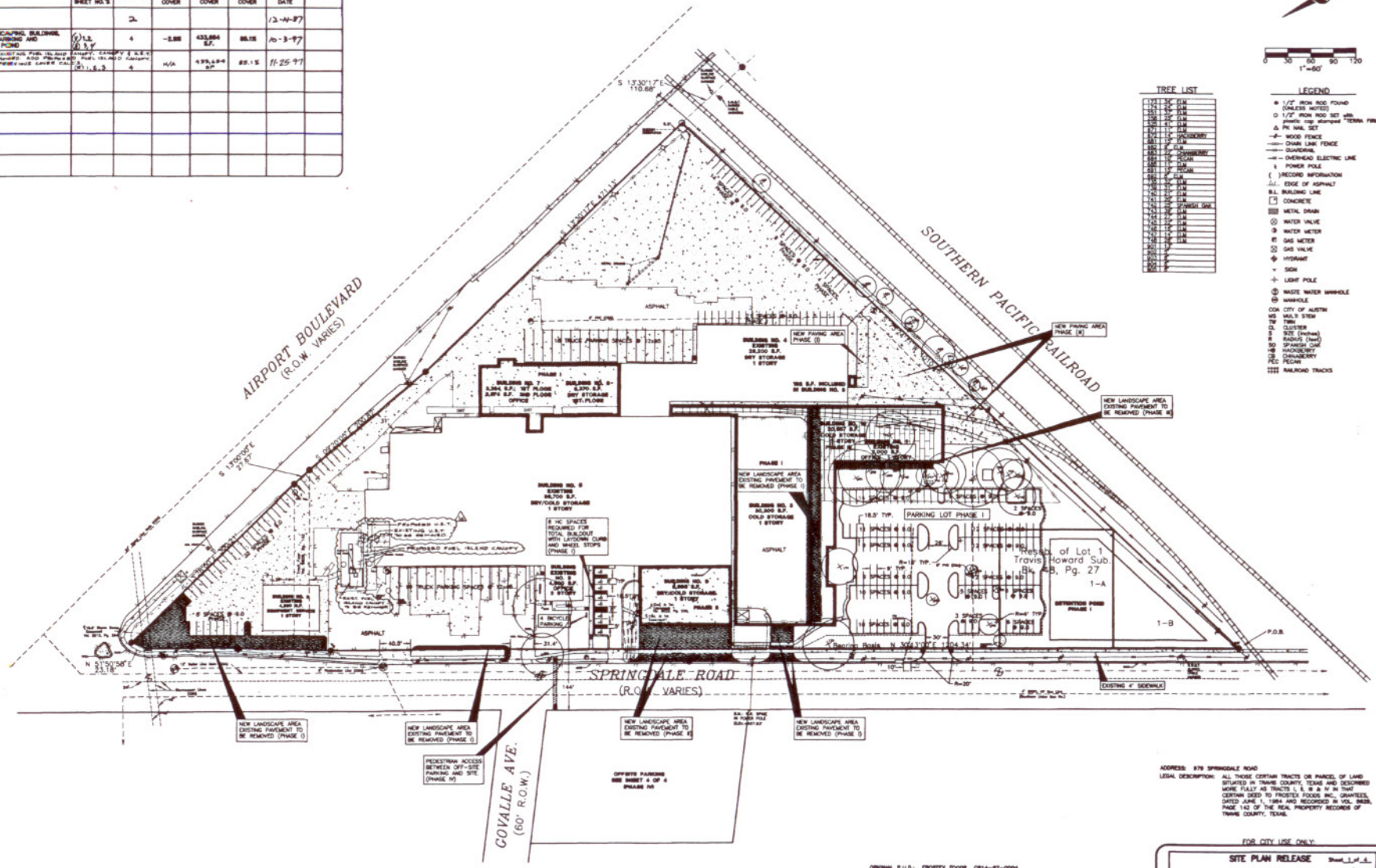
CORRECTIONS / REVISIONS

NO.	DESCRIPTION	REVISE (R) ADD (A) VOID (V) SHEET NO.'S	TOTAL NO. SHEETS IN PLAN SET	NET CHANGE IMPERVIOUS COVER	TOTAL SITE IMPERVIOUS COVER	PERCENT SITE IMPERVIOUS COVER	CITY OF AUSTIN APPROVAL DATE	DATE IMAGED
R1			2				12-14-87	
R2	ADD LANDSCAPING, BUILDING, ON-SITE PARKING AND DETENTION POND	(R) 1,2 (A) 3,4	4	-2.88	433,054 S.F.	86.15	10-3-97	
3	CORRECT EXISTING FUEL ISLAND CANOPY TO BE REMOVED AND PROPOSED FUEL ISLAND CANOPY. REVISE IMPERVIOUS COVER CALC.	CANOPY, CANOPY & S.E.'S (R) 1,2,3	4	N/A	435,484 S.F.	85.15	11-25-97	



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962	10"	ELM
963	10"	ELM
964	10"	ELM
965	10"	ELM
966	10"	ELM
967	10"	ELM
968	10"	ELM
969	10"	ELM
970	10"	ELM
971	10"	ELM
972	10"	ELM
973	10"	ELM
974	10"	ELM
975	10"	ELM
976	10"	ELM
977	10"	ELM
978	10"	ELM
979	10"	ELM
980	10"	ELM
981	10"	ELM
982	10"	ELM
983	10"	ELM
984	10"	ELM
985	10"	ELM
986	10"	ELM
987	10"	ELM
988	10"	ELM
989	10"	ELM
990	10"	ELM
991	10"	ELM
992	10"	ELM
993	10"	ELM
994	10"	ELM
995	10"	ELM
996	10"	ELM
997	10"	ELM
998	10"	ELM
999	10"	ELM
1000	10"	ELM

LEGEND

- 1/2" IRON ROD FOUND (UNLESS NOTED)
- 1/2" IRON ROD SET with plastic cap stamped "TERRA FIRMA"
- PK NAIL SET
- WOOD FENCE
- CHAIN LINK FENCE
- GUARDRAIL
- OVERHEAD ELECTRIC LINE
- POWER POLE
- ( ) RECORD INFORMATION
- EDGE OF ASPHALT
- B.L. BUILDING LINE
- CONCRETE
- METAL DRAIN
- WATER VALVE
- WATER METER
- GAS METER
- GAS VALVE
- HYDRANT
- SIGN
- LIGHT POLE
- WASTE WATER MANHOLE
- MANHOLE

COA CITY OF AUSTIN
MS MULTI STEM
TW TWIN
CL CLUSTER
S SIZE (inches)
R RADIUS (feet)
SO SP-ANISH OAK
HB HACKBERRY
CH CHINABERRY
PEC PECAN
RAILROAD TRACKS

ADDRESS: 979 SPRINGDALE ROAD

LEGAL DESCRIPTION: ALL THOSE CERTAIN TRACTS OR PARCEL OF LAND SITUATED IN TRAVIS COUNTY, TEXAS AND DESCRIBED MORE FULLY AS TRACTS I, II, III & IV IN THAT CERTAIN DEED TO FROSTEX FOODS INC., GRANTEES, DATED JUNE 1, 1984 AND RECORDED IN VOL. 8828, PAGE 142 OF THE REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS.

ORIGINAL P.U.D.: FROSTEX FOODS C814-87-0004
REVISION DATE: MAY 28, 1997

THIS PROJECT IS LOCATED IN THE BOGGY CREEK WATERSHED, IS CLASSIFIED AS URBAN AND SHALL BE DEVELOPED, CONSTRUCTED AND MAINTAINED IN CONFORMANCE WITH THE TERMS AND CONDITIONS OF THE CITY LAND DEVELOPMENT CODE AS OF THIS PROJECT APPLICATION DATE (4/22/87).

FOR CITY USE ONLY:

SITE PLAN RELEASE Sheet 1 of 4

FILE NUMBER: C814-87-0004 EXPIRATION DATE: N/A
CASE MANAGER: – APPLICATION DATE: –
APPROVED ADMINISTRATIVELY ON: –
APPROVED BY PLANNING COMMISSION ON: MAY 28, 1987
APPROVED BY CITY COUNCIL ON: JUNE 4, 1987
under Section 4700/2770 of Chapter 13-2A of the City of Austin Zoning Ordinance.
Susan Scott
Susan M. Scott, Acting Director, Office of Land Development Services
DATE OF RELEASE: 8-3-87 Zoning: MO
Rev. 1 12-14-87 (JC) Correction 1 10-28-97 (GZ)
Rev. 2 10-5-97 (GZ) Correction 2
Rev. 3 Correction 3

CITY OF AUSTIN CASE NO. C814-87-0004

CSA COOK-SEIDMAN & ASSOCIATES, INC.
Consulting Engineers and Land Planning
Austin, Texas Tel (512) 306-0011 Fax (512) 306-0033

P.U.D. PLAN

ENVIRONMENTAL STRUCTURES, INC.

ALLIANT FOODSERVICE

Scale 1" = 60'
Date AUGUST 19, 1997
Drawn by: L.L.Z.
File: 154011UD.DWG
Xref: 154011BA, 154011PBA
Project No.: 154-011.11

SHEET 1 OF 4

P.U.D.
LANDSCAPE CALCULATIONS

STREET YARD	REQUIRED	PROVIDED
TOTAL SITE AREA:		11.7 ac
TOTAL STREET YARD AREA		8.3 ac
STREET YARD/ LANDSCAPE (30%)	94,656 sf	64,648 sf (22%)
TREES (STREET YARD)	60	60 + 91
EXISTING TREES CREDIT 2" DIA. - 6" DIA. 6" DIA. OR GREATER	N/A 14 sf EA. x 2 = 28	
PROPOSED TREES (STREET YARD)	60	60 + 63
REPLACEMENT TREES		
REQUIRED CALIPER INCHES REPLACED	*140" CAL.	
NUMBER & SIZE OF REPLACEMENT TREE TOTAL	50 TREES @ 3" CAL. - 150"	
* (SHOWN AS PART OF TOTAL REPLACEMENT 36" CAL. REMOVED, 24" CAL. PARTIAL CREDIT)	8 TREES @ 13" CAL. - 13"	163" TOTAL
ISLANDS, MEDIANS OR PENINSULAS		
STREET YARD AREA	447	2,859
NON-STREET YARD AREA	N/A	N/A
BUFFERING POINTS	1550	2065

	SIZE	QUANTITY	PREFERRED	OTHER	PROVIDED
LARGE TREES	3" 5"	42	4 PTS.	0 PTS.	518 PTS.
SMALL TREES	4"	21	6 PTS.	0 PTS.	126 PTS.
LARGE SHRUBS	5 GAL.	309	5 PTS.	0 PTS.	415 PTS.
MED. SHRUBS	0	0	0 PTS.	0 PTS.	0 PTS.
SMALL SHRUBS	0	0	0 PTS.	0 PTS.	0 PTS.
DECORATIVE WALL (3' MIN)	0	0	0 PTS.	0 PTS.	0 PTS.
BERM (3' MIN. @ < 4:1 SLOPE)	5' HT.	215 L.F.	5 PTS.	0 PTS.	644 PTS.

ALTERNATIVE COMPLIANCE DEFICIENCY:

ISLANDS, MEDIANS, PENINSULAS WITHIN 50' OF PARKING	-10
TREES WITHIN 50' OF PARKING	-10

ALTERNATIVE COMPLIANCE COMPENSATION:

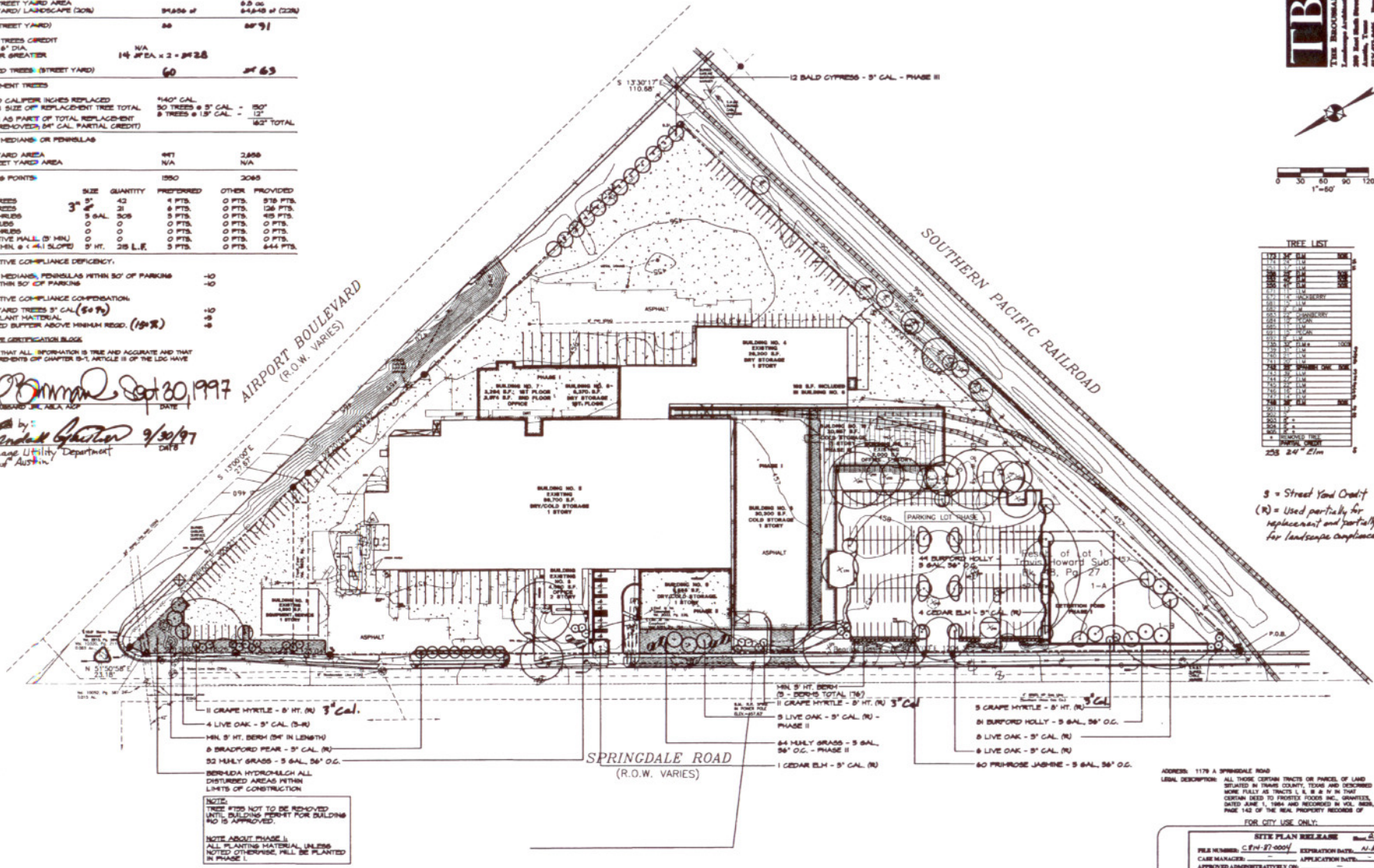
STREET YARD TREES 3" CAL. (50%)	+10
NATIVE PLANT MATERIAL	+3
INCREASED BUFFER ABOVE MINIMUM REQD. (19%)	+9

LANDSCAPE CERTIFICATION BLOCK

I CERTIFY THAT ALL INFORMATION IS TRUE AND ACCURATE AND THAT THE REQUIREMENTS OF CHAPTER 13-7, ARTICLE 13 OF THE LDC HAVE BEEN MET.

Earl Broomand Sept 30, 1997
EARL BROOMAND JR. ASLA, ASLP — DATE

Reviewed by: Randall Gibertson 9/30/97
Drainage Utility Department — DATE
City of Austin



TBG
The Broomand Group
Landscape Architecture • Planning
206 East Ruby Street, Suite 200
Austin, Texas 78705
(512) 476-4456 Fax (512) 476-4456

0 30 60 90 120
1"=60'

TREE LIST

173	36"	ELM		NONE
174	30"	ELM		
175	24"	ELM		
176	24"	ELM		NONE
177	24"	ELM		NONE
178	24"	ELM		NONE
179	12"	ELM		
180	12"	ELM		
181	12"	ELM		
182	12"	MULBERRY		
183	12"	ELM		
184	12"	ELM		
185	12"	HACKBERRY		
186	12"	ELM		
187	12"	ELM		
188	12"	ELM		
189	12"	ELM		
190	12"	ELM		
191	12"	ELM		
192	36"	ELM		TOXIC
193	12"	ELM		
194	12"	ELM		
195	12"	ELM		
196	12"	ELM		
197	12"	ELM		
198	36"	ELM		NONE
199	12"			
200	12"			
201	8"			
202	8"			
203	8"			
204	8"			
205	8"			
206	8"			
207	8"			
208	24"	ELM		NONE
209	12"			
210	12"			
211	12"			
212	12"			
213	12"			
214	12"			
215	12"			
216	12"			
217	12"			
218	36"	ELM		NONE
219	12"			
220	12"			
221	12"			
222	12"			
223	12"			
224	12"			
225	12"			
226	12"			
227	12"			
228	12"			
229	12"			
230	12"			
231	12"			
232	12"			
233	24"	ELM		

* REMOVED TREE
PARTIAL CREDIT

258 24" Elm

S = Street Yard Credit
(R) = Used partially for replacement and partially for landscape compliance

ADDRESS: 1179 A SPRINGDALE ROAD
LEGAL DESCRIPTION: ALL THOSE CERTAIN TRACTS OR PARCEL OF LAND SITUATED IN TRAVIS COUNTY, TEXAS AND DESCRIBED MORE FULLY AS TRACTS I, II, III & IV IN THAT CERTAIN DEED TO FROSTEX FOODS INC., GRANTEES, DATED JUNE 1, 1984 AND RECORDED IN VOL. 8600, PAGE 142 OF THE REAL PROPERTY RECORDS OF

FOR CITY USE ONLY:

SITE PLAN RELEASE — Sheet 2 of 2

FILE NUMBER: C814-87-0004 — EXPIRATION DATE: N.A.
CASE MANAGER: — — APPLICATION DATE: —
APPROVED ADMINISTRATIVELY ON: —
APPROVED BY PLANNING COMMISSION ON: NOV 24, 1987
APPROVED BY CITY COUNCIL ON: JUNE 9, 1988
under Section 13-2-422(2) of Chapter 13-2 of the Austin City Code.
Director, Development and Inspection Department
DATE OF RELEASE: 7-7-97 — Zoning: P.U.D.
Rev. 1 12-14-87 (JL) — Correction 1 11-20-97 (JL)
Rev. 2 10-7-97 (JL) — Correction 2
Rev. 3 — Correction 3

CITY OF AUSTIN CASE NO. C814-87-0004

CSA COOK-STEINMAN & ASSOCIATES, INC.
Consulting Engineers and Land Planning
Austin, Texas Tel (512) 306-0011 Fax (512) 306-0035

STATE OF TEXAS — REGISTERED LANDSCAPE ARCHITECT

LANDSCAPE PLAN

ENVIRONMENTAL STRUCTURES, INC.

ALLIANT FOODSERVICE

Scale: 1"=60'-0"
Date: AUGUST 29, 1997
Drawn by: WAO
File: 420PLAN.DWG
Arch: 15401ESA, 15401PBA
Project No.: 97420

SHEET 2 OF 4

GENERAL NOTES:

1. FAR – 0.39:1
2. NO BUILDINGS EXIST ON ADJOINING LOTS WITHIN 50' OF THE SITE.
3. NOTE: THE PROPOSED FIRE HYDRANTS (NUMBERS 1 THROUGH 4) ON TRACT 1 (SHEET 1 OF 2) WILL BE INSTALLED AS THE INDIVIDUAL HYDRANTS ARE NEEDED TO SUPPORT THE PROPOSED BUILDING EXPANSION PROGRAM INDICATED ON PLANNED UNIT DEVELOPMENT (PUD) DRAWING C814-87-004 PRIOR TO START OF NEW BUILDING CONSTRUCTION THE PROPOSED NUMBER AND LOCATION OF THE HYDRANTS REQUIRED WILL BE COORDINATED WITH AND APPROVED BY THE C.O.A. FIRE DEPARTMENT.
4. EACH COMPACT PARKING SPACE/ANGLE MUST BE SIGNED "SMALL CAR ONLY" AND SIGNS POSTED ON SITE DIRECTING MOTORISTS TO SUCH SPACES.

SITE PLAN RELEASE NOTES:

1. ALL IMPROVEMENTS SHALL BE MADE IN ACCORDANCE WITH THE RELEASED SITE PLANS. ANY ADDITIONAL IMPROVEMENTS WILL REQUIRE SITE PLAN AMENDMENT AND APPROVAL OF BOTH BUILDING DEPARTMENT AND DLDS, PROVIDED THAT MINOR CORRECTIONS MAY BE APPROVED BY THE BUILDING INSPECTION DEPARTMENT.
2. APPROVAL OF THIS CONDITIONAL USE PERMIT DOES NOT INCLUDE BUILDING AND FIRE CODE APPROVAL (BUILDING PERMIT).
3. APPROVAL OF THIS SITE PLAN DOES NOT INCLUDE OR REFLECT APPROVAL OF OTHER ORDINANCES PERTINENT TO THE SITE, INCLUDING ANY REQUIREMENTS AS A RESULT OF SUBDIVISION OR SITE DEVELOPMENT PERMIT. THIS APPROVAL DOES NOT INCLUDE BUILDING CODE AND FIRE CODE APPROVAL (BUILDING PERMIT).
4. ALL SIGNS MUST COMPLY WITH REQUIREMENTS OF THE SIGN ORDINANCE AND ZONING ORDINANCE, AND OTHER APPLICABLE ORDINANCES.
5. DRIVEWAYS:
   A) PERMIT REQUIRED PRIOR TO CONSTRUCTION OF APPROACHES.
   B) OWNER IS RESPONSIBLE FOR ALL COSTS OF RELOCATION OF, OR DAMAGE TO, UTILITIES.
6. WATERWAY OR SITE DEVELOPMENT PERMITS ARE REQUIRED PRIOR TO ALL CLEARINGS, GRADING, FILLING OR CONSTRUCTION.
7. ADDITIONAL ELECTRIC EASEMENTS MAY BE REQUIRED AT A LATER DATE.
8. CONNECT TO THE CITY OF AUSTIN WATER AND WASTEWATER SYSTEMS FOR SERVICE.
9. ALL EXISTING STRUCTURES SHOWN TO BE REMOVED WILL REQUIRE A DEMOLITION PERMIT FROM THE CITY OF AUSTIN BUILDING DEPARTMENT.

AUSTIN FIRE DEPARTMENT PLAN RELEASE NOTES:

1. THE AUSTIN FIRE DEPARTMENT REQUIRES ASPHALT OR CONCRETE PAVEMENT PRIOR TO CONSTRUCTION AS AN "ALL WEATHER DRIVING SURFACE".
2. HYDRANTS MUST BE INSTALLED WITH THE CENTER OF THE 4 INCH OPENING AT LEAST 18 INCHES ABOVE FINISHED GRADE. THE 4 INCH OPENING MUST FACE THE DRIVEWAY OR STREET WITH A 3-4 FOOT SETBACK (FROM CURB/INLETS). NO OBSTRUCTION IS ALLOWED WITHIN 3 FEET OF ANY HYDRANT AND THE 4 INCH OPENING MUST BE TOTALLY UNOBSTRUCTED FROM THE STREET.
3. TIMING OF INSTALLATIONS: WHEN FIRE PROTECTION FACILITIES ARE INSTALLED BY THE DEVELOPER, SUCH FACILITIES INCLUDE ALL SURFACE ACCESS ROADS WHICH SHALL BE INSTALLED AND MADE SERVICEABLE PRIOR TO AND DURING THE TIME OF CONSTRUCTION. WHERE ALTERNATE METHODS OF PROTECTION, AS APPROVED BY THE CHIEF, ARE PROVIDED THE ABOVE MAY BE MODIFIED OR WAIVED.
4. ALL PERVIOUS/DECORATIVE PAVING SHALL BE ENGINEERED AND INSTALLED FOR 80,000 LB. LIVE VEHICLE LOADS. ANY PERVIOUS/DECORATIVE PAVING WITHIN 100 FEET OF ANY BUILDING MUST BE APPROVED BY THE FIRE DEPARTMENT.
5. COMMERCIAL DUMPSTERS AND CONTAINERS WITH AN INDIVIDUAL CAPACITY OF 1.5 CUBIC YARDS OR GREATER SHALL NOT BE STORED OR PLACED WITHIN 5 FEET OF OPENINGS, COMBUSTIBLE WALLS, OR COMBUSTIBLE EAVE LINES.

COMPREHENSIVE WATERSHED ORDINANCE – NO. 840308 –W

1. A MAJOR PORTION OF THE PROPOSED NEW BUILDINGS WILL BE LOCATED ON AN EXISTING CONCRETE TRUCK PARKING SLAB. THE 11.7 ACRE PROPERTY IS RELATIVELY FLAT AS NOTED ON THE SITE PLAN (SHEET 1).
2. IN AS MUCH AS A MAJOR PORTION OF THE NEW STRUCTURES WILL BE ERECTED ON THE EXISTING IMPERVIOUS PARKING AREA, AND SINCE THE REMAINING PERVIOUS SITE AREA IS LESS THAN A 0.5% GRADE SLOPE, A WATER DETENTION STUDY WOULD SERVE LITTLE OR NO PURPOSE IN WATER CONTROL AND RUNOFF. THEREFORE, IT IS REQUESTED THAT A WAIVER OF THE REQUIRED WATER CONTROL STUDY FOR THE ALLIANT FOODSERVICES P.U.D. BE GRANTED.

EXISTING:

- BLDG #1 – OFFICE – 2,000 SF – 7 PARKING REQUIRED
- BLDG #4 – DRY STORAGE WAREHOUSE – 26,200 SF – 26 PARKING REQUIRED
- BLDG #5 – DRY/COLD STORAGE WAREHOUSE – 86,700 SF – 90 PARKING REQUIRED
- BLDG #8 – OFFICE – 4,500 SF – 15 PARKING REQUIRED

TOTAL PARKING – 138
TOTAL SF EXISTING – 123,400 SF

PROPOSED:

- BLDG #2 – EQUIPMENT SERVICE – 9,300 SF – 10 PARKING REQUIRED
- BLDG #3 – DRY STORAGE WAREHOUSE – 25,300 SF – 25 PARKING REQUIRED
- BLDG #6 – DRY STORAGE WAREHOUSE – 7,300 SF – 8 PARKING REQUIRED
- BLDG #7 – COLD STORAGE WAREHOUSE – 7,700 SF – 8 PARKING REQUIRED
- BLDG #9 – OFFICE – 2,800 SF – 9 PARKING REQUIRED
- BLDG #10 – COLD STORAGE WAREHOUSE – 15,770 SF – 16 PARKING REQUIRED
- BLDG #11 – COLD STORAGE WAREHOUSE – 8,400 SF – 8 PARKING REQUIRED

TOTAL PARKING – 83
TOTAL SF PROPOSED – 76,670 SF

TOTAL BUILDING AREA – 199,070 SF
TOTAL PARKING REQUIRED – 221 SPACES
TOTAL PAVING EXISTING AND PROPOSED – 247,908 SF
TOTAL BICYCLE PARKING – 11 SPACES (5% OF VEHICLE PARKING)
TOTAL WAREHOUSE EXISTING – 115,900 SF
TOTAL WAREHOUSE PROPOSED – 64,570 SF
TOTAL OFFICE EXISTING – 8,500 SF
TOTAL EQUIPMENT SERVICE PROPOSED – 9,300 SF

WAREHOUSE PARKING SPACE – 181
OFFICE PARKING SPACE – 31
SERVICE BLDG. PARKING SPACE – 9
221

TABULATIONS:

BUILDING AREA:		PARKING REQUIREMENTS:	REQUIRED SPACES:
PROPOSED WAREHOUSE	64,570 SF	(1 PER 1,000 SF)	65
PROPOSED OFFICE	2,800 SF	(1 PER 300 SF)	9
PROPOSED SERVICE	9,300 SF	(1 PER 1,000 SF)	9
EXISTING WAREHOUSE	115,900 SF	(1 PER 1,000 SF)	116
EXISTING OFFICE	8,500 SF	(1 PER 300 SF)	28
TOTAL BUILDING AREA	199,070 SF	TOTAL SPACES REQUIRED	221
PARKING SHARE* (5.9% OF TOTAL BLDG. AREA 50% OF SHARE)		PARKING SPACES PROVIDED	108

TOTAL SITE AREA ..... 11.7 AC...509,652 SF
TOTAL STREET YARD AREA ..... 136,650 SF
EXISTING PAVING (IN S.Y. AREA) ..... 113,847 SF
ACTUAL STREET YARD AREA (UNPAVED) ..... 23,203 SF+
REQUIRED LANDSCAPE (20%) ..... 4,641 SF
EXISTING LANDSCAPE AREA ..... 23,203 SF

REQUIRED TREES 18
EXISTING TREES 25

EXISTING PLANT MATERIAL IN PLACE:

- 2 – PECAN TREES – 20" & 24"
- 2 – COTTONWOOD – 24"
- 1 – PEACH TREE – 8"
- 8 – ELM TREES – 10" TO 36"
- 8 – CREPE MYRTLE – 4" TO 8"
- 2 – LIGUSTRUM – 10" & 12"
- LOW BUFFER SCREENING PLANTS IE HOLLY, PYRACANTHA, EVERGREEN, YAUPAN – AS NOTED ON SITE PLAN.

IMPERVIOUS COVER:

- EXISTING PAVING ..... 190,042 SF
- PROPOSED PAVING ..... 57,566 SF
- EXISTING BUILDING ..... 123,400 SF
- PROPOSED NEW BUILDINGS ..... 76,670 SF
(88% COVER OF SITE AREA) TOTAL ..... 446,678 SF

- SITE AREA ..... 11.7 AC...509,652 SF
- TOTAL SITE PERVIOUS (PERMEABLE) INCLUDES LANDSCAPE S.Y. AREA ..... 62,978 SF

ORIGINAL P.U.D. INFORMATION PER REVISION #1

ORIGINAL P.U.D. INFORMATION BASED UPON P.U.D. PLAN PREPARED BY REZED CONSTRUCTION.

REVISED P.U.D. INFORMATION PER REVISION #2

Existing Buildings

Phase	Building Number	Use	Building S.F.	Number Stories
Existing	1	Removed	0	1
Existing	2	Equip. Service	4,530	1
Existing	4	Warehouse	26,200	1
Existing	5	Warehouse	86,700	1
Existing	8	Office	4,500	2
Total			124,930	

Proposed Buildings

Phase	Building Number	Use	Building S.F.	Number Stories
I	3	Warehouse	30,300	1
I	6	Warehouse	6,370	1
I	7	Office	6,838	2
II	9	Warehouse	9,685	1
III	10	Warehouse	20,947	1
Total			74,140	
Overall PUD Totals			199,070	
Overall PUD FAR			0.39:1	

	S.F.	Percent
Building S.F.		
Total Warehouse Proposed	183,202	
Total Office Proposed	11,338	
Equipment Service	4,530	
Total Building S.F.	199,070	
Total Building Coverage	193,401	37.9%
Paving Existing and Proposed	240,253	47.1%
Total Site Area	509,652	11.7 Ac
Impervious Cover		
Existing	312,442	61.3%
Phase I	414,933	81.4%
Phase II	411,193	80.7%
Phase III	433,654	85.1%
Total	433,654	85.1%

Existing

Building Number	Use	Building S.F.	Parking Ratio	Required Parking	Provided Parking
1	Office	2,000	1:300	7	
2	Equip. Service	4,530	1:1000	5	
4	Warehouse	26,200	1:1000	26	
5	Warehouse	86,700	1:1000	90	
8	Office	4,500	1:1000	5	
Total		126,930		132	108

Phase I

Building Number	Use	Building S.F.	Parking Ratio	Required Parking	Provided Parking
1	Office	2,000	1:300	7	
2	Equip. Service	4,530	1:1000	5	
4	Warehouse	26,200	1:1000	26	
5	Warehouse	86,700	1:1000	90	
8	Office	4,500	1:300	15	
3	Warehouse	30,300	1:1000	30	
6	Warehouse	6,370	1:1000	6	
7	Office	6,838	1:300	23	
9	Warehouse	9,685	1:1000	10	
Total		175,438		202	203

Phase II

Building Number	Use	Building S.F.	Parking Ratio	Required Parking	Provided Parking
1	Office	2,000	1:300	7	
2	Equip. Service	4,530	1:1000	5	
4	Warehouse	26,200	1:1000	26	
5	Warehouse	86,700	1:1000	90	
8	Office	4,500	1:300	15	
3	Warehouse	30,300	1:1000	30	
6	Warehouse	6,370	1:1000	6	
7	Office	6,838	1:300	23	
9	Warehouse	9,685	1:1000	10	
Total		180,123		212	212

Phase III

Building Number	Use	Building S.F.	Parking Ratio	Required Parking	Provided Parking
1	Removed	0	1:300	0	
2	Equip. Service	4,530	1:1000	5	
4	Warehouse	26,200	1:1000	26	
5	Warehouse	86,700	1:1000	90	
8	Office	4,500	1:300	15	
3	Warehouse	30,300	1:1000	30	
6	Warehouse	6,370	1:1000	6	
7	Office	6,838	1:300	23	
9	Warehouse	9,685	1:1000	10	
10	Warehouse	20,947	1:1000	21	
Total		199,070		226	226

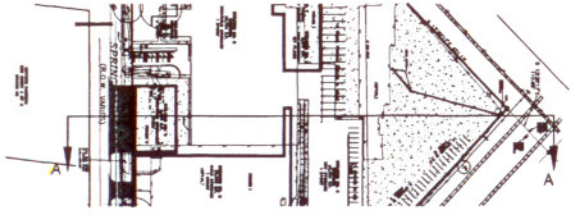
PHASE IV

Building Number	Use	Building S.F.	Parking Ratio	Required Parking	Provided Parking
1	Removed	0	1:300	0	
2	Equip. Service	4,530	1:1000	5	
4	Warehouse	26,200	1:1000	26	
5	Warehouse	86,700	1:1000	90	
8	Office	4,500	1:300	15	
3	Warehouse	30,300	1:1000	30	
6	Warehouse	6,370	1:1000	6	
7	Office	6,838	1:300	23	
9	Warehouse	9,685	1:1000	10	
10	Warehouse	20,947	1:1000	21	
Total		199,070		226	317+

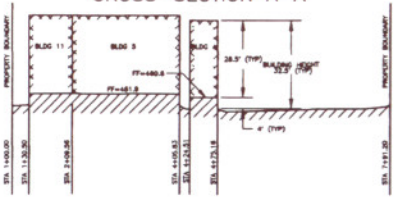
+ Includes 105 spaces across Springdale Road

NOTES:

1. E/S CONTROLS AND TREE PROTECTION SHALL BE PROVIDED IN ACCORDANCE WITH THE LDC AT THE TIME OF SITE DEVELOPMENT.
2. THE 100 YEAR FLOOD PLAIN IS CONTAINED WITHIN THE DRAINAGE EASEMENTS SHOWN HEREON. NO PORTION OF THIS TRACT IS WITHIN THE BOUNDARIES OF THE 100 YEAR FLOOD PLAIN OF A WATERWAY THAT IS WITHIN THE LIMITS OF STUDY OF THE FEDERAL FLOOD INSURANCE ADMINISTRATION FIRM PANEL NO.: 48453C0145K, DATED JUNE 16, 1993 FOR TRAVIS COUNTY, TEXAS AND INCORPORATED AREAS.
3. BASED ON VISUAL OBSERVATION, THERE ARE NO CRITICAL ENVIRONMENTAL FEATURES AS DEFINED BY THE CITY LAND DEVELOPMENT CODE ON OR WITHIN 150 FEET OF THE SITE.
4. 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 CHAPTER 13-7, ARTICLE II OF THE C.O.A. LDC.
5. THE OWNER/DEVELOPER OF THIS LOT SHALL PROVIDE THE C.O.A. ELECTRIC UTILITY DEPT. 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 13-7 OF THE C.O.A. LAND DEVELOPMENT CODE.
6. THE OWNER SHALL BE RESPONSIBLE FOR INSTALLATION OF TEMPORARY EROSION CONTROL, REVEGETATION AND TREE PROTECTION FOR ELECTRIC UTILITY WORK REQUIRED TO PROVIDE ELECTRIC SERVICE TO THIS PROJECT. THIS ELECTRIC UTILITY WORK SHALL ALSO BE INCLUDED WITHIN THE LIMITS OF CONSTRUCTION FOR THIS PROJECT.
7. PRIOR TO APPROVAL OF DEVELOPMENT PERMIT FOR THE OFF-SITE PARKING AREA, A WRITTEN AGREEMENT BETWEEN THE OWNER OF THE OFF-SITE PARKING AREA AND THE OWNER OF THE USE WILL BE EXECUTED TO ASSURE THE CONTINUED AVAILABILITY AND USABILITY OF THE OFF-SITE PARKING AREA. THE LEASE WILL CONTAIN A PROVISION THAT NO TERMINATION OR MODIFICATION OF THE AGREEMENT SHALL BE EFFECTIVE UNTIL NOTICE HAS BEEN MAILED TO THE CITY OF AUSTIN.
8. SIGNAGE SHALL BE PROVIDED INDICATING OFF-SITE PARKING AS FOLLOWS: ONE SIGN SHALL BE PROVIDED AT THE OFF-SITE PARKING INDICATING THE PROPERTY OR USE WHICH IT SERVES, AND ONE SIGN SHALL BE PROVIDED ON THE SITE OF THE USE SERVED INDICATING THE LOCATION OF THE OFF-SITE PARKING.
9. WATER QUALITY CONTROLS HAVE NOT BEEN PROVIDED FOR THIS PROJECT DO TO OPERATION OF STATE LAW.



CROSS-SECTION A-A



SCALE:
1"=20' VERTICAL
1"=100' HORIZONTAL

ADDRESS: 970 SPRINGDALE ROAD
LEGAL DESCRIPTION: ALL THOSE CERTAIN TRACTS OR PARCEL OF LAND SITUATED IN TRAVIS COUNTY, TEXAS AND DESCRIBED MORE FULLY AS TRACTS I, II, III & IV IN THAT CERTAIN DEED TO FROZEN FOODS INC., GRANTEES, DATED JUNE 1, 1984 AND RECORDED IN VOL. 8828, PAGE 1-62 OF THE REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS.

FOR CITY USE ONLY:

SITE PLAN RELEASE Sheet 3 of 4

FILE NUMBER: C814-87-004 EXPIRATION DATE: N/A
CASE MANAGER: — APPLICATION DATE: 12-7-86
APPROVED ADMINISTRATIVELY ON: —
APPROVED BY PLANNING COMMISSION ON: MAY 26, 1987
APPROVED BY CITY COUNCIL ON: JUNE 4, 1987
Under Section 13-2-1 of Chapter 13-1 of the Austin City Code.
Director, Planning and Development
DATE OF RELEASE: 8-3-87 Zoning: PUD
Rev. 1 12-14-87 (JB) Correction 1 (JB)
Rev. 2 10-3-97 (GE) Correction 2
Rev. 3 Correction 3

CITY OF AUSTIN CASE NO. C814-87-004

CSA COOK-SEXTMAN & ASSOCIATES, INC.
Consulting Engineers and Land Planning
Austin, Texas Tel (512) 306-0011 Fax (512) 306-0033

GENERAL NOTES

ENVIRONMENTAL STRUCTURES, INC.

ALLIANT FOODSERVICE

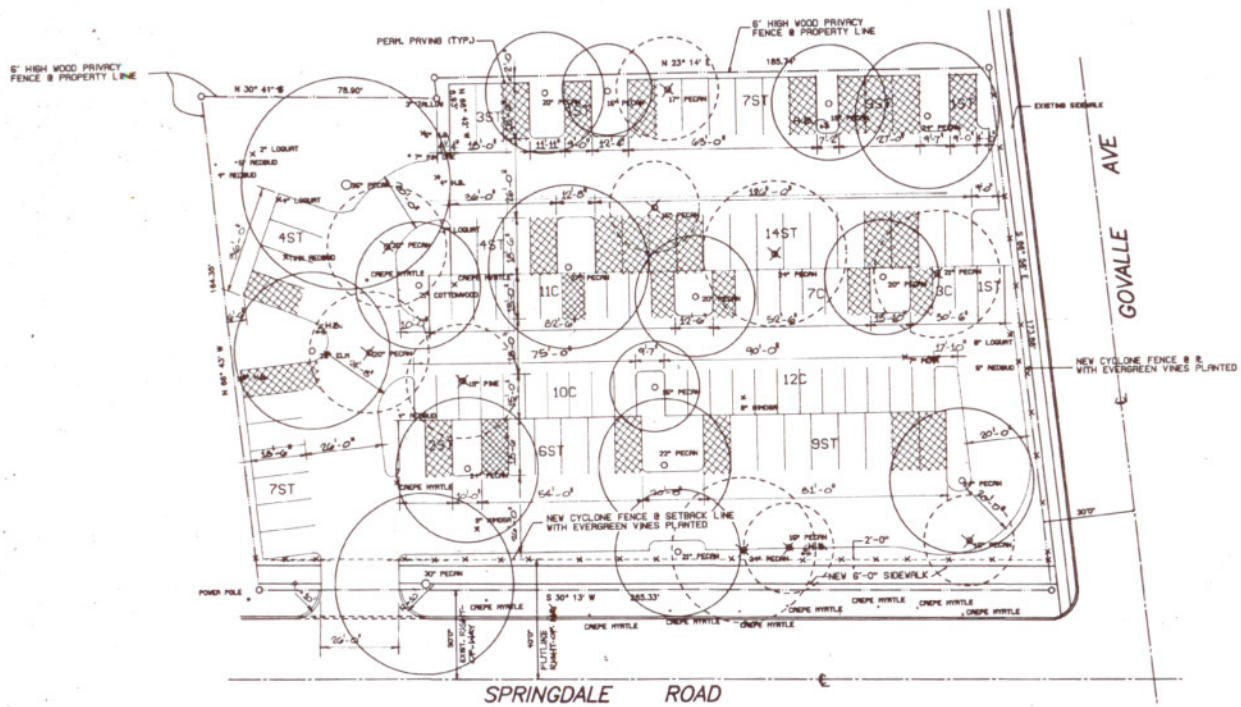
Scale: NONE
Date: SEPTEMBER 10, 1997
Drawn by: L.L.Z.
File: 154GNTS.DWG
Xref: NONE
Project No.: 154-01.11

SHEET 3 OF 4

C:\CAD\154-01\11\154GNTS Thu Sep 25 08:47:56 1997

200' AREA LAND USE MAP

A PARKING LOT ON:
LOTS 1, 2 & 3 CAPERTON ADDITION
AND
LOT NO. 06 OF SPRINGDALE PLACE
R.C. MEGALL ET. UX.
AUSTIN, TEXAS



CITY OF AUSTIN STANDARD TREE PROTECTION NOTES:

1. All trees shown on this plan to be retained shall be protected during construction with temporary fencing.
2. Tree protection fences shall be erected according to Office of Land Development Standards for tree protection.
3. Tree protection fences shall be installed prior to the commencement of any site preparation work (clearing, grubbing or grading).
4. Fences shall be completely surround the tree or clusters of trees; will be located at the outermost limits of the tree branches (dripline) and will be maintained throughout the construction project in order to prevent the following:

   a. soil compaction in the root zone area resulting from vehicular traffic or storage of equipment or materials.
   b. root zone disturbance due to grade changes (greater than 6 inches cut or fill) or trenching not reviewed and authorized by the City Arborist.
   c. wounds to exposed roots, trunk or limbs by mechanical equipment.
   d. other activities detrimental to trees such as chemical storage, cement truck cleaning, and fires.

5. Exceptions to installing fences at tree driplines may be permitted in the following cases:

   a. where permeable paving is to be installed, erect the fence at the outer limits of the permeable paving area.
   b. where trees are close to proposed buildings, erect the fence no closer than 6 feet to the building.
   c. Where there are severe space constraints due to tract size, or other special requirements, contact the City Arborist at 499-2760 to discuss alternatives.

6. Where any of the above exceptions result in a fence being closer than 8 feet to a tree trunk, protect the trunk with strapped on planking to a height of 8 feet (or to the limits of lower branching) in addition to the reduced fencing provided.
7. Where any of the above exceptions result in areas of unprotected root zones (under driplines), those areas should be covered with 6 inches of organic mulch to minimize soil compaction.
8. All grading within protected root zone areas shall be done by hand or with small equipment to minimize root damage. Prior to grading, relocate protective fencing to 2 feet behind the grade change area.
9. Any roots exposed by construction activity shall be pruned flush with the soil. Backfill root area with good quality top soil as soon as possible. If exposed root areas are not backfilled within 2 days, cover them with organic material in a manner which reduces soil temperature and minimizes water loss due to evaporation.
10. Prior to excavation or grade cutting within tree driplines, make a clean cut between the disturbed and undisturbed root zones with a rock saw or similar equipment to minimize damage to remaining roots.
11. Trees most heavily impacted by construction activities should be watered deeply once a week during periods of hot, dry weather. Tree crowns should be sprayed with water periodically to reduce dust accumulation on the leaves.
12. Any trenching required for the installation of landscape irrigation shall be placed as far from existing tree trunks as possible.
13. No landscape topsoil dressing greater than 4 inches shall be permitted within the dripline of trees. No soil is permitted on the root flare of any tree.
14. Pruning to provide clearance for structures, vehicular traffic and equipment shall take place before construction begins.
15. All finished pruning must be done according to recognized, approved standards of the industry (Reference the National Arborist Association Pruning Standards for Shade Trees, available on request from the City Arborist).

NOTES:

1. ALL REQUIRED LANDSCAPE WILL BE CONTINUOUSLY MAINTAINED AND REPLACED AS NECESSARY TO MEET LANDSCAPE ORDINANCE REQUIREMENTS.
2. ALL EXISTING TREES WITH TRUNK DIA. OF 6" AND OVER SHOWN TO REMAIN SHALL NOT BE CUT OR DAMAGED

   a) 26 EXISTING TREES – 16 WILL REMAIN.

AREA	=	44,870	SQ. FT.	
PAVING	=	35,890	SQ. FT.	(80%)
PLANTING	=	8980	SQ. FT.	(20%)

PARKING
62 STANDARD (9' x 18.5') SPACES
43 COMPACT (7.5' x 15') SPACES
105 TOTAL

NOTES (CONT'D)

3. EACH COMPACT PARKING SPACE/AISLE MUST BE SIGNED "SMALL CAR ONLY" AND SIGNS POSTED ON SITE DIRECTING MOTORISTS TO SUCH SPACES.
4. A 40' RIGHT-OF-WAY FROM THE CENTERLINE OF SPRINGDALE RD. WILL BE DEDICATED TO THE CITY OF AUSTIN (C.O.A.) IN ACCORDANCE WITH THE C.O.A. STREET PLAN STANDARDS (CHAPTER 13-4-62) PRIOR TO SITE PLAN REL. AGR.
5. PRIOR TO THE START OF CONSTRUCTION OF IMPROVEMENTS TO SPRINGDALE ROAD, THE OWNER WILL:
   A) REMOVE ALL PARKING SPACES ENCROACHING INTO THE SPRINGDALE R.O.W. (AS OUTLINED ON PLAN).
   B) REVEGETATE THESE AREAS WITH GRASS OR GROUNDCOVER.
   C) RELOCATE THE INSTALLED SHRUB BUFFERY BEHIND THE DEPICTED R.O.W. LINE OR INSTALL A NEW BUFFER WHICH IS AS GOOD OR BETTER IN BUFFERING PARKING FROM STREET VIEW.

C814-87-0004 Revision #2

CSA
CORE - STEINMAN & ASSOCIATES, INC.
Consulting Engineers
Land Planning
5180 Bee Caves Road, Suite 110
Austin, Texas 78746
Tel (512) 327-8111
Fax (512) 328-8812

REVISION 1
PHASE FOUR OF THIS DEVELOPMENT (OFF-SITE PARKING) SHALL BE REVISED TO COMPLY WITH THE CURRENT LANDSCAPE ORDINANCE AT THE TIME OF SITE DEVELOPMENT PERMIT FOR PHASE FOUR.

Landscaping and
PLOT PLAN
SCALE: 1" = 20.0'

A PARKING LOT PLAN FOR FROSTEX FOODS

SITE PLAN RELEASE
File No. C814-87-004
APPROVED ADMINISTRATIVELY ON ____ 19__
APPROVED BY PLANNING COMMISSION ON March 26 1987
APPROVED BY CITY COUNCIL ON March 26 1987
under Section 13-2-65 of Chapter 13-2 of the City of Austin Zoning Ordinance.
Director, Office of Land Development Services
Date of release: 12-3-87 (AA)
Rev. 1 approved on: 12-14-87 (AA)
Rev. 2 approved on: 10/8/87
Rev. 3 approved on: ____

LAND FILE
REV. SERV. COPY

SITE PLAN RELEASE
File No. C814-87-004
APPROVED ADMINISTRATIVELY ON ____ 19__
APPROVED BY PLANNING COMMISSION ON March 26 1987
APPROVED BY CITY COUNCIL ON March 26 1987
under Section 13-2-65 of Chapter 13-2 of the City of Austin Zoning Ordinance
Director, Office of Land Development Services
Date of release: 12-3-87 (AA)
Rev. 1 approved on: ____
Rev. 2 approved on: ____
Rev. 3 approved on: ____

A PARKING LOT FOR:
FROSTEX FOODS INC.
PROJECT ADDRESS
1100 SPRINGDALE RD.
AUSTIN, TEXAS
REDRAWN PER GREENSPACE 4-20-87
REVISED W/80% PAVING 4-15-87
REDRAWN W/LOT 06 - 9-17-87
REDRAWN 11-4-87

GEORGE MAXWELL ENGRS. INC.
111 W. 24th
Austin, Tx. 78705
(512) 478-7369

SHEET 4 OF 4