

**LEGEND**

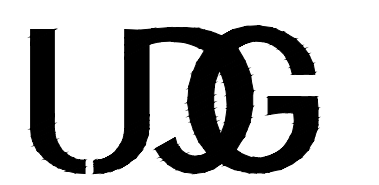
- [Cross-hatched box] AREA (1.64 AC.) LIMITED TO 50% IMPERVIOUS COVER.
- [Dotted box] WETLANDS
- [Circle with dot] SEEP
- [Dashed line] RIMROCK AND WETLAND CEF SETBACK
- [Line with 'EHZ'] EROSION HAZARD ZONE
- [Line with '100'] 100 YEAR FLOODPLAIN
- [Line with 'CWQZ'] CWQZ - CRITICAL WATER QUALITY ZONE
- [Dashed line] PARCEL BOUNDARY

Parcel	Acreage	Land Use Classification	Building No.	No. Floors	Building Height (Top of Structure)	Building Height (MSL)	Approximate Building Square Footage
1	4.66	Mopac Expressway Office, Streetscape	1	6	80 ft	875	150,000
2	3.7	Mopac Expressway Office, Streetscape, AO Creek	2	6	80 ft	865	120,000
3	6.72	Mopac Expressway Office, Streetscape, AO Creek	3	7	92 ft 6 in	875	175,000
			4	7	92 ft 6 in	845	140,000
4	1.02	AO Restaurant, Streetscape, AO Creek	5	1	35 ft	770	6,400
5	1.17	AO Restaurant, Streetscape, AO Creek	6	1	35 ft	770	6,400
6	1.8	AO Hotel, Streetscape	7	5	67 ft 6 in	835	90,000
7	2.92	Spicewood Springs Office, Streetscape	8*	1	35 ft	815	6,900
			9	5	67 ft 6 in	857.5	125,000
8	3.35	Spicewood Springs Office, Streetscape	10	5	67 ft 6 in	865	125,000
			11*	1	35 ft	853	24,000
9	3.69	AO Multi-Family, Streetscape	12*	4	55 ft	830	223,000
10	2.37	AO Park, Streetscape	-	-	-	-	-
Total	31.4						1,191,700


\*To include retail.

Parking Garage Summary			
Parcel	Garage No.	No. Levels	Garage Height (Includes Parapet)
1	1	5	50 ft
3	2	6.5	65 ft
7	3	6.5	65 ft
8	4	6	60 ft
9	5	6	60 ft

- NOTES:
- IMPERVIOUS COVER MAY BE ADJUSTED AMONG PARCELS; HOWEVER, THE OVERALL IMPERVIOUS COVER SHALL NOT EXCEED 58% OF THE TOTAL 31.4 ACRES.
  - BUILDING SQUARE FOOTAGE IS APPROXIMATE AND CAN BE TRANSFERRED AMONG BUILDINGS SO LONG AS THE TOTAL LEASABLE SQUARE FOOTAGE DOES NOT EXCEED 1,191,700 SF.
  - PURSUANT TO SECTION 25-1-133 ( NOTICE OF APPLICATIONS AND ADMINISTRATIVE DECISIONS) , NOTICE SHALL BE PROVIDED PRIOR TO APPROVAL OF AN AMENDMENT TO THIS EXHIBIT C UNDER SECTION 3.1.3 ( APPROVAL BY DIRECTOR) THAT IS NOT A SUBSTANTIAL AMENDMENT DESCRIBED UNDER SUBSECTION 3.1.2 ( SUBSTANTIAL AMENDMENTS) OF CHAPTER 25-2, SUBCHAPTER B, ARTICLE 2, DIVISION 5 ( PLANNED UNIT DEVELOPMENTS) .
  - BUS SHELTER SUBJECT TO CAPITAL METRO NEED AND APPROVAL.
  - THE BUILDINGS, STRUCTURES, PARKING, SIDEWALKS, TRAILS AND OTHER IMPROVEMENTS SHOWN ON THIS EXHIBIT ARE GRAPHIC REPRESENTATIONS AND ARE NOT EXACT. THE EXACT LOCATIONS AND SPECIFICATIONS FOR THE BUILDINGS, STRUCTURES, PARKING AND OTHER IMPROVEMENTS SHALL BE DETERMINED AS SITE DEVELOPMENT PERMITS ARE ISSUED AS IS CONSISTENT WITH THE PROVISIONS AND INTENT OF THIS ORDINANCE.



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AUSTIN OAKS PUD

LAND USE PLAN

NOTES	NAME	DATE
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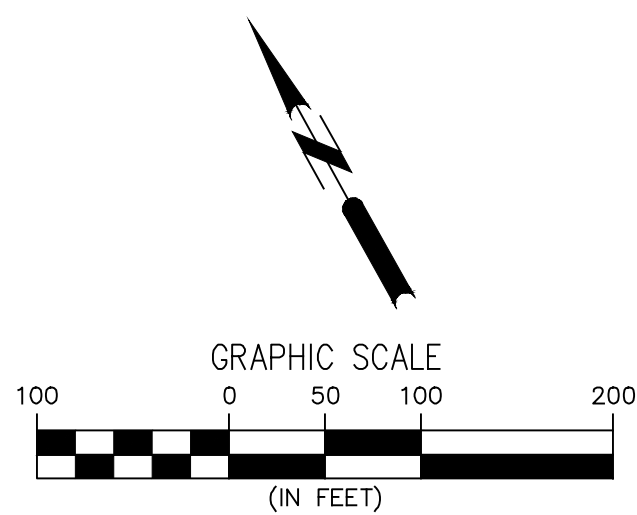
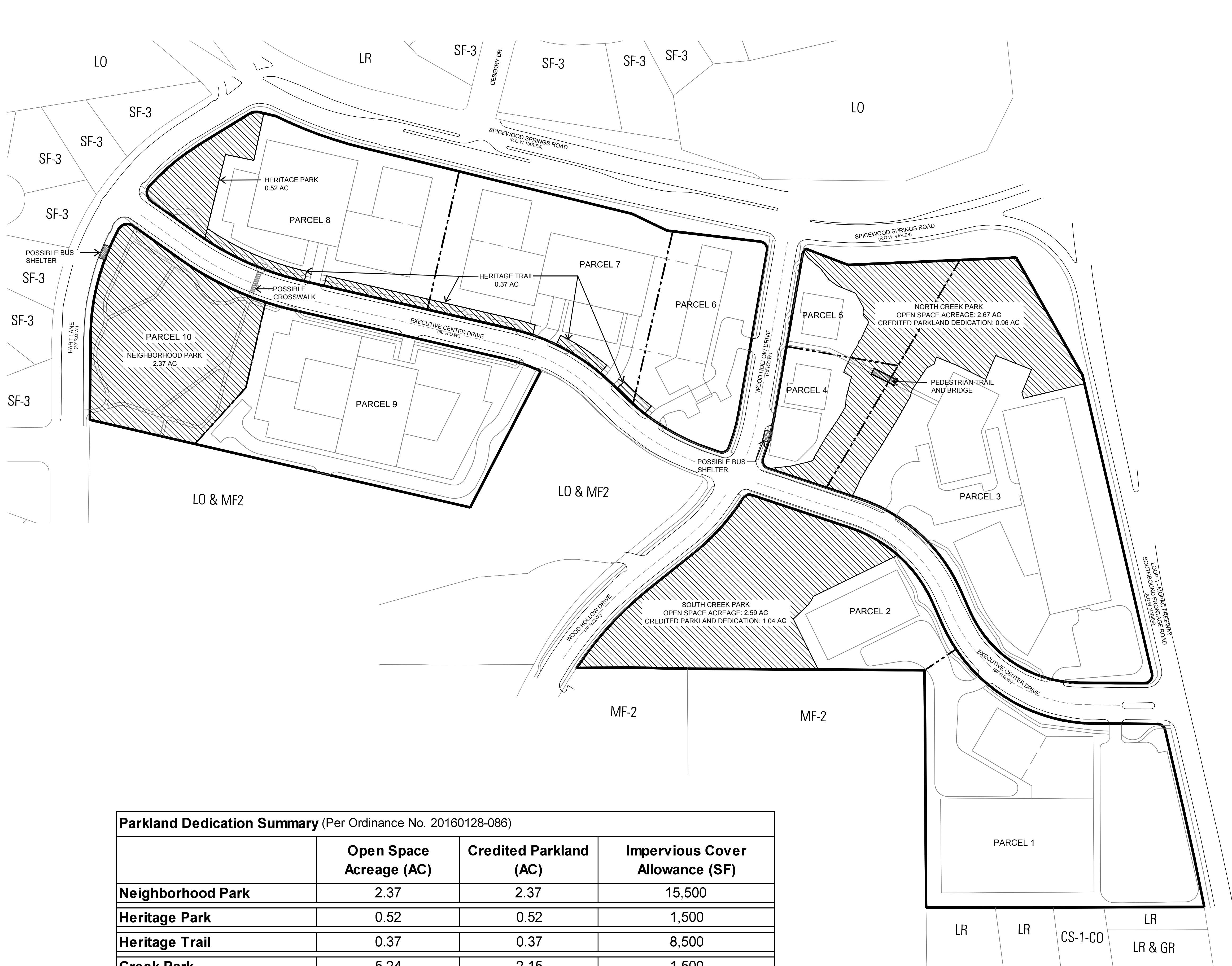
EXHIBIT C

AUGUST 18, 2016

UDG JOB NO. 15-864

1"=100'

CASE NUMBER: C814-2014-0120



LEGEND

 PARKLAND DEDICATION

Parkland Dedication Summary (Per Ordinance No. 20160128-086)			
	Open Space Acreage (AC)	Credited Parkland (AC)	Impervious Cover Allowance (SF)
Neighborhood Park	2.37	2.37	15,500
Heritage Park	0.52	0.52	1,500
Heritage Trail	0.37	0.37	8,500
Creek Park	5.24	2.15	1,500
Total	8.50	5.41	27,000*

\*Impervious Cover Not to Exceed 27,000 SF

- NOTES:
- THE OWNER WILL SPEND UP TO \$1,946,500 TO REDEVELOP PARCEL 10 AS A PARK AND PROVIDE IMPROVEMENTS PRIOR TO DEEDING THE PARCEL 10 PROPERTY TO THE CITY AS CITY PARKLAND AND SUCH IMPROVEMENTS WILL BE IMPLEMENTED WITH THE APPROVAL OF THE CITY OF AUSTIN. PARKLAND DEDICATION REQUIREMENTS SET FORTH HEREIN SHALL SATISFY ALL PARKLAND REQUIREMENTS OF THE CITY WITH RESPECT TO THE PUD, INCLUDING PARKLAND DEDICATION AND PARKLAND DEVELOPMENT FEES. A PORTION OF THE IMPROVEMENT EXPENDITURES MAY BE SPENT ON PLACING OF A HISTORIC MARKER OR INTERPRETIVE SIGNAGE ON PARCEL 10 AND PARCEL 8 ( WITHIN THE HERITAGE PARK) .
  - BUS SHELTER SUBJECT TO CAPITAL METRO NEED AND APPROVAL.
  - THE BUILDINGS, STRUCTURES, PARKING, SIDEWALKS, TRAILS, AND OTHER IMPROVEMENTS SHOWN ON THIS EXHIBIT ARE GRAPHIC REPRESENTATIONS AND ARE NOT EXACT. THE EXACT LOCATIONS AND SPECIFICATIONS FOR THE BUILDINGS, STRUCTURES, PARKING AND OTHER IMPROVEMENTS SHALL BE DETERMINED AS SITE DEVELOPMENT PERMITS ARE ISSUED AS IS CONSISTENT WITH THE PROVISIONS AND INTENT OF THIS ORDINANCE.

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AUSTIN OAKS PUD  
AO PARK PLAN  
AND PARK SPACE

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EXHIBIT G

PAGE 1 OF 2

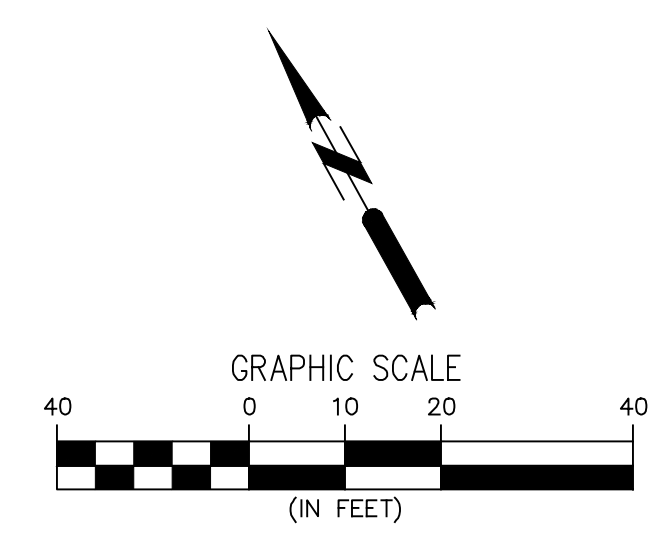
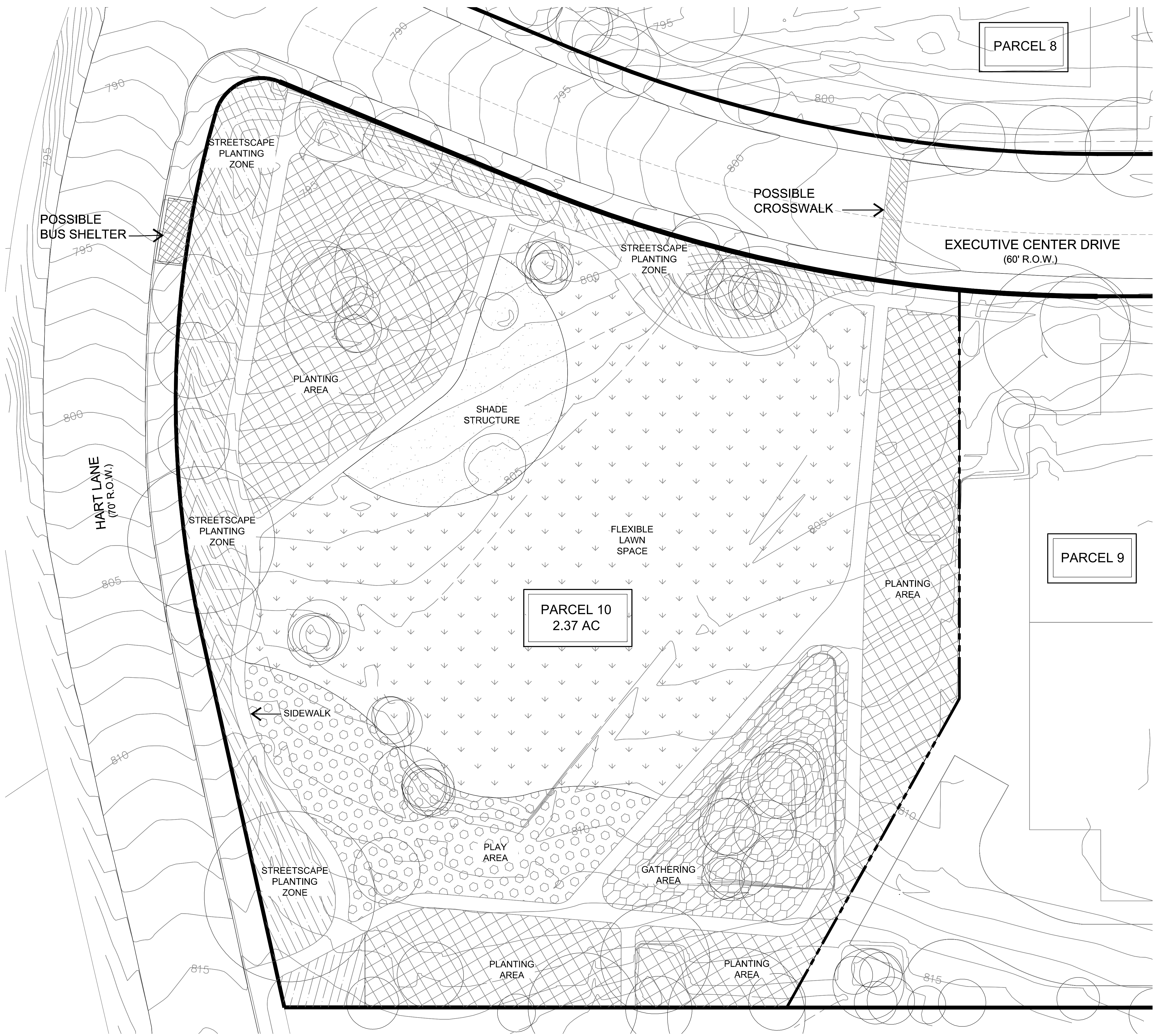
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  2. BUS SHELTER SUBJECT TO CAPITAL METRO NEED AND APPROVAL.
  3. THE BUILDINGS, STRUCTURES, PARKING, SIDEWALKS, TRAILS, AND OTHER IMPROVEMENTS SHOWN ON THIS EXHIBIT ARE GRAPHIC REPRESENTATIONS AND ARE NOT EXACT. THE EXACT LOCATIONS AND SPECIFICATIONS FOR THE BUILDINGS, STRUCTURES, PARKING AND OTHER IMPROVEMENTS SHALL BE DETERMINED AS SITE DEVELOPMENT PERMITS ARE ISSUED AS IS CONSISTENT WITH THE PROVISIONS AND INTENT OF THIS ORDINANCE.

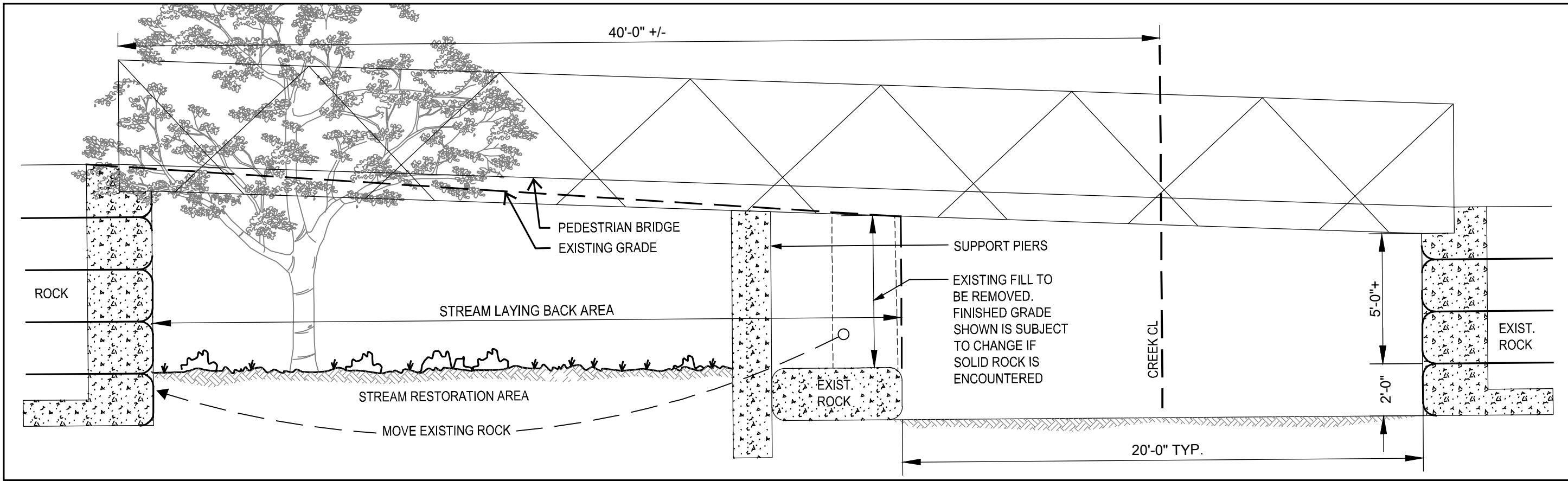
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**AO PARK PLAN  
AND PARK SPACE**

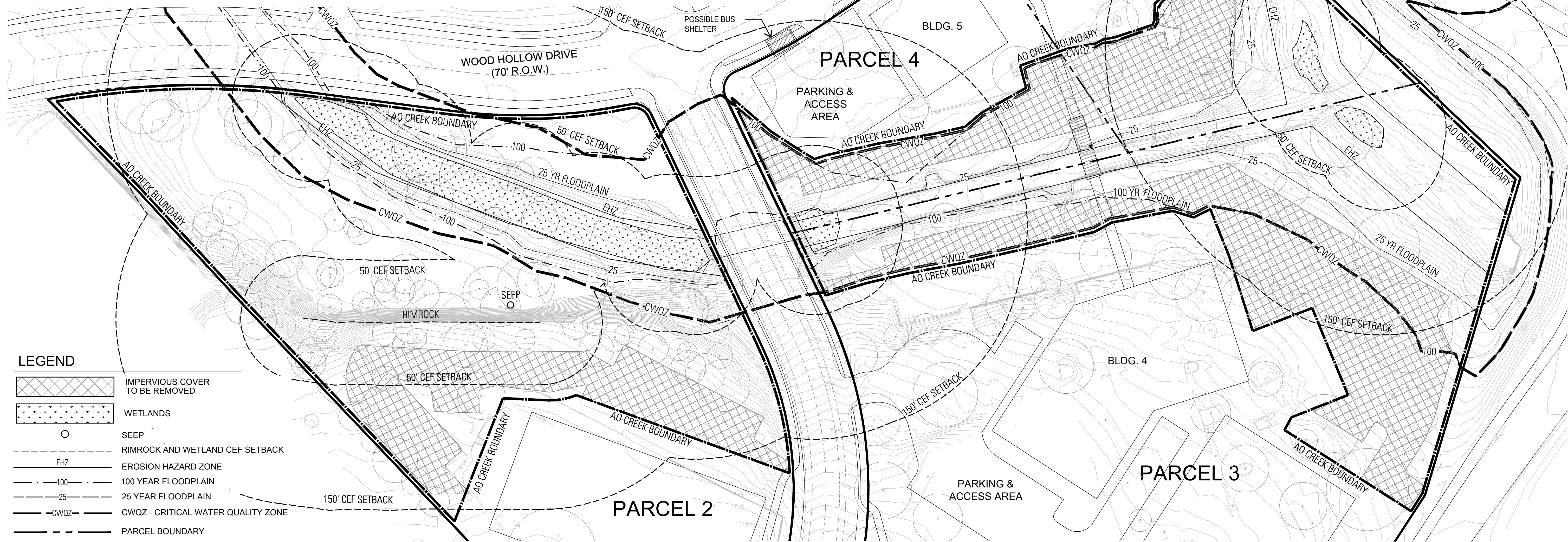
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STREAM LAYING BACK SECTION

SCALE: 3"=1'-0"

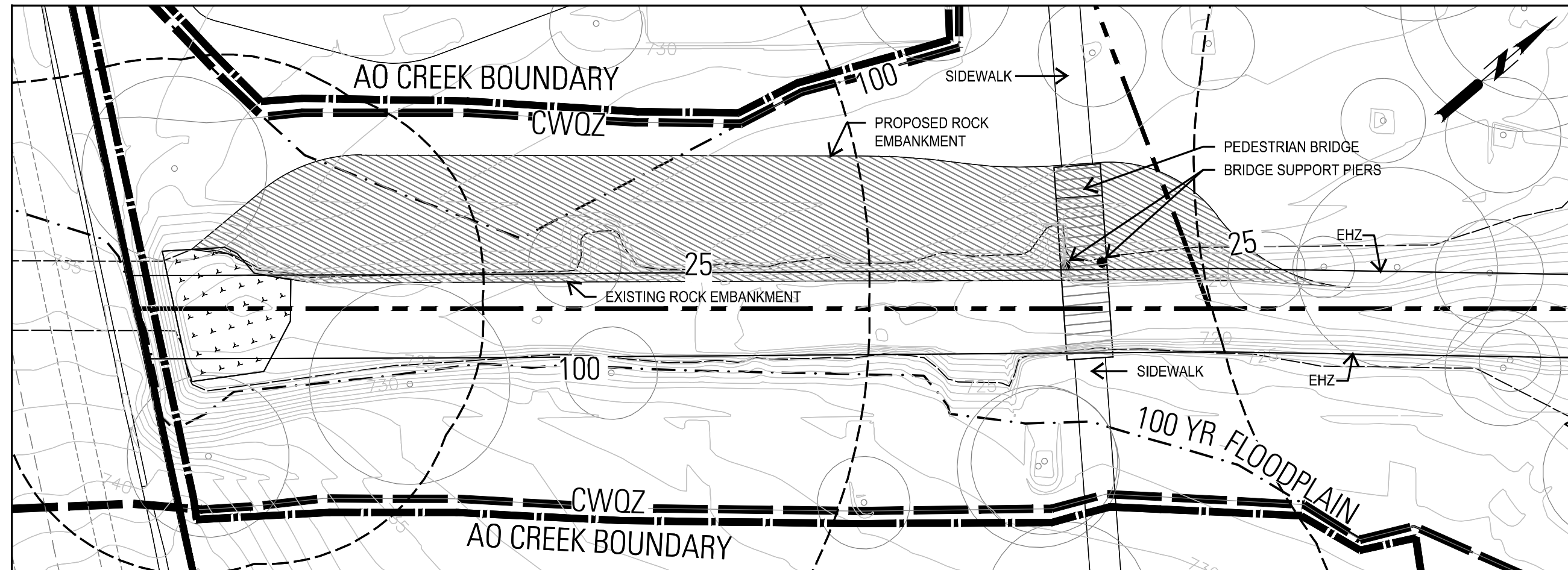


LEGEND

- IMPERVIOUS COVER TO BE REMOVED
- WETLANDS
- SEEP
- RIMROCK AND WETLAND CEF SETBACK
- EROSION HAZARD ZONE
- 100 YEAR FLOODPLAIN
- 25 YEAR FLOODPLAIN
- CWQZ - CRITICAL WATER QUALITY ZONE
- PARCEL BOUNDARY

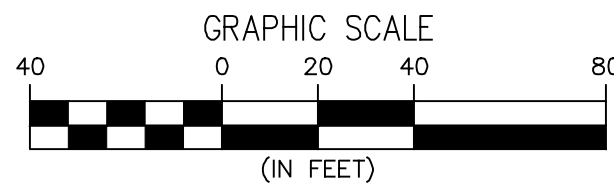
NOTES:

- THE LIMITS OF THE CRITICAL WATER QUALITY ZONE (CWQZ) ARE SHOWN ON THE CREEK PLAN, AND THE PROVISIONS OF CITY CODE SECTION 25-8-92(F)(1) (CRITICAL WATER QUALITY ZONES ESTABLISHED) HAVE BEEN SATISFIED FOR THE PUD, AND NO ADDITIONAL STUDY OR CHANGE IN SUCH LIMITS SHALL BE REQUIRED FOR ANY SITE DEVELOPMENT PERMIT OR BUILDING PERMIT ISSUED IN CONNECTION WITH THE DEVELOPMENT OF ANY PARCEL FOR THE CONSTRUCTION OF THE BUILDING(S) ON SUCH PARCEL SO THAT THIS SECTION SHALL NOT APPLY TO THE DEVELOPMENT WITHIN THE PUD.
- CONSTRUCTION WITHIN THE CWQZ AND CEF BUFFER SHALL INCLUDE THE REMOVAL OF EXISTING SURFACE PARKING LOTS AND RESTORATION OF SUCH AREAS. A RESTORATION PLAN FOR EACH SITE PLAN FOR PARCELS 2,3,4 AND 5 SHALL BE SUBMITTED TO THE CITY FOR REVIEW AND APPROVAL IF IT COMPLIES WITH THE FOLLOWING: (i) PLANTING AND SEEDING PURSUANT TO THE STANDARD SPECIFICATION 609S, AND (ii) REVEGETATION ADEQUATE TO ACHIEVE A SCORE OF "GOOD (3)" AT MATURITY FOR THE FOLLOWING PARAMETERS OF ENVIRONMENTAL CRITERIA MANUAL APPENDIX X "SCORING: ZONE 1- FLOODPLAIN HEALTH": GAP FREQUENCY, SOIL COMPACTION, STRUCTURAL DIVERSITY, AND TREE DEMOGRAPHY. THE IDENTIFIED ZONE 1 PARAMETERS SHALL APPLY TO ALL RESTORED AREAS WITHIN THE CWQZ AND CEF BUFFERS. THE RESTORATION PLAN MAY, AT THE OWNER'S OPTION, ACCOMMODATE A TRAIL OR OTHER PERMITTED PARK IMPROVEMENTS. RESTORATION OF EXISTING PARKING LOT AREAS WITHIN THE AO CREEK PLAN, AND OUTSIDE OF THE CWQZ OR CEF BUFFER, MAY BE PLANTED AND SEEDING PURSUANT TO STANDARD SPECIFICATION 609S.
- CONSTRUCTION OF THE PEDESTRIAN BRIDGE TO BE PRE-ENGINEERED STEEL FRAME WITH CONCRETE DECKING AT A MINIMUM OF 8 FT WIDE AND SHOULD ALLOW FOR PIER SUPPORTS ON THE INUNDATION BENCH. THE PEDESTRIAN BRIDGE IS TO BE CONSTRUCTED AS PART OF PARCEL 3 AND MAINTAINED BY THE OWNER FOR TEN YEARS FROM DATE OF INSTALLATION AND MAINTAINED BY THE CITY THEREAFTER.
- THE OWNER WILL PARTICIPATE IN THE REGIONAL STORMWATER MANAGEMENT PROGRAM ("RSMP") AND PAY THE CALCULATED FEE AS IF THE ENTIRE 31.4 ACRES (MINUS THE NEIGHBORHOOD PARK) WERE GREENFIELD FOR A TOTAL OF \$435,993.88; THIS RSMP FEE SHALL BE REDUCED BY THE CONSTRUCTION COSTS, DESIGN COSTS, AND PERMITTING COSTS ASSOCIATED WITH LAYING BACK THE WEST SIDE OF THE UNNAMED CREEK BANK ON PARCELS 4 AND 5 AS DESCRIBED IN NOTE 5 BELOW.
- AS SHOWN ON THIS EXHIBIT H, THE WEST SIDE OF THE UNNAMED CREEK BANK ON PARCELS 4 AND 5 WILL BE LAID BACK TO CREATE AN INUNDATION BENCH WHICH WILL BE RESTORED PURSUANT TO THE NOTE 2 ABOVE, UNLESS FIRMLY SITUATED ROCK BENEATH THE SURFACE DEPOSITS OF SOIL, ALLUVIUM, ROCK FRAGMENTS AND FILL CANNOT BE READILY REMOVED WITHOUT BREAKING THE ROCK BY BLASTING, AIR TOOL (HOE RAM OR JACKHAMMER) OR OTHER DESTRUCTIVE MECHANICAL MEANS; AT WHICH POINT, THE OWNER WILL NO LONGER HAVE AN OBLIGATION TO LAY BACK THE BANK. THE CONSTRUCTION COST, DESIGN COST AND PERMITTING COST WILL BE DEDUCTED FROM THE RSMP PAYMENT DESCRIBED IN NOTE 4 ABOVE, EVEN IF THE OWNER IS ONLY ABLE TO LAY BACK A PORTION OF THE AREA IDENTIFIED ON THIS EXHIBIT H BECAUSE OF THE FIRMLY SITUATED ROCK.
- EXCEPT AS PROVIDED IN NOTE 5 ABOVE, THE EXISTING STABLE BANKS, INCLUDING THE SECTIONS CONSISTING OF STACKED LIMESTONE BOULDERS, SHALL REMAIN UNDISTURBED EXCEPT FOR ENHANCEMENTS AND REPAIRS, INCLUDING, BUT NOT LIMITED TO, ANY WORK REQUIRED TO ELIMINATE EXISTING FLUMES WHICH DIRECT UNTREATED RUNOFF DIRECTLY TO THE CREEK AREA. THE CONSTRUCTION IN THE CWQZ MAY ALSO INCLUDE HARD SURFACED PATHS/ TRAILS/ WALKWAYS, A PEDESTRIAN BRIDGE, BENCHES, TRASH RECEPTACLES, AND ACCESS AND UTILITY EASEMENTS, INCLUDING UTILITY LINES AND SYSTEMS AND NECESSARY CONNECTIONS TO SUCH LINES AND SYSTEMS TO PROVIDE SERVICES TO THE BUILDINGS AND IMPROVEMENTS WITHIN THE PUD.
- EXCEPT AS PROVIDED IN THIS EXHIBIT H, AO CREEK PLAN, NO FURTHER ON-SITE DETENTION OR RSMP SHALL BE PROVIDED OR REQUIRED FOR THE PUD PROPERTY.
- BUS SHELTER SUBJECT TO CAPITAL METRO NEED AND APPROVAL.
- THE BUILDINGS, STRUCTURES, PARKING, SIDEWALKS, TRAILS AND OTHER IMPROVEMENTS SHOWN ON THIS EXHIBIT ARE GRAPHIC REPRESENTATIONS AND ARE NOT EXACT. THE EXACT LOCATIONS AND SPECIFICATIONS FOR THE BUILDINGS, STRUCTURES, PARKING AND OTHER IMPROVEMENTS SHALL BE DETERMINED AS SITE DEVELOPMENT PERMITS ARE ISSUED AS IS CONSISTENT WITH THE PROVISIONS AND INTENT OF THIS ORDINANCE.



STREAM LAYING BACK AREA

SCALE: 1"=30'-0"



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AUSTIN OAKS PUD

AO CREEK PLAN

NOTES	NAME	DATE
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EXHIBIT H

AUGUST 18, 2016

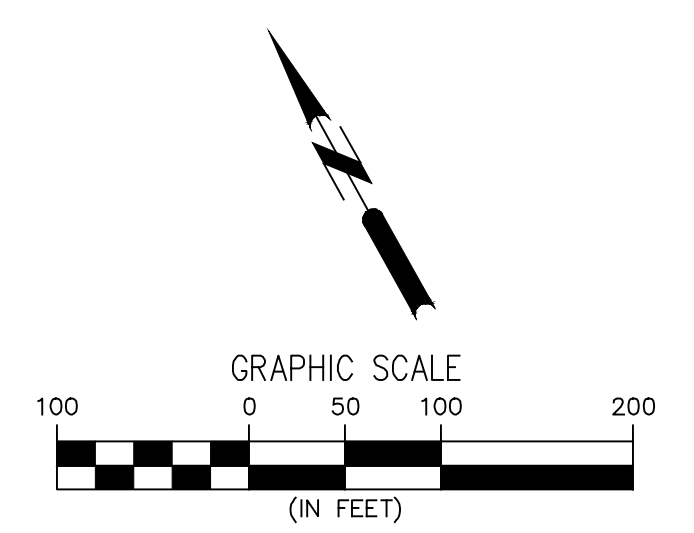
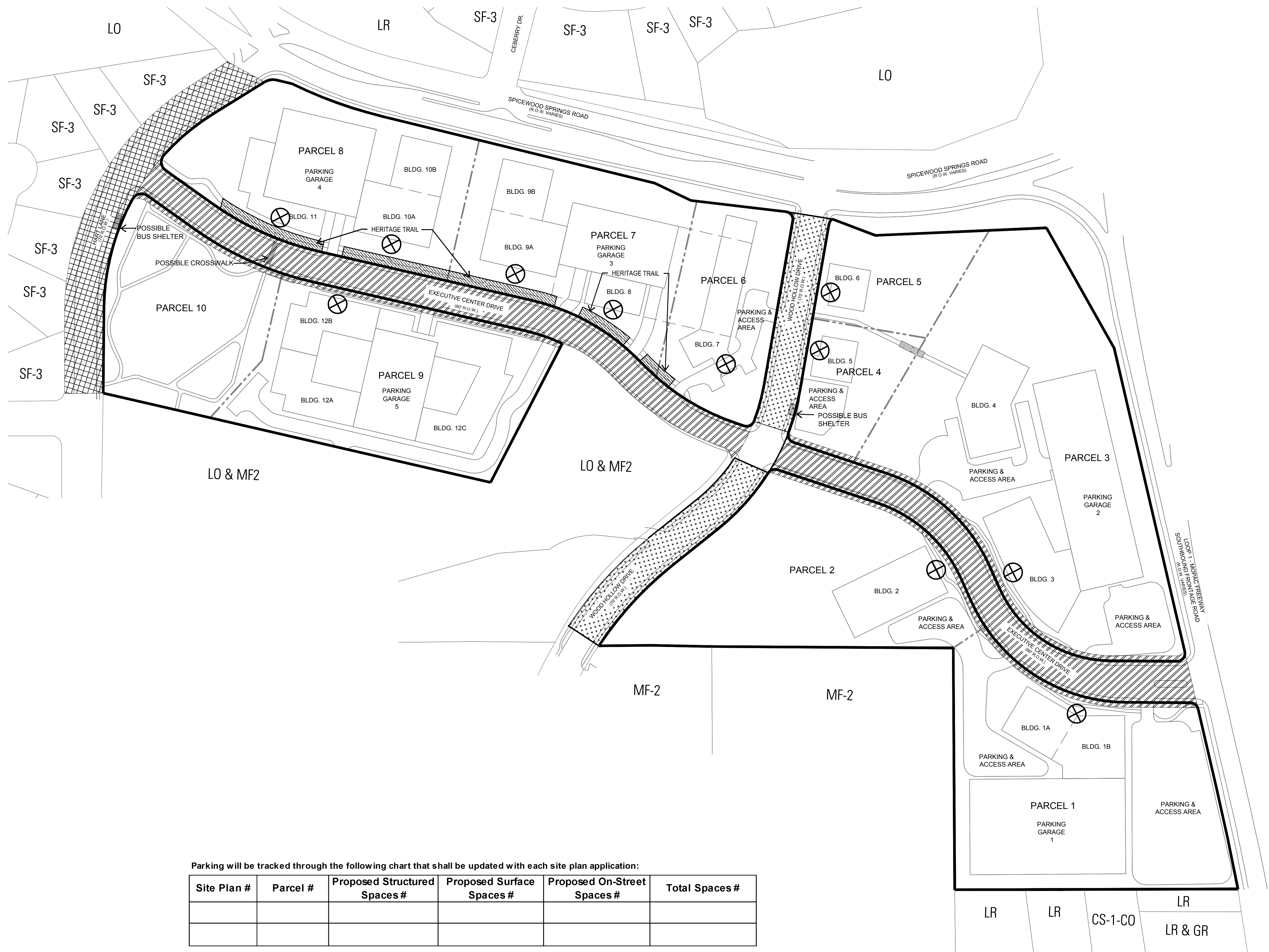
UDG JOB NO. 15-864

1"=40'

CASE NUMBER: C814-2014-0120

AUSTIN OAKS 15-864





**LEGEND**

- EXECUTIVE CENTER DRIVE STREETSCAPE
- WOOD HOLLOW DRIVE STREETSCAPE
- HART LANE STREETSCAPE
- INDICATES AT LEAST ONE ENTRY ON STREET FACING FACADE OF BUILDING

Parking will be tracked through the following chart that shall be updated with each site plan application:

Site Plan #	Parcel #	Proposed Structured Spaces #	Proposed Surface Spaces #	Proposed On-Street Spaces #	Total Spaces #

- NOTES:
- AT THE TIME OF SITE PLAN, A PUBLIC ACCESS/SIDEWALK EASEMENT WILL BE PROVIDED FOR THE PORTION OF THE HERITAGE TRAIL LOCATED WITHIN THE PARCEL FOR WHICH A SITE DEVELOPMENT PERMIT PLAN IS BEING SOUGHT.
  - AT THE TIME OF SITE PLAN (AND AT THE OWNER'S DISCRETION) A PEDESTRIAN PATHWAY WITHIN A PUBLIC EASEMENT THAT IS A MINIMUM OF 8' WIDE WILL BE LOCATED FROM EXECUTIVE CENTER DRIVE TO SPICEWOOD SPRINGS ROAD ON EITHER PARCEL 7 OR PARCEL 8, WITH SPECIFIC LOCATION SUBJECT TO OWNER DISCRETION.
  - STREETSCAPE DESIGN WITHIN R.O.W. ARE SUBJECT TO TRAFFIC IMPACT ANALYSIS IMPROVEMENTS AND CITY APPROVAL.
  - BUS SHELTER SUBJECT TO CAPITAL METRO NEED AND APPROVAL.
  - THE BUILDINGS, STRUCTURES, PARKING, SIDEWALKS, TRAILS AND OTHER IMPROVEMENTS SHOWN ON THIS EXHIBIT ARE GRAPHIC REPRESENTATIONS AND ARE NOT EXACT. THE EXACT LOCATIONS AND SPECIFICATIONS FOR THE BUILDINGS, STRUCTURES, PARKING AND OTHER IMPROVEMENTS SHALL BE DETERMINED AS SITE DEVELOPMENT PERMITS ARE ISSUED AS IS CONSISTENT WITH THE PROVISIONS AND INTENT OF THIS ORDINANCE.

AUSTIN OAKS PUD

STREETSCAPE PLAN

NOTES

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EXHIBIT I

PAGE 1 OF 5

AUGUST 18, 2016

UDG JOB NO. 15-864

1"=100'

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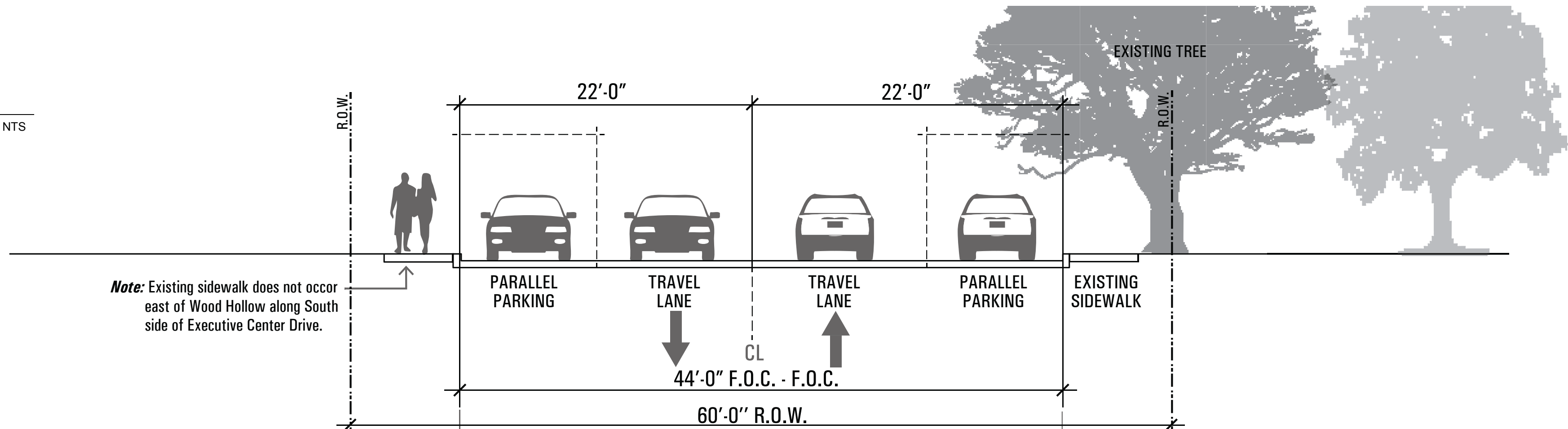
Austin Dallas Houston San Antonio

AUSTIN OAKS 15-864



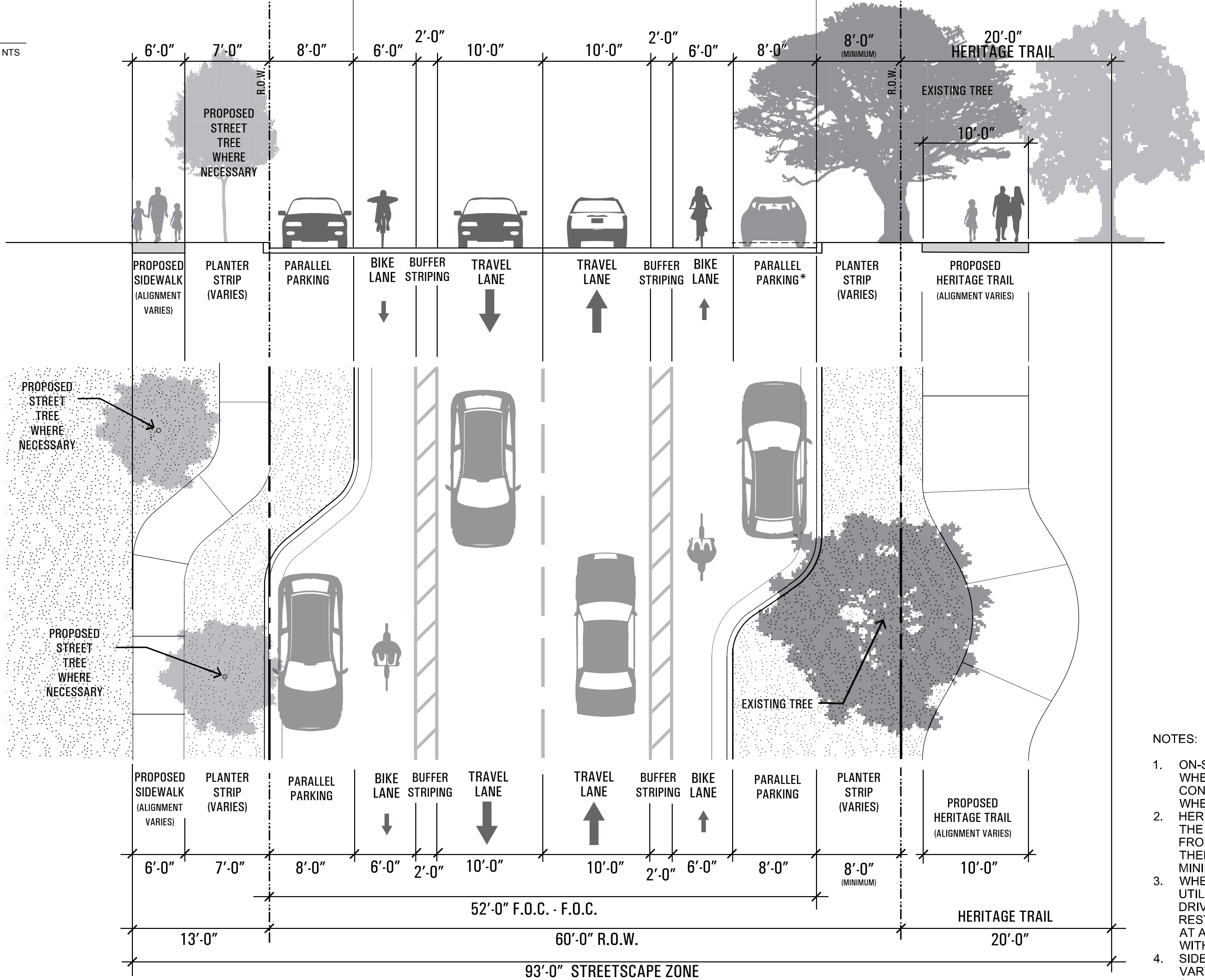
EXECUTIVE CENTER DRIVE - **EXISTING** CONDITIONS

NTS



EXECUTIVE CENTER DRIVE - **PROPOSED** CONDITIONS

NTS



NOTES:

- ON-STREET PARALLEL PARKING MAY BE LOCATED WHERE NOT IN CONFLICT WITH EXISTING SITE CONDITIONS. EXISTING SIDEWALK TO BE REMOVED WHERE PARALLEL PARKING OCCURS.
- HERITAGE TRAIL (10 FT WIDE) EXTENDS ALONG THE NORTH SIDE OF EXECUTIVE CENTER DRIVE FROM HART LANE TO WOOD HOLLOW. THEREAFTER, THE SIDEWALK WIDTH IS 6 FT MINIMUM TO MOPAC FRONTAGE.
- WHERE FEASIBLE, GIVEN EXISTING TREES, UTILITIES, SITE VISIBILITY, STREET LIGHTS, DRIVEWAYS AND OTHER REQUIRED REGULATORY RESTRICTIONS, STREET TREES SHALL BE PLACED AT AN AVERAGE SPACING OF 30 FT ON CENTER WITHIN THE PLANTER STRIP.
- SIDEWALK AND PLANTER STRIP ALIGNMENT WILL VARY DEPENDING ON EXISTING TREES AND OTHER SITE CONDITIONS.
- POSSIBLE STREET AND CURB VARIATION TO ALLOW FOR ON-STREET PARKING AND LANDSCAPE BUMPOUTS, AT OWNER'S DISCRETION.



AUSTIN OAKS PUD  
STREETSCAPE PLAN

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PAGE 2 OF 5

AUGUST 18, 2016

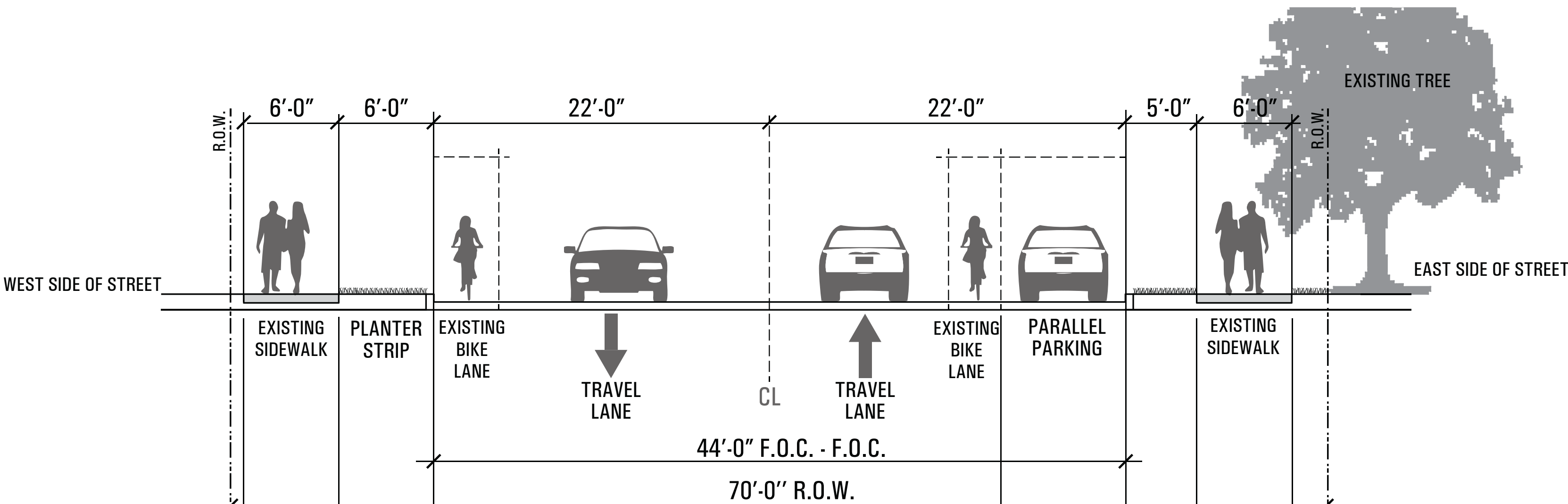
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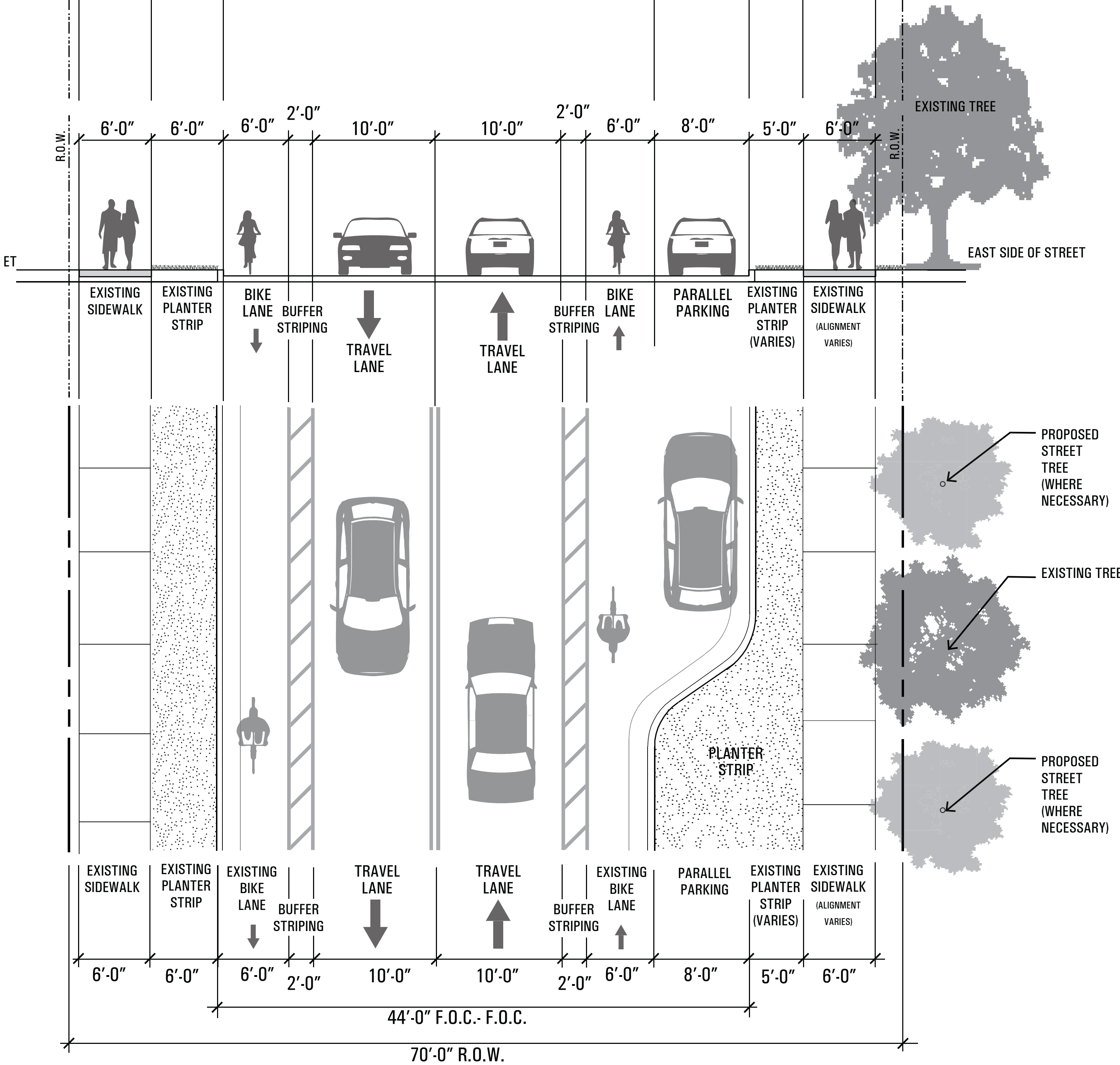
WOOD HOLLOW DRIVE - **EXISTING** CONDITIONS

NTS



WOOD HOLLOW DRIVE - **PROPOSED** CONDITIONS

NTS



- NOTES:
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AUSTIN OAKS PUD

STREETSCAPE PLAN

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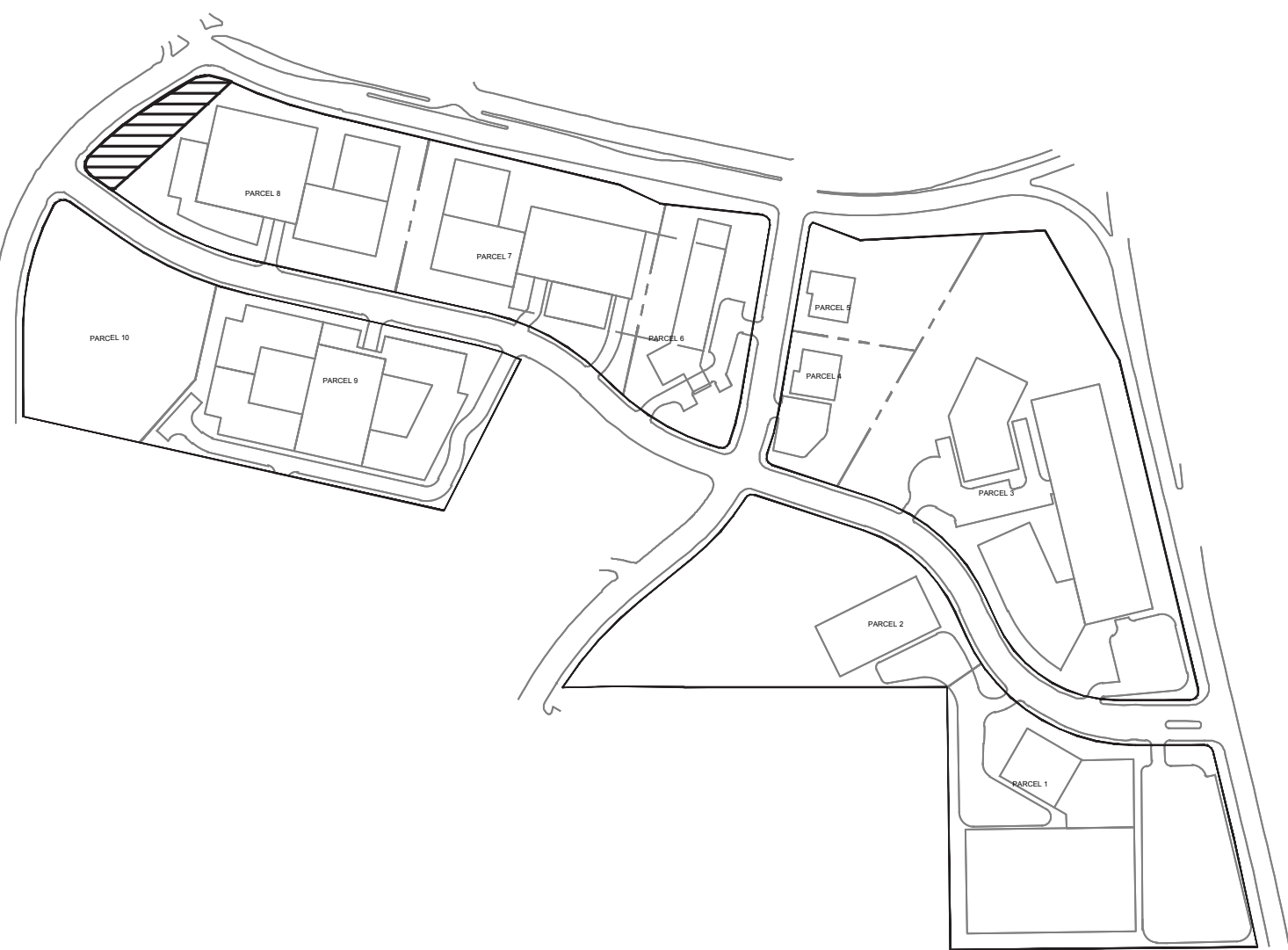


HART LANE- **EXISTING** CONDITIONS AT PARCEL 8

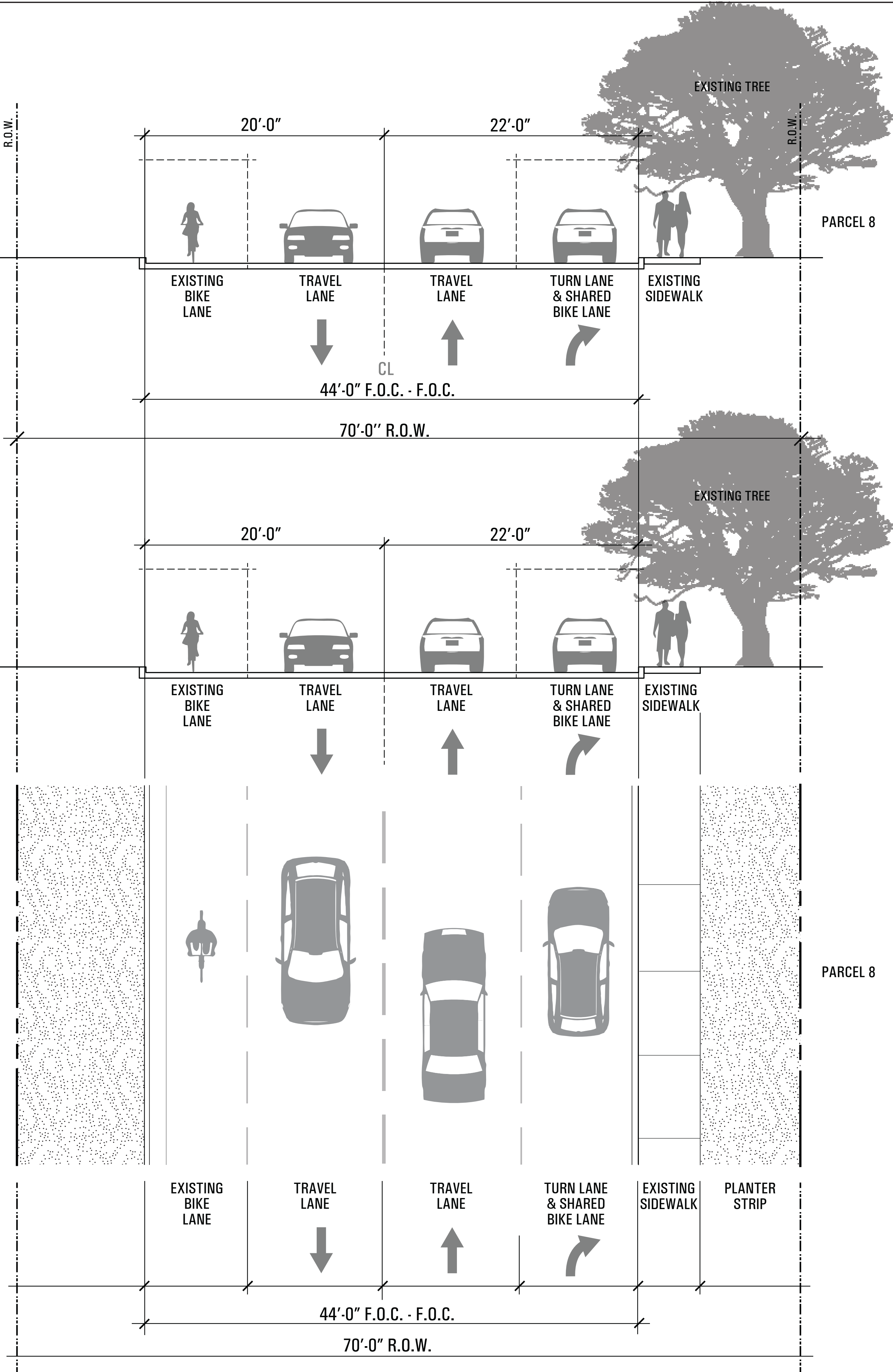
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HART LANE- **PROPOSED** CONDITIONS AT PARCEL 8

NTS



LOCATION MAP  
PLAN OF HART LANE STREETSCAPE ALONG PARCEL 8



NOTES:  
1. WHERE FEASIBLE, GIVEN EXISTING TREES, UTILITIES, SITE VISIBILITY, STREET LIGHTS, DRIVEWAYS AND OTHER REQUIRED REGULATORY RESTRICTIONS, STREET TREES SHALL BE PLACED AT AN AVERAGE SPACING OF 30 FT ON CENTER WITHIN THE PLANTER STRIP ALONG PARCEL 8 FRONTAGE.

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**STREETSCAPE PLAN**

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PAGE 4 OF 5

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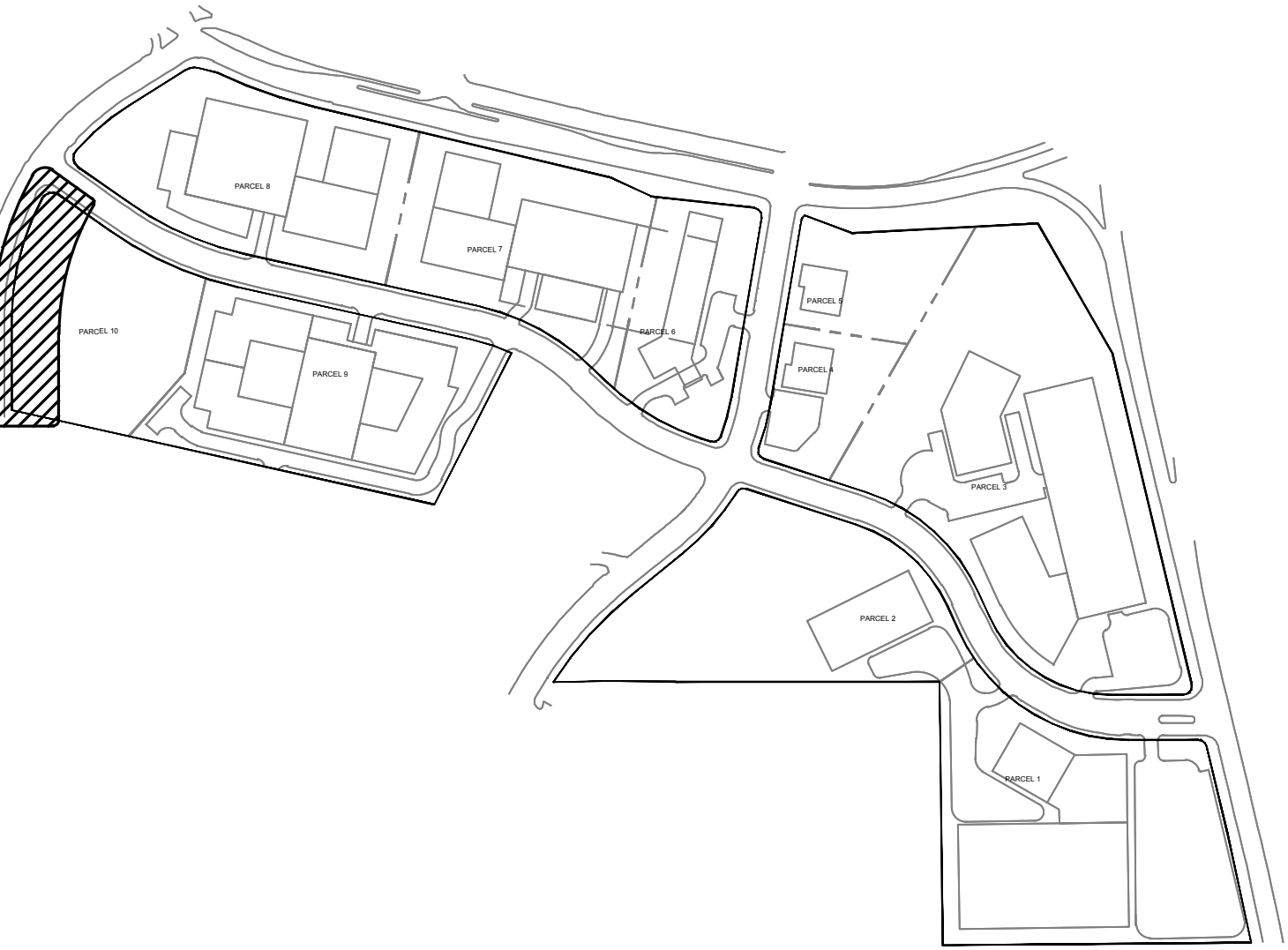


HART LANE - **EXISTING** CONDITIONS AT PARCEL 10

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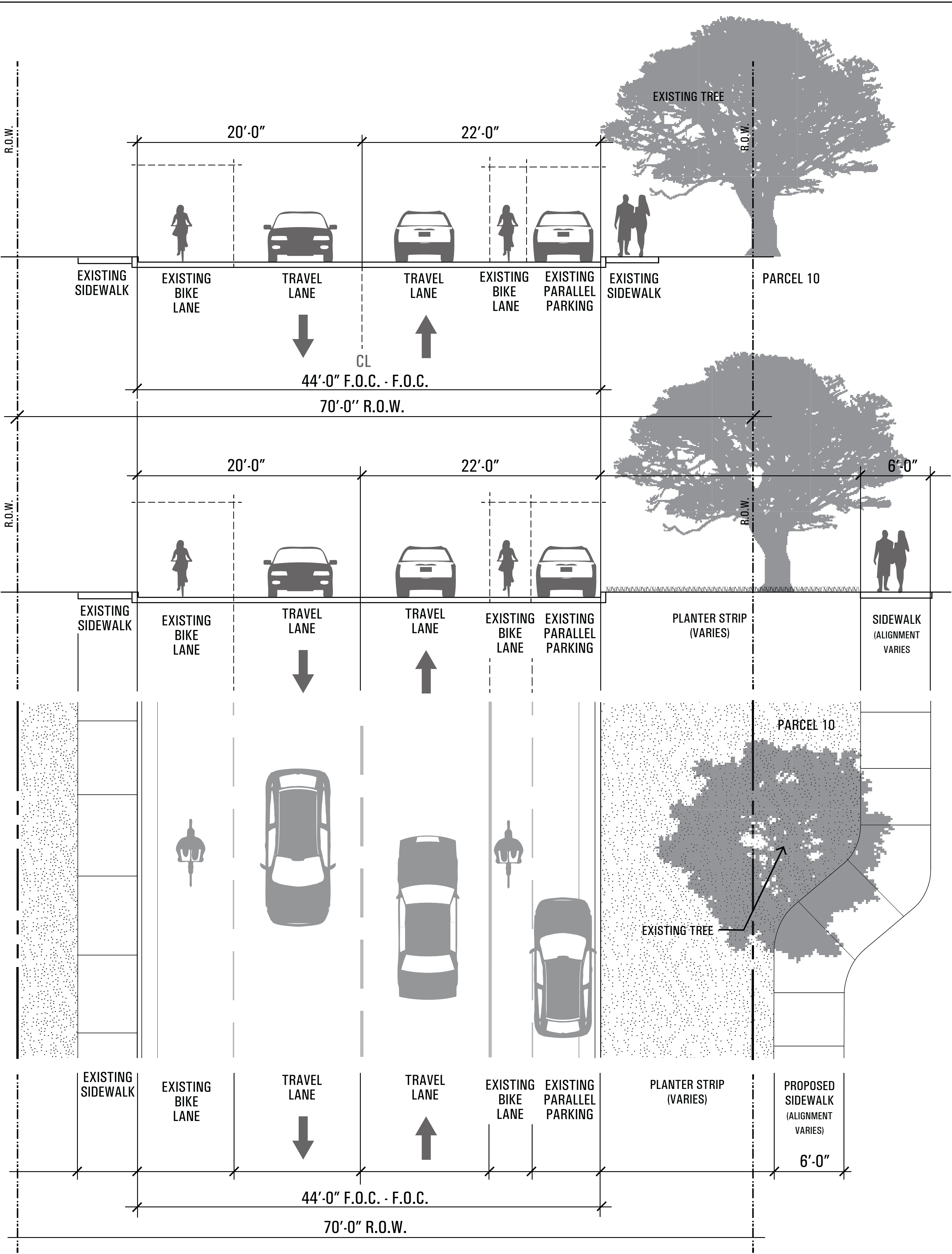
HART LANE - **PROPOSED** CONDITIONS AT PARCEL 10

NTS



LOCATION MAP

PLAN OF HART LANE STREETSCAPE ALONG PARCEL 10



- NOTES:
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  - SIDEWALK AND PLANTER STRIP ALIGNMENT WILL VARY DEPENDING ON EXISTING TREES AND OTHER SITE CONDITIONS.

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Austin Dallas Houston San Antonio

AUSTIN OAKS PUD

STREETSCAPE PLAN

NOTES	NAME	DATE
SURVEY BY		
DRAWN BY		
CHECKED BY		
DESIGNED BY		
REVIEWED BY		

EXHIBIT I

PAGE 5 OF 5

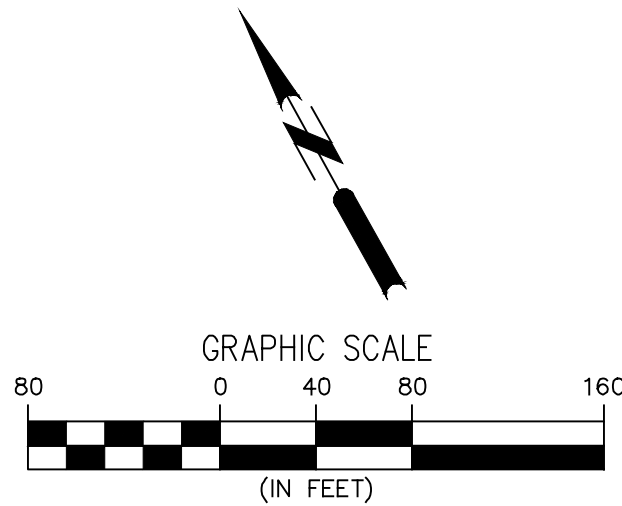
AUGUST 18, 2016

UDG JOB NO. 15-864

CASE NUMBER: C814-2014-0120

AUSTIN OAKS 15-864





- TREES LEGEND:**
- 70** EXISTING HERITAGE TREES ON-SITE
  - 57** HERITAGE TREES PRESERVED
  - 97** EXISTING PROTECTED TREES ON-SITE
  - 66** PROTECTED TREES PRESERVED
  - 566** NON PROTECTED/REGULATORY TREES ON-SITE
  - 329** NON PROTECTED/REGULATORY TREES PRESERVED
  - 13** HERITAGE TREES - TO BE REMOVED
  - 31** PROTECTED TREES TO BE REMOVED
  - 237** NON-PROTECTED/REGULATORY TREES TO BE REMOVED
  - AREA IN WHICH < 8" NATIVE TREES TO REMAIN UNDISTURBED (EXCEPT FOR AREAS WHERE EMERGENCY ACCESS AND UTILITY SERVICE WILL OCCUR)

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AUSTIN OAKS PUD

**TREE PLAN**

NOTES	NAME	DATE
SURVEY BY		
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EXHIBIT J

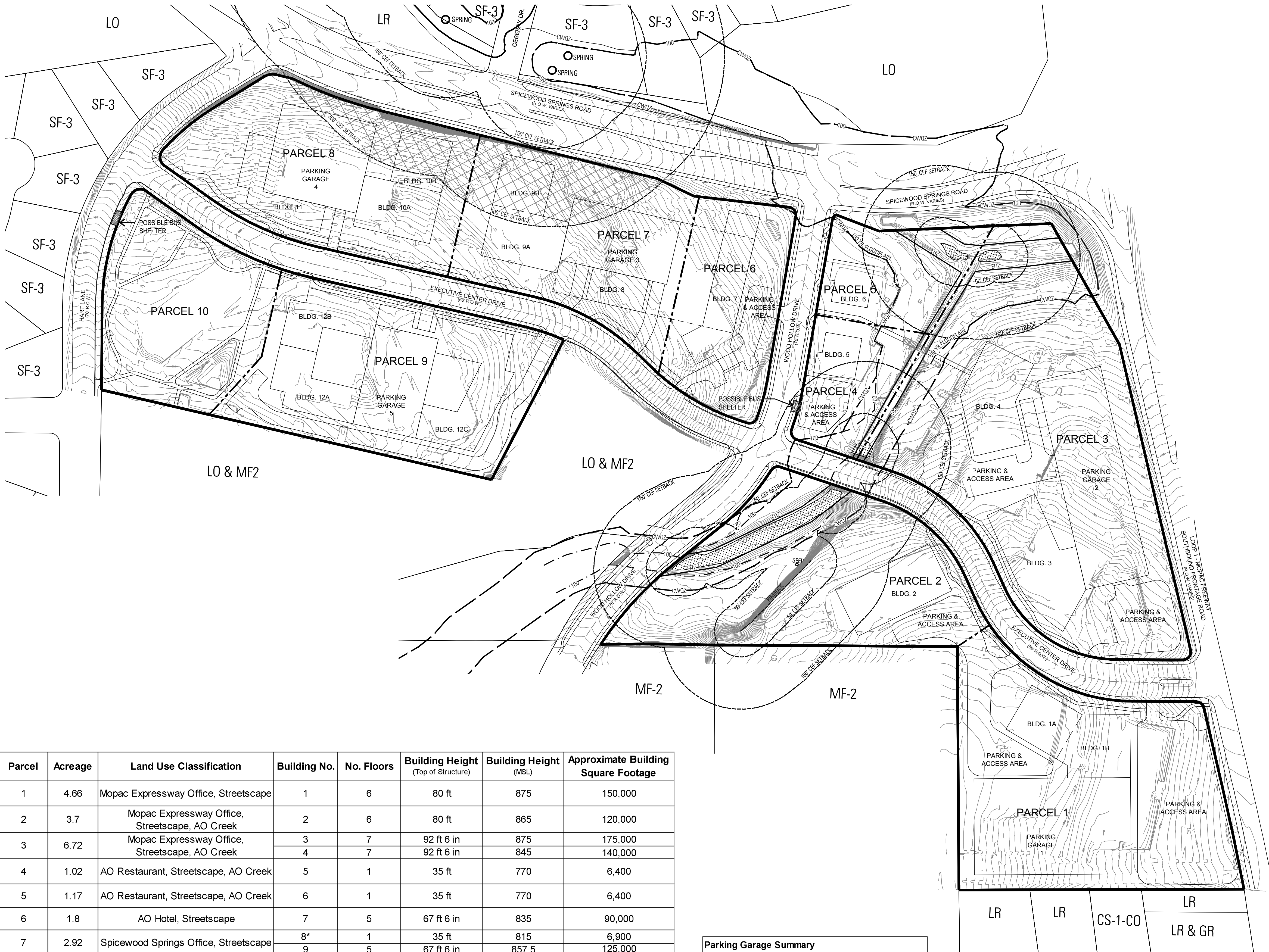
AUGUST 18, 2016

UDG JOB NO. 15-864

1"=80'

CASE NUMBER: C814-2014-0120





**LEGEND**

- [Cross-hatched box] AREA (1.64 AC.) LIMITED TO 50% IMPERVIOUS COVER.
- [Dotted box] WETLANDS
- [Circle with dot] SEEP
- [Dashed line] RIMROCK AND WETLAND CEF SETBACK
- [Solid line] EHZ
- [Long dashed line] 100 YEAR FLOODPLAIN
- [Line with cross-ticks] CWQZ - CRITICAL WATER QUALITY ZONE
- [Thick solid line] PARCEL BOUNDARY

Parcel	Acreage	Land Use Classification	Building No.	No. Floors	Building Height (Top of Structure)	Building Height (MSL)	Approximate Building Square Footage
1	4.66	Mopac Expressway Office, Streetscape	1	6	80 ft	875	150,000
2	3.7	Mopac Expressway Office, Streetscape, AO Creek	2	6	80 ft	865	120,000
3	6.72	Mopac Expressway Office, Streetscape, AO Creek	3	7	92 ft 6 in	875	175,000
			4	7	92 ft 6 in	845	140,000
4	1.02	AO Restaurant, Streetscape, AO Creek	5	1	35 ft	770	6,400
5	1.17	AO Restaurant, Streetscape, AO Creek	6	1	35 ft	770	6,400
6	1.8	AO Hotel, Streetscape	7	5	67 ft 6 in	835	90,000
7	2.92	Spicewood Springs Office, Streetscape	8*	1	35 ft	815	6,900
			9	5	67 ft 6 in	857.5	125,000
8	3.35	Spicewood Springs Office, Streetscape	10	5	67 ft 6 in	865	125,000
			11*	1	35 ft	853	24,000
9	3.69	AO Multi-Family, Streetscape	12*	4	55 ft	830	223,000
10	2.37	AO Park, Streetscape	-	-	-	-	-
Total	31.4						1,191,700

\*To include retail.

Parking Garage Summary			
Parcel	Garage No.	No. Levels	Garage Height (Includes Parapet)
1	1	5	50 ft
3	2	6.5	65 ft
7	3	6.5	65 ft
8	4	6	60 ft
9	5	6	60 ft

- NOTES:
- IMPERVIOUS COVER MAY BE ADJUSTED AMONG PARCELS; HOWEVER, THE OVERALL IMPERVIOUS COVER SHALL NOT EXCEED 58% OF THE TOTAL 31.4 ACRES.
  - BUILDING SQUARE FOOTAGE IS APPROXIMATE AND CAN BE TRANSFERRED AMONG BUILDINGS SO LONG AS THE TOTAL LEASABLE SQUARE FOOTAGE DOES NOT EXCEED 1,191,700 SF.
  - PURSUANT TO SECTION 25-1-133 ( NOTICE OF APPLICATIONS AND ADMINISTRATIVE DECISIONS ) , NOTICE SHALL BE PROVIDED PRIOR TO APPROVAL OF AN AMENDMENT TO THIS EXHIBIT K UNDER SECTION 3.1.3 ( APPROVAL BY DIRECTOR ) THAT IS NOT A SUBSTANTIAL AMENDMENT DESCRIBED UNDER SUBSECTION 3.1.2 ( SUBSTANTIAL AMENDMENTS ) OF CHAPTER 25-2, SUBCHAPTER B, ARTICLE 2, DIVISION 5 ( PLANNED UNIT DEVELOPMENTS ) .
  - BUS SHELTER SUBJECT TO CAPITAL METRO NEED AND APPROVAL.
  - THE BUILDINGS, STRUCTURES, PARKING, SIDEWALKS, TRAILS AND OTHER IMPROVEMENTS SHOWN ON THIS EXHIBIT ARE GRAPHIC REPRESENTATIONS AND ARE NOT EXACT. THE EXACT LOCATIONS AND SPECIFICATIONS FOR THE BUILDINGS, STRUCTURES, PARKING AND OTHER IMPROVEMENTS SHALL BE DETERMINED AS SITE DEVELOPMENT PERMITS ARE ISSUED AS IS CONSISTENT WITH THE PROVISIONS AND INTENT OF THIS ORDINANCE.

AUSTIN OAKS PUD

TOPOGRAPHY AND LAND USE PLAN

NOTES

SURVEY BY

DRAWN BY

CHECKED BY

DESIGNED BY

REVIEWED BY

NAME

DATE

EXHIBIT K

AUGUST 18, 2016

UDG JOB NO. 15-864

1"=100'

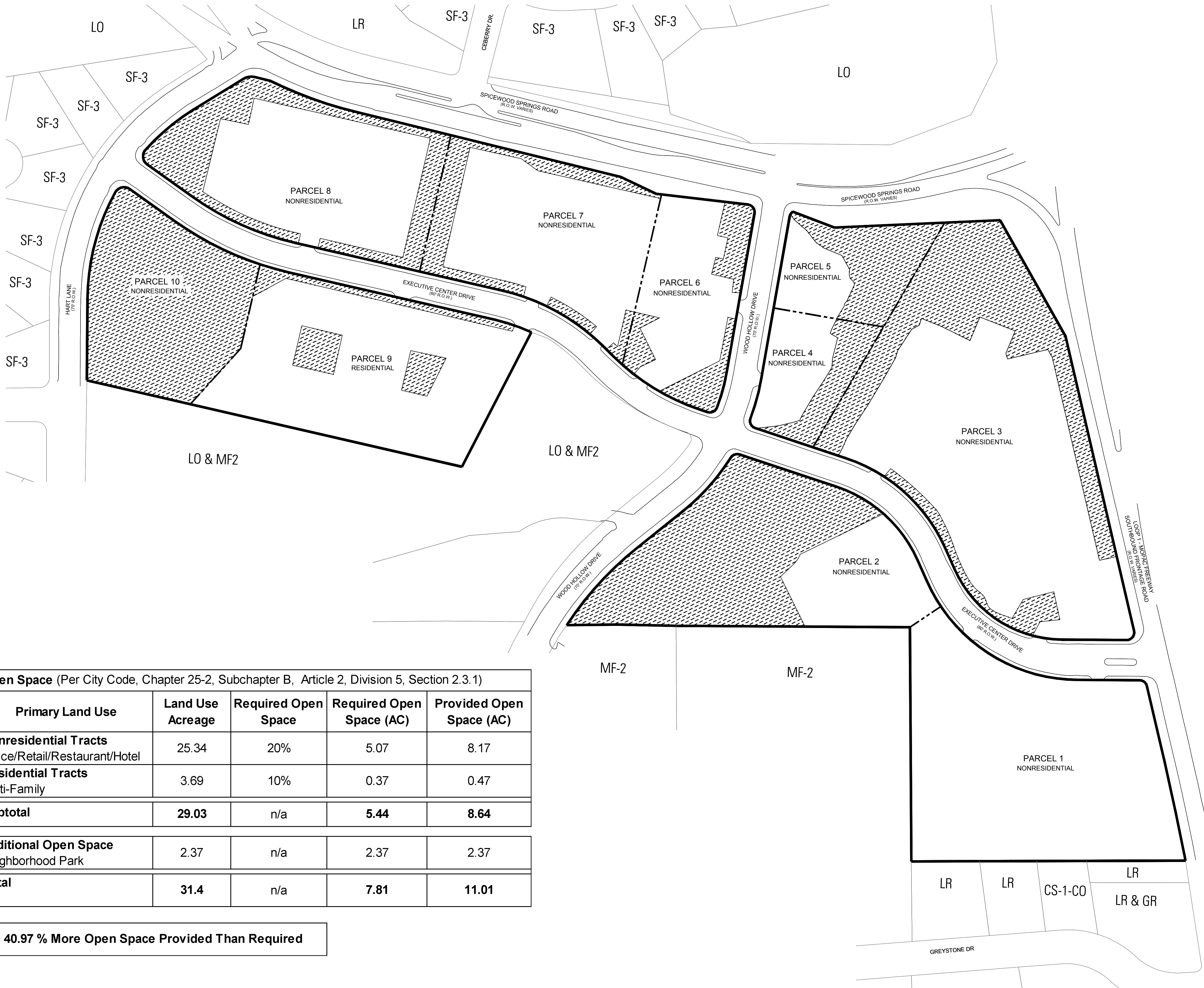
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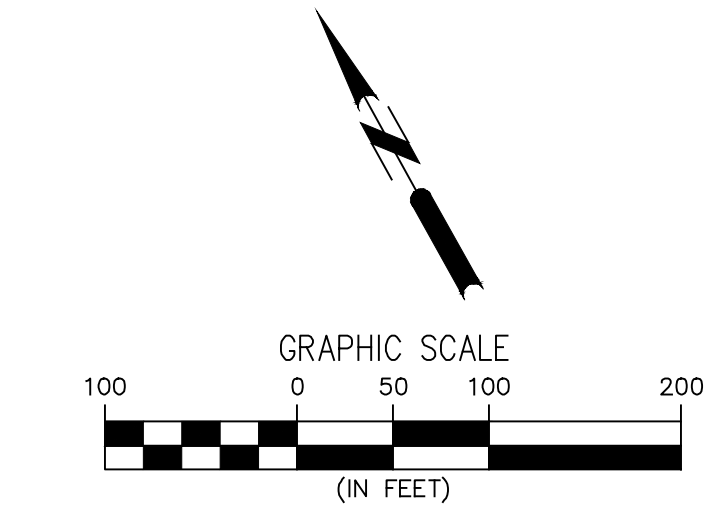
AUSTIN OAKS 15-864





Open Space (Per City Code, Chapter 25-2, Subchapter B, Article 2, Division 5, Section 2.3.1)				
Primary Land Use	Land Use Acreage	Required Open Space	Required Open Space (AC)	Provided Open Space (AC)
Nonresidential Tracts Office/Retail/Restaurant/Hotel	25.34	20%	5.07	8.17
Residential Tracts Multi-Family	3.69	10%	0.37	0.47
Subtotal	29.03	n/a	5.44	8.64
Additional Open Space Neighborhood Park	2.37	n/a	2.37	2.37
Total	31.4	n/a	7.81	11.01


40.97 % More Open Space Provided Than Required




LEGEND

PROVIDED OPEN SPACE

- NOTES:
- OPEN SPACE REQUIREMENTS FOR THE PROPERTY ARE PROVIDED AND CALCULATED ON AN OVERALL P.U.D. BASIS AND EXCEED THE MINIMUM REQUIREMENTS OF CITY CODE; THEREFORE, INDIVIDUAL PARCELS DO NOT HAVE TO ACHIEVE OPEN SPACE REQUIREMENTS AT THE TIME OF SITE PLAN.
  - THIS EXHIBIT INCLUDES PRIMARY OPEN SPACE AREAS. IT DOES NOT INCLUDE ADDITIONAL OPEN SPACE AREAS INCIDENTAL TO THE PROPERTY LOCATED BETWEEN BUILDINGS, PARKING AREAS AND STREETS ALL OF WHICH WOULD FURTHER INCREASE THE OVERALL OPEN SPACE PROVIDED.



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AUSTIN OAKS PUD  
OPEN SPACE PLAN

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EXHIBIT L

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