17
 E. Hunt

THIS SEAL CERTIFIES THAT THE PLAN IS ACCURATE AND IN GENERAL COMPLIANCE WITH THE COA LAND DEVELOPMENT CODE.
 ALL RESPONSIBILITY FOR THE ADEQUACY OF THESE PLANS REMAINS WITH THE CONSULTANT WHO PREPARED THEM. IN APPROVING THESE PLANS, THE COA MUST RELY UPON THE ADEQUACY OF THE WORK OF THE CONSULTANT.
 THE INTENT OF THIS PLAN IS TO SATISFY CITY OF AUSTIN ORDINANCE REQUIREMENTS ONLY, AND IS NOT TO BE USED FOR BIDDING AND/OR CONSTRUCTION PURPOSES.

SITE PLAN RELEASE SHEET 4 OF 12

FILE NUMBER: SPC-2016-0088C EXPIRATION DATE: 4-11-20
 CASE MANAGER: Lynda Courtney APPLICATION DATE: February 18, 2016
 APPROVED ADMINISTRATIVELY ON: 4-1-17
 APPROVED BY PLANNING COMMISSION ON: February 28, 2017
 APPROVED BY CITY COUNCIL ON: N/A
 UNDER SECTION 112 OF CHAPTER 205 OF THE COA CODE

DATE OF RELEASE: _____ ZONING: LR-NP
 REV. 1: _____ COR. 1: 6-1-17
 REV. 2: _____ COR. 2: _____
 REV. 3: _____ COR. 3: _____

Western Oaks Retail Center
 4625 W. William Cannon Dr.
 Site Plan

OWNER INFORMATION:
 AVG-Austin, L.P.
 Peter Gilbert
 9595 Wilshire Boulevard, Ste. 210
 Beverly Hills, CA 90212

REVISION BLOCK:

NO.	DATE	EMPL.	COMMENTS

1010 LAND CREEK COVE
 SUITE 100
 AUSTIN, TX 78746
 PH: (512) 328-6050
 FX: (512) 328-6172
 www.LandStrat.com
 Ls@LandStrat.com

LAND STRATEGIES INC.
 PAUL LINEHAN & ASSOCIATES

SHEET 4 OF 12