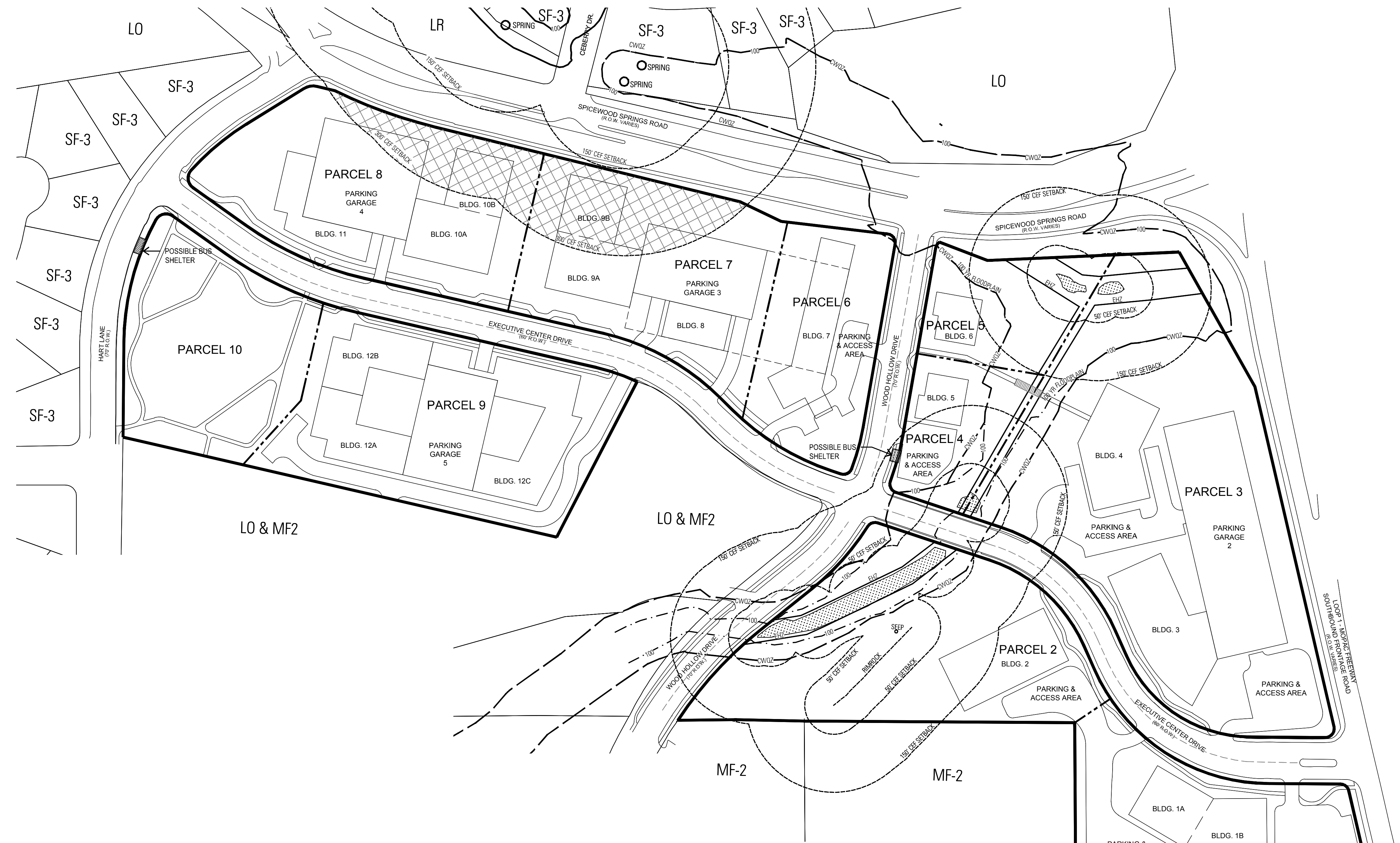


LEGEND

- AREA (1.64 AC.) LIMITED TO 50% IMPERVIOUS COVER.
- WETLANDS
- SEEP
- RIMROCK AND WETLAND CEF SETBACK
- EHZ
- 100 YEAR FLOODPLAIN
- CWQZ - CRITICAL WATER QUALITY ZONE
- PARCEL BOUNDARY



Parcel	Acreage	Land Use Classification	Building No.	No. Floors	Building Height (Top of Structure)	Building Height (MSL)	Approximate Leasable 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 Mixed Use, 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.

UDG
 Urban Design Group PC
 TX Registered Engineering Firm #11843
 3660 Stoneridge Road
 Suite E101
 Austin, TX 78746
 512.347.0040

TBG
 Landscape Architects Planners
 1705 Guadalupe Street, Suite 500
 Austin, Texas 78701
 (512) 327-1011 Fax: (512) 327-0488
 Austin Dallas Houston San Antonio

AUSTIN OAKS PUD
LAND USE PLAN

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

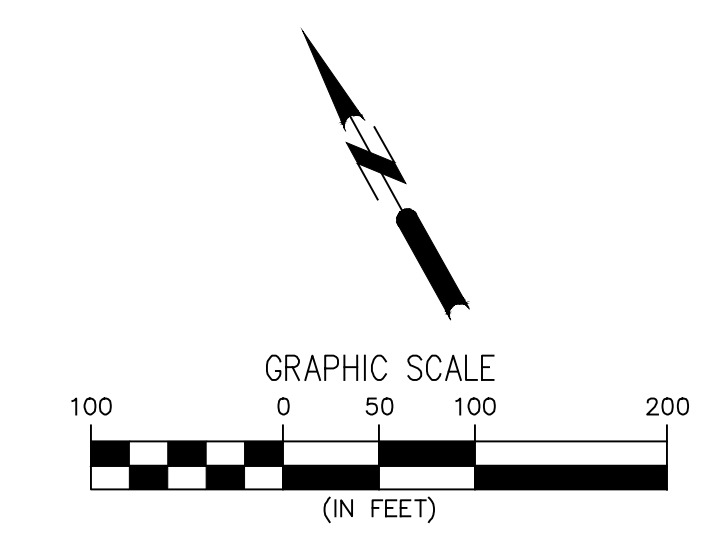
EXHIBIT C

AUGUST 30, 2016

UDG JOB NO. 15-864

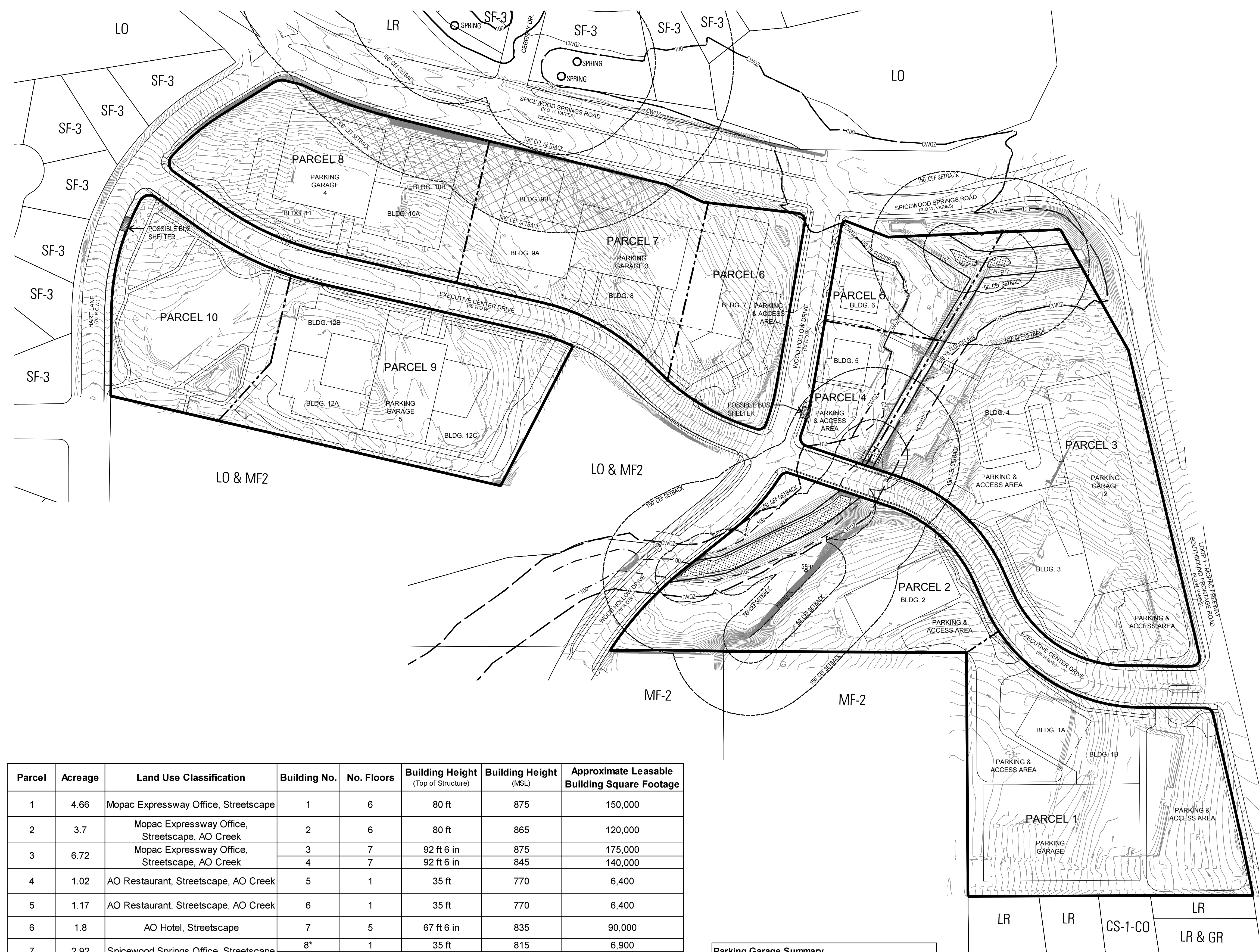
1"=100'

CASE NUMBER: C814-2014-0120



LEGEND

- AREA (1.64 AC.) LIMITED TO 50% IMPERVIOUS COVER.
- WETLANDS
- SEEP
- RIMROCK AND WETLAND CEF SETBACK
- EHZ
- 100
- 100 YEAR FLOODPLAIN
- CWQZ
- CWQZ - CRITICAL WATER QUALITY ZONE
- PARCEL BOUNDARY



Parcel	Acreage	Land Use Classification	Building No.	No. Floors	Building Height (Top of Structure)	Building Height (MSL)	Approximate Leasable 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 Mixed Use, 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.

UDG
Urban Design Group PC
TX Registered Engineering Firm #1-1843
3660 Stoneridge Road
Suite E101
Austin, TX 78746
512.347.0040

T B G
Landscape Architects Planners
1705 Guadalupe Street, Suite 500
Austin, Texas 78701
(512) 327-1011 Fax: (512) 327-0488
Austin Dallas Houston San Antonio

AUSTIN OAKS PUD
**TOPOGRAPHY AND
LAND USE PLAN**

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

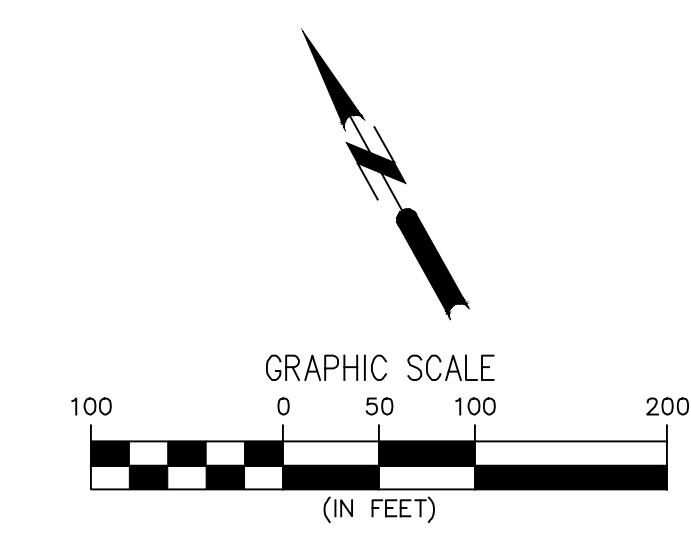
EXHIBIT K

AUGUST 30, 2016

UDG JOB NO. 15-864

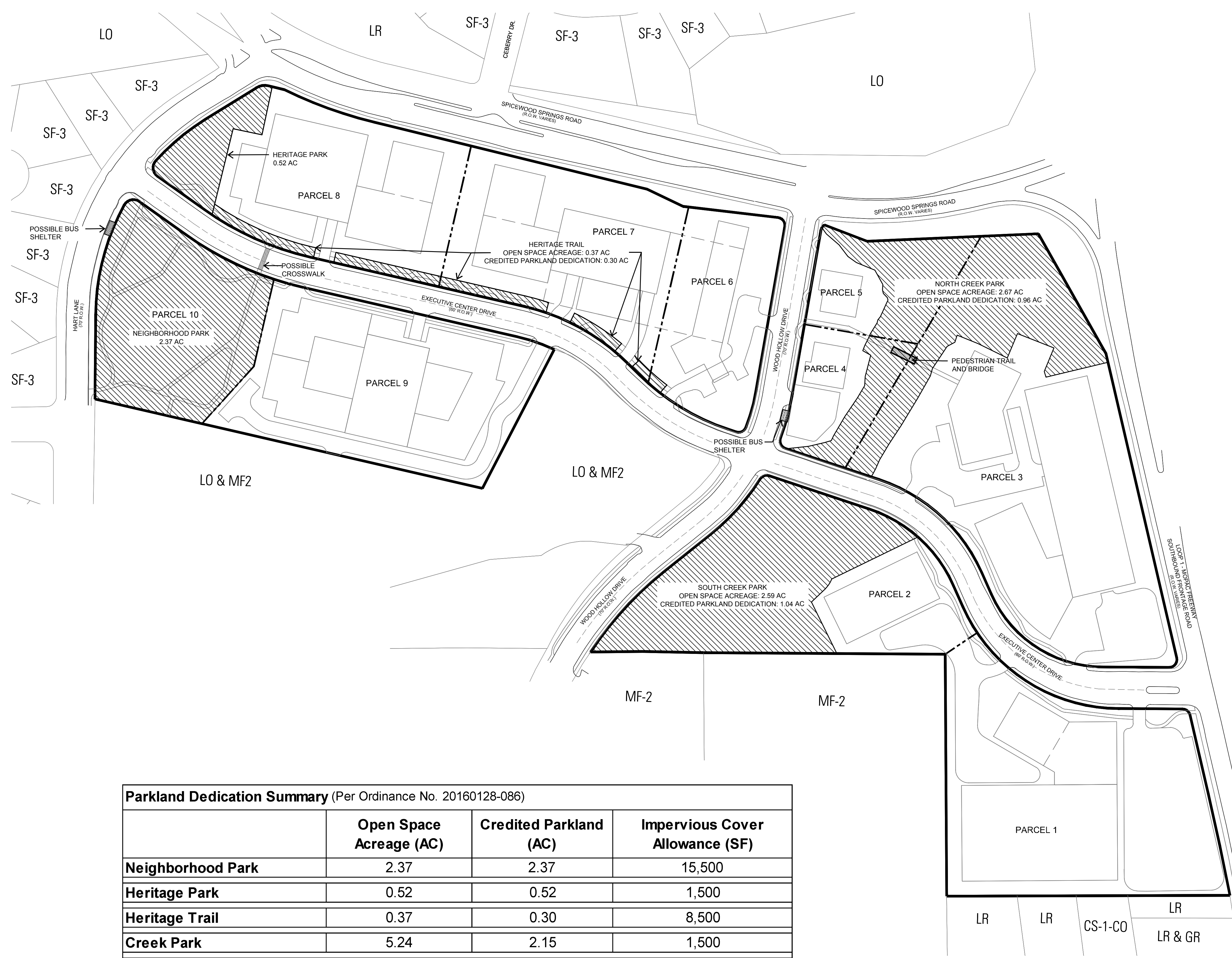
1"=100'

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	0.30	8,500
Creek Park	5.24	2.15	1,500
Total	8.50	5.34	27,000*

*Impervious Cover Not to Exceed 27,000 SF overall and may be allocated in any of the parkland areas.

NOTES:

- THE OWNER WILL SPEND UP TO \$1,546,500 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.
- PER 25-8-63 (C), MULTI-USE TRAILS ON THE PARKLAND AND TRAIL EASEMENTS SHALL BE EXCLUDED FROM IMPERVIOUS CALCULATIONS.

AUSTIN OAKS 15-864

Urban Design Group PC
TX Registered Engineering Firm #1-1843
3660 Stoneridge Road
Suite E101
Austin, TX 78746
512.347.0040

Landscape Architects Planners
1705 Guadalupe Street, Suite 500
Austin, Texas 78701
(512) 327-1011 Fax: (512) 327-0488
Austin Dallas Houston San Antonio

AUSTIN OAKS PUD

AO PARK PLAN AND PARK SPACE

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

EXHIBIT G

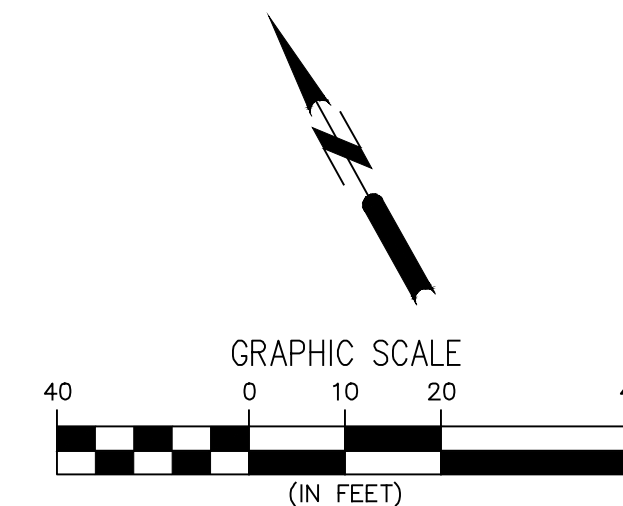
PAGE 1 OF 2

AUGUST 30, 2016

UDG JOB NO. 15-864

1"=100'

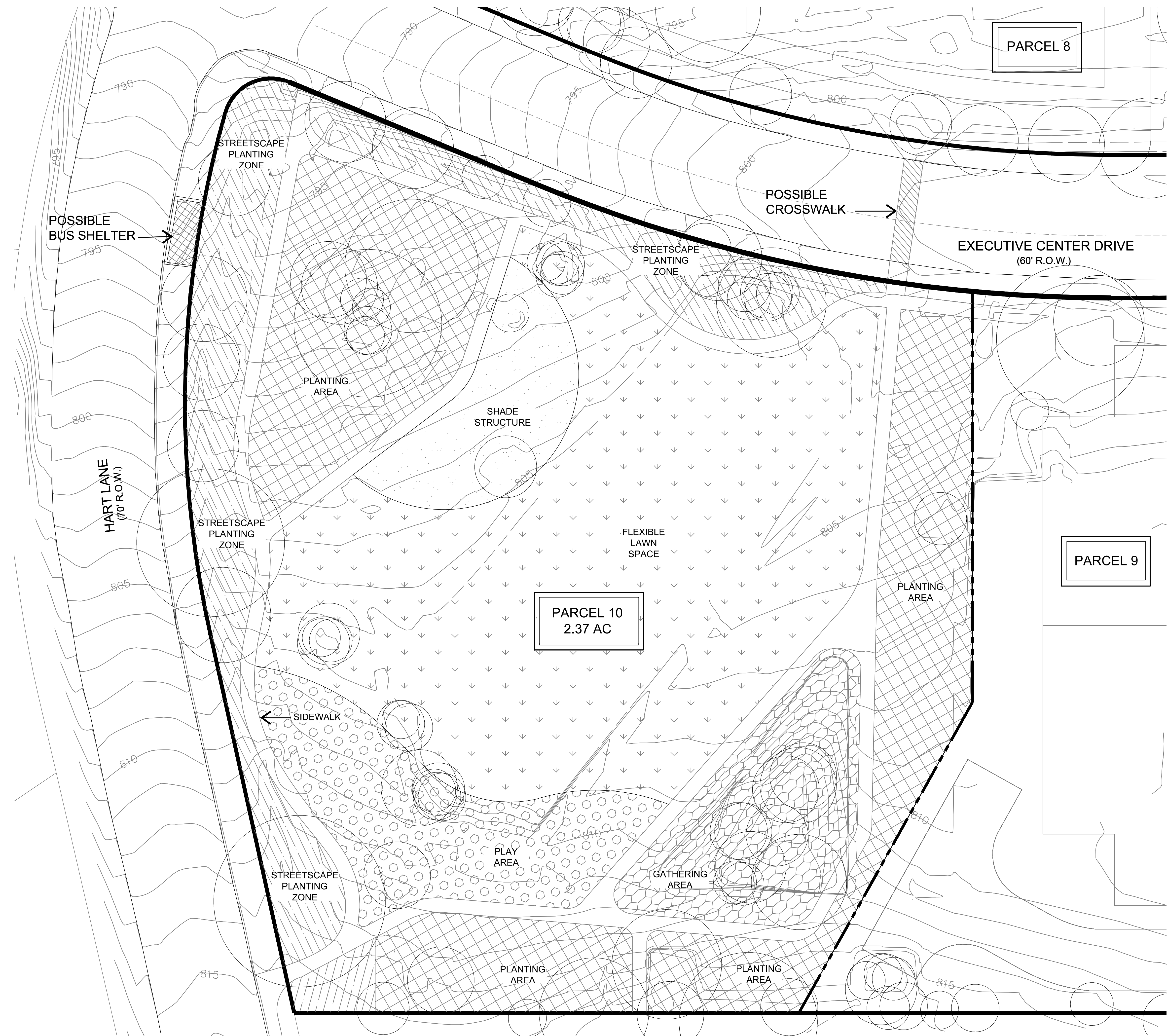
CASE NUMBER: C814-2014-0120



PARCEL 8

PARCEL 9

PARCEL 10
2.37 AC



NOTES:

1. THE OWNER WILL SPEND UP TO \$1,546,500 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).
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.

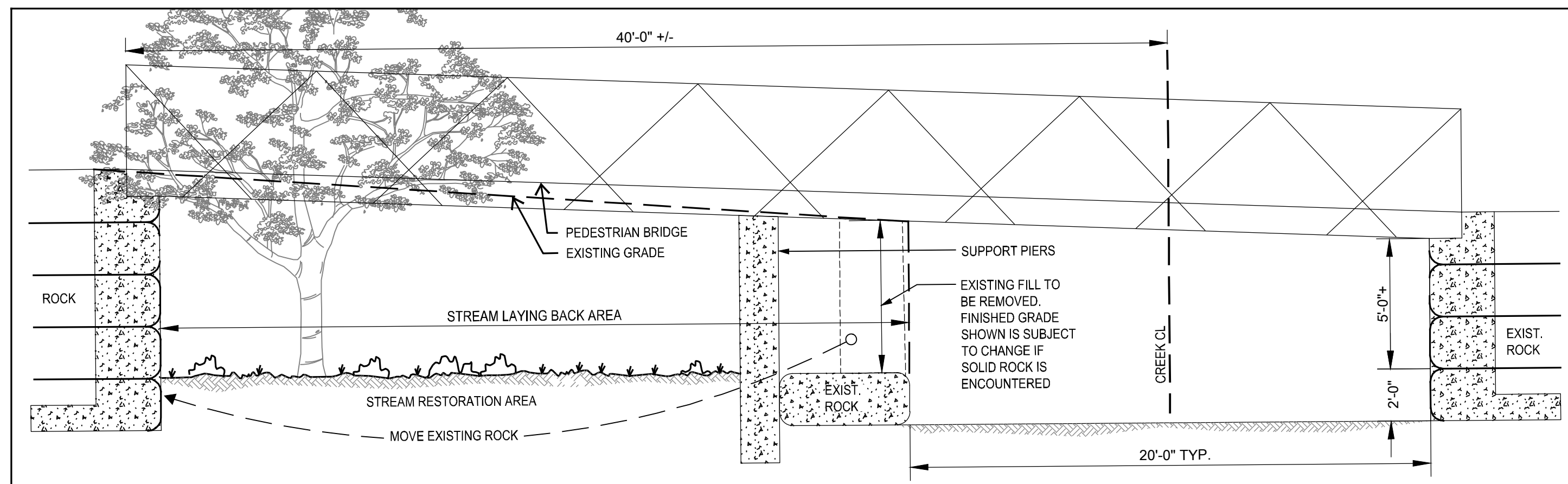
UDG
Urban Design Group PC
TX Registered Engineering Firm #1-1843
3660 Stoneridge Road
Suite E101
Austin, TX 78746
512.347.0040

T B G
Landscape Architects Planners
1705 Guadalupe Street, Suite 500
Austin, Texas 78701
(512) 327-1011 Fax: (512) 327-0488
Austin Dallas Houston San Antonio

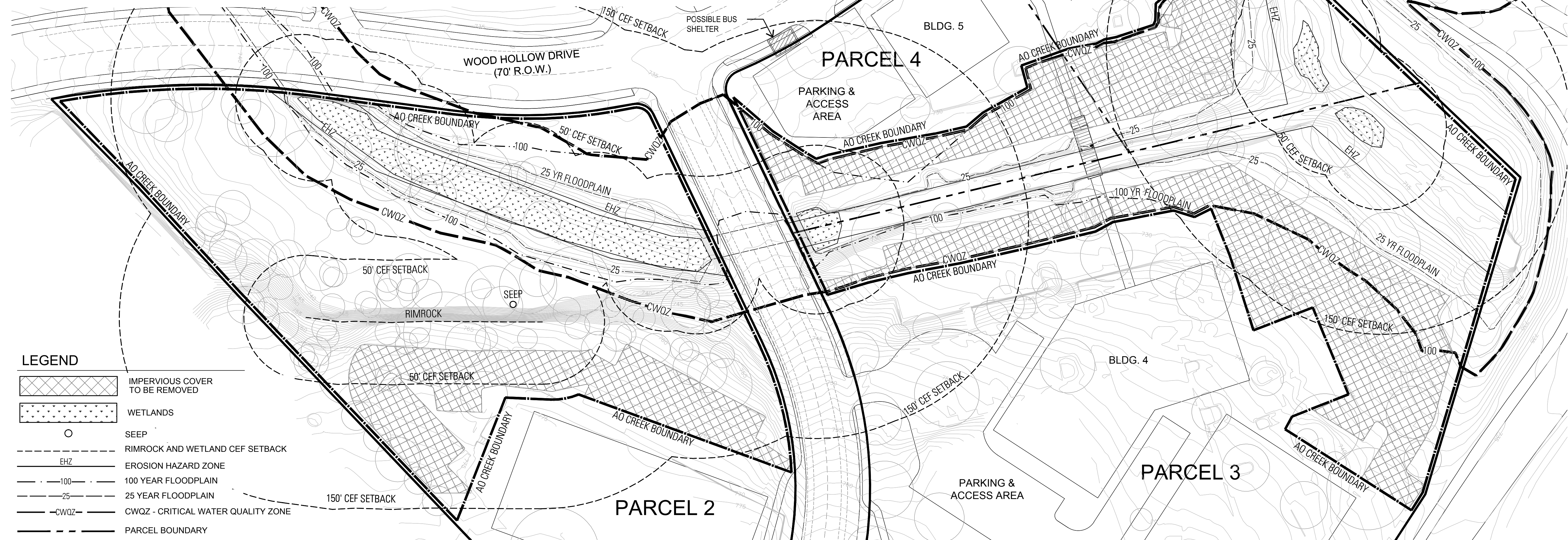
AUSTIN OAKS PUD
AO PARK PLAN
AND PARK SPACE

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

EXHIBIT G
PAGE 2 OF 2
AUGUST 30, 2016
UDG JOB NO. 15-864
1"=20'
CASE NUMBER: C814-2014-0120



STREAM LAYING BACK SECTION
SCALE: 3"=1'-0"

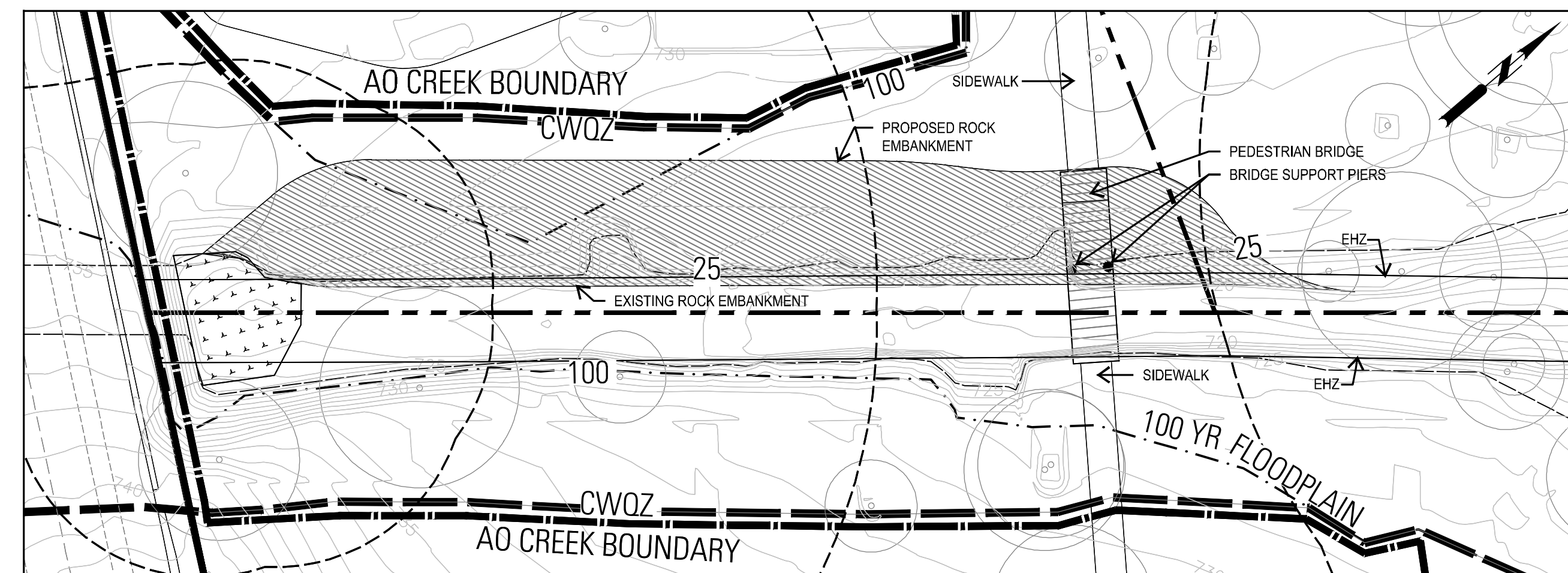


LEGEND

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

NOTES:

1. CONSTRUCTION WITHIN THE CWOZ 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 CWOZ 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 CWOZ OR CEF BUFFER, SHALL BE PLANTED AND SEEDING PURSUANT TO STANDARD SPECIFICATION 609S.
2. CONSTRUCTION OF THE PEDESTRIAN BRIDGE TO BE PRE-ENGINEERED STEEL FRAME WITH CONCRETE DECKING AT A MINIMUM OF 8 FT WIDE AND SHALL 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.
3. 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 NOTE 1 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. TO THE EXTENT THE OWNER IS UNABLE TO ACHIEVE 20,000 CUBIC FEET OF DETENTION STORAGE BY LAYING BACK THE WEST SIDE OF THE UNNAMED CREEK BANK ON PARCELS 4 AND 5, THE OWNER WILL CREATE A DUAL-USE DETENTION/PARKLAND AREA WITHIN THE AO CREEK BOUNDARY ON THE EAST SIDE OF THE UNNAMED CREEK BANK SUCH THAT AT LEAST A TOTAL OF 20,000 CUBIC FEET OF DETENTION IS PROVIDED.
4. EXCEPT AS PROVIDED IN NOTE 3 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 CWOZ MAY ALSO INCLUDE HARD SURFACED PATHS/ TRAILS/ WALKWAYS, A PEDESTRIAN BRIDGE WITH SUPPORT PIERS, 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 PURSUANT TO, CITY CODE SECTIONS 25-8-261 (CRITICAL WATER QUALITY ZONE DEVELOPMENT) AND 25-8-262 (CRITICAL WATER QUALITY ZONE STREET CROSSINGS).
5. BUS SHELTER SUBJECT TO CAPITAL METRO NEED AND APPROVAL.
6. 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"

UDG
Urban Design Group PC
TX Registered Engineering Firm #1843
3660 Stoneridge Road
Suite E101
Austin, TX 78746
512.347.0040

T B G
Landscape Architects Planners
1705 Guadalupe Street, Suite 500
Austin, Texas 78701
(512) 327-0111 Fax: (512) 327-0488
Austin Dallas Houston San Antonio

AUSTIN OAKS PUD

AO CREEK PLAN

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

EXHIBIT H

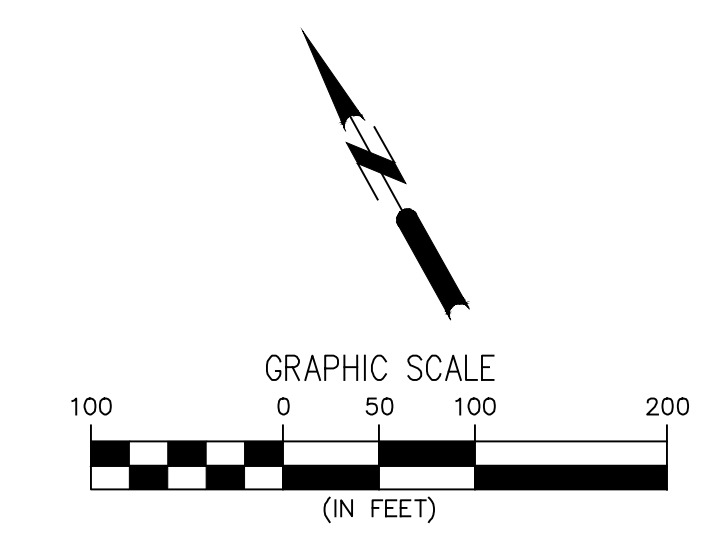
AUGUST 30, 2016

UDG JOB NO. 15-864

1"=40'

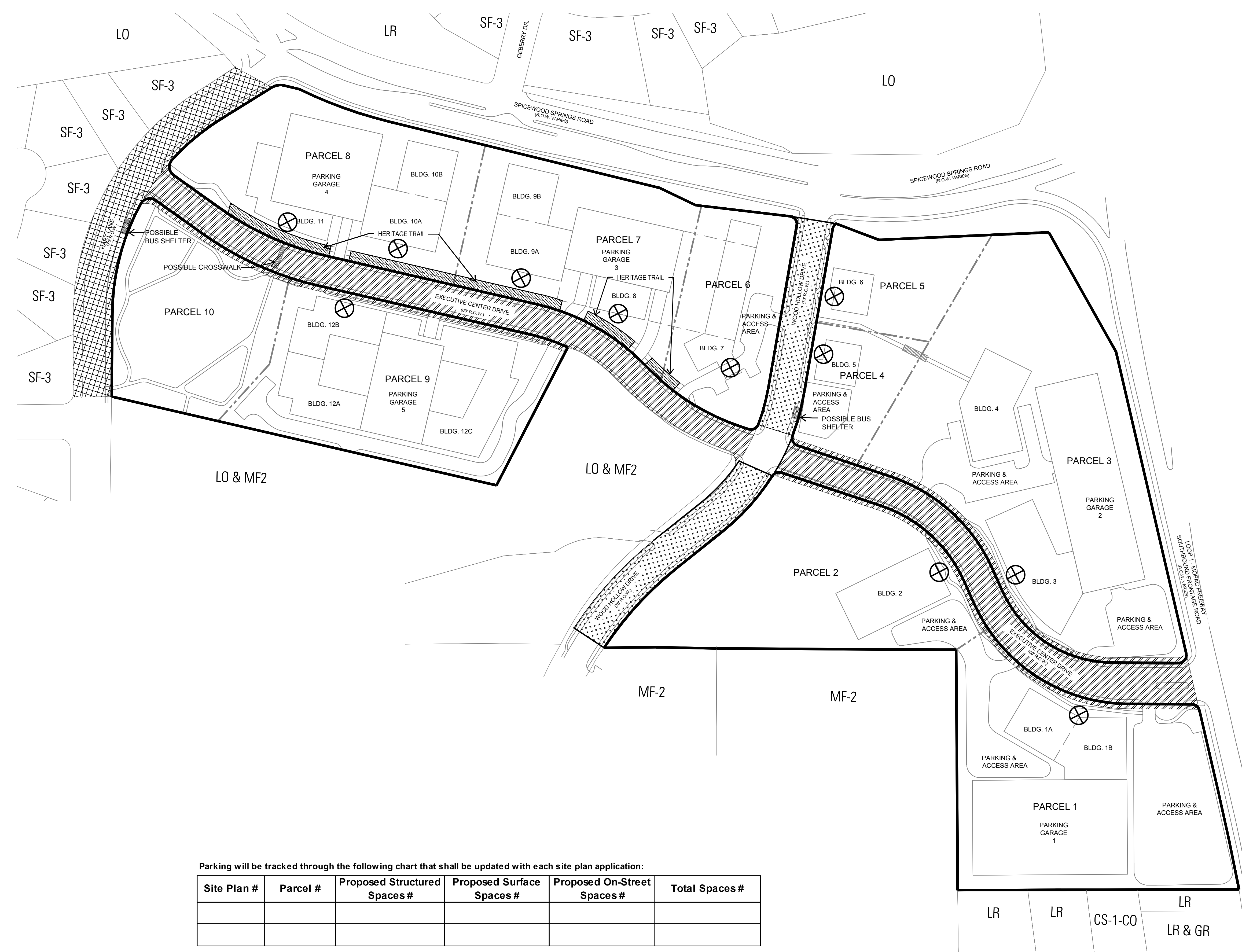
CASE NUMBER: C814-2014-0120

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.

UDG
 Urban Design Group PC
 TX Registered Engineering Firm #11843
 3660 Stoneridge Road
 Suite E101
 Austin, TX 78746
 512.347.0040

T B G
 Landscape Architects Planners
 1705 Guadalupe Street, Suite 500
 Austin, Texas 78701
 (512) 327-1011 Fax: (512) 327-0488
 Austin Dallas Houston San Antonio

AUSTIN OAKS PUD

STREETSCAPE PLAN

EXHIBIT I
 PAGE 1 OF 5

AUGUST 30, 2016

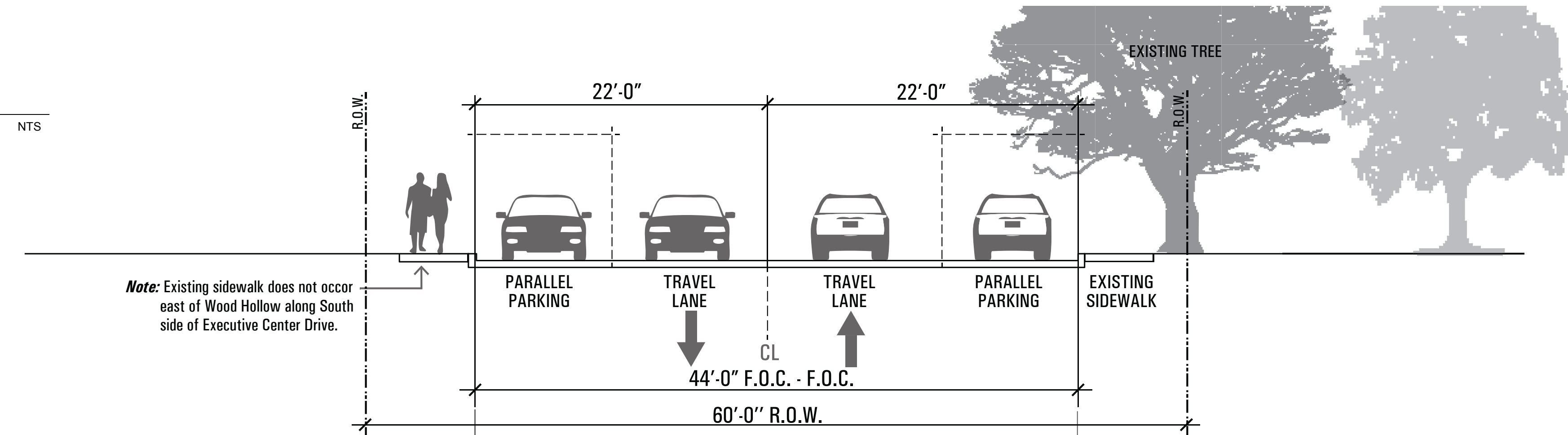
UDG JOB NO. 15-864

1"=100'

CASE NUMBER: C814-2014-0120

EXECUTIVE CENTER DRIVE - **EXISTING** CONDITIONS

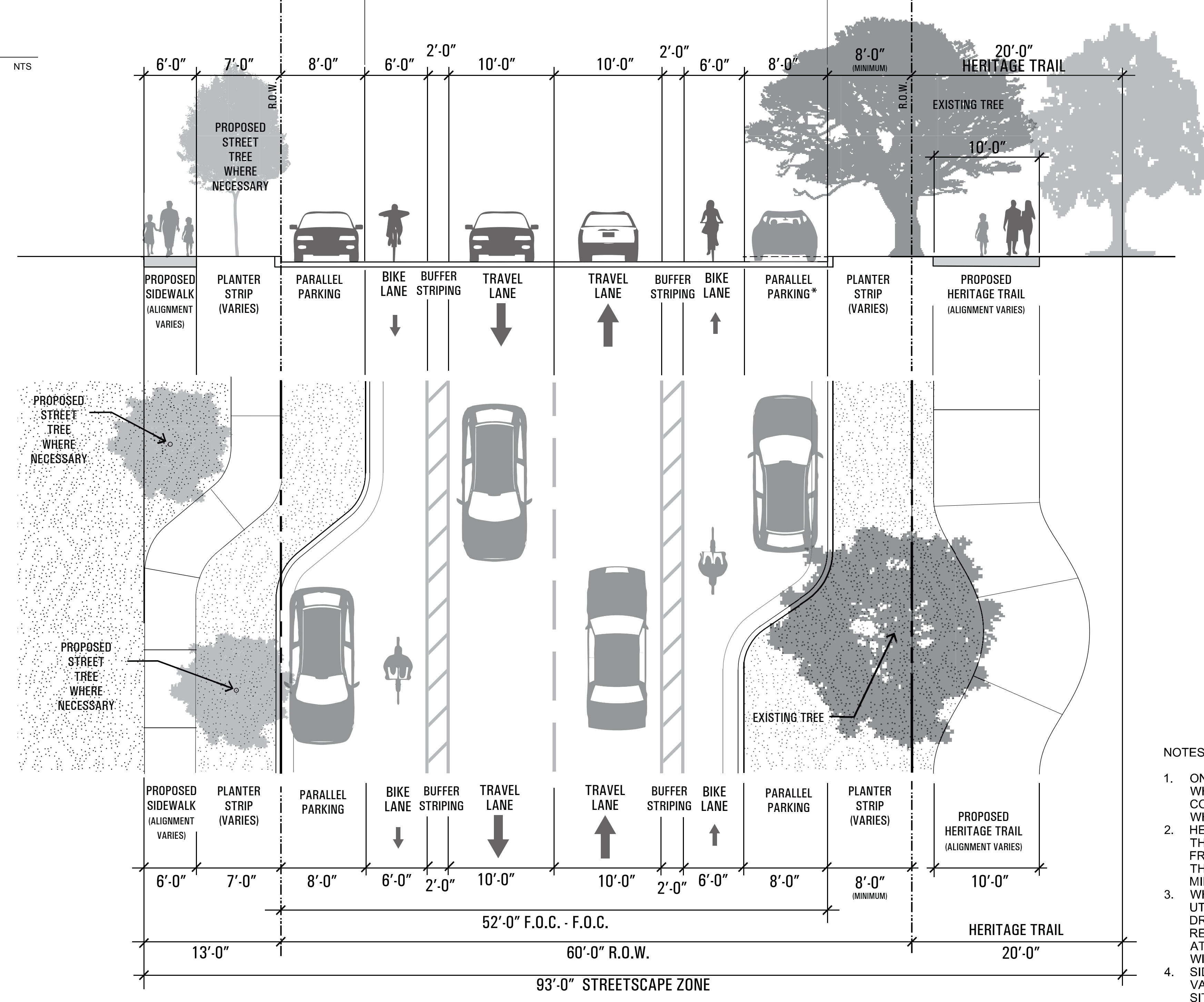
NTS



Note: Existing sidewalk does not occur east of Wood Hollow along South side of Executive Center Drive.

EXECUTIVE CENTER DRIVE - **PROPOSED** CONDITIONS

NTS



PROPOSED STREET TREE WHERE NECESSARY

PROPOSED STREET TREE WHERE NECESSARY

EXISTING TREE

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.

UDG
Urban Design Group PC
TX Registered Engineering Firm #1-1843
3660 Stoneridge Road
Suite E101
Austin, TX 78746
512.347.0040

T B G
Landscape Architects Planners
1705 Guadalupe Street, Suite 500
Austin, Texas 78701
(512) 327-1011 Fax: (512) 327-0488
Austin Dallas Houston San Antonio

AUSTIN OAKS PUD
STREETSCAPE PLAN

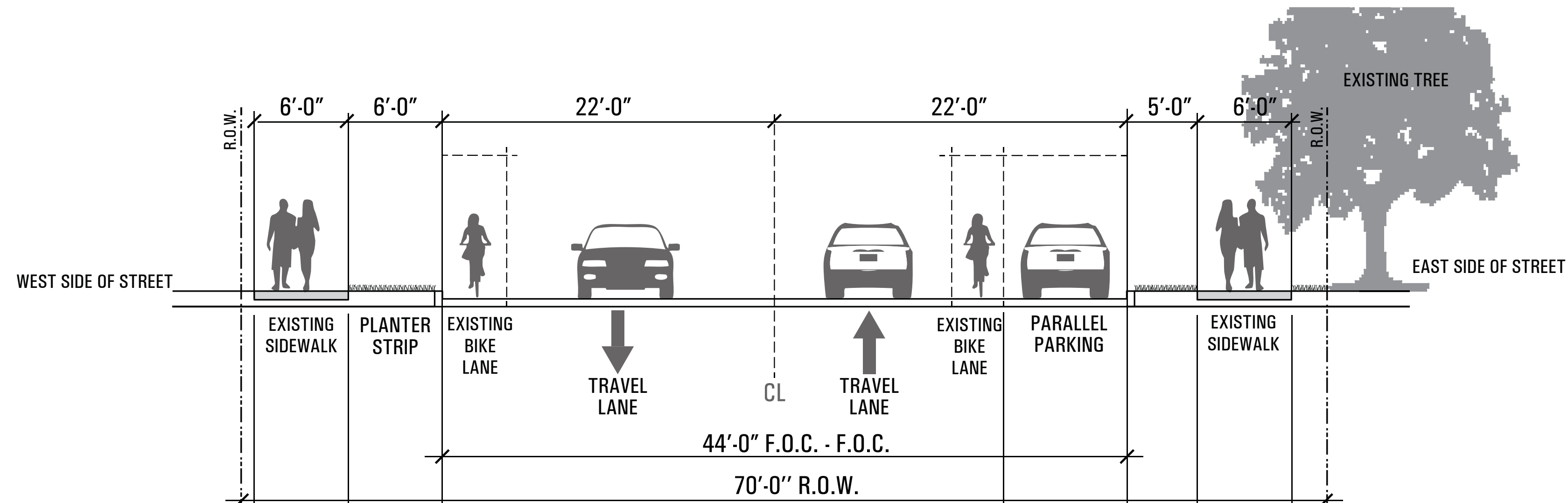
NOTES	NAME	DATE
SURVEY BY		
DRAWN BY		
CHECKED BY		
DESIGNED BY		
REVIEWED BY		

EXHIBIT I
PAGE 2 OF 5
AUGUST 30, 2016
UDG JOB NO. 15-864
CASE NUMBER: C814-2014-0120

AUSTIN OAKS 15-864

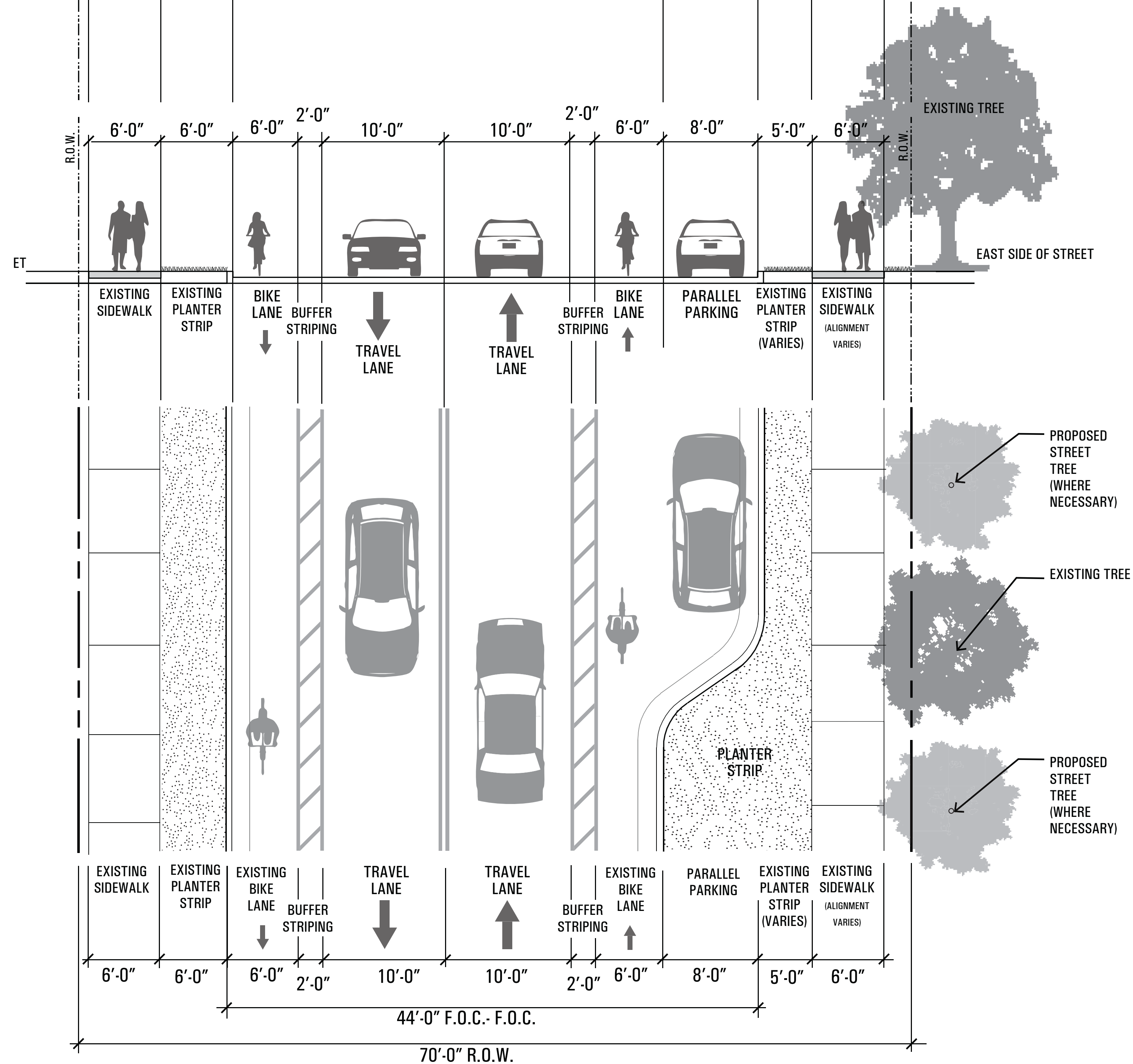
WOOD HOLLOW DRIVE - **EXISTING** CONDITIONS

NTS



WOOD HOLLOW DRIVE - **PROPOSED** CONDITIONS

NTS



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.
2. SIDEWALK AND PLANTER STRIP ALIGNMENT WILL VARY DEPENDING ON EXISTING TREES AND OTHER SITE CONDITIONS.
3. POSSIBLE STREET AND CURB VARIATION TO ALLOW FOR ON-STREET PARKING AND LANDSCAPE BUMPOUTS, AT OWNERS DISCRETION.



AUSTIN OAKS PUD
STREETSCAPE PLAN

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

EXHIBIT I

PAGE 3 OF 5

AUGUST 30, 2016

UDG JOB NO. 15-864

CASE NUMBER: C814-2014-0120

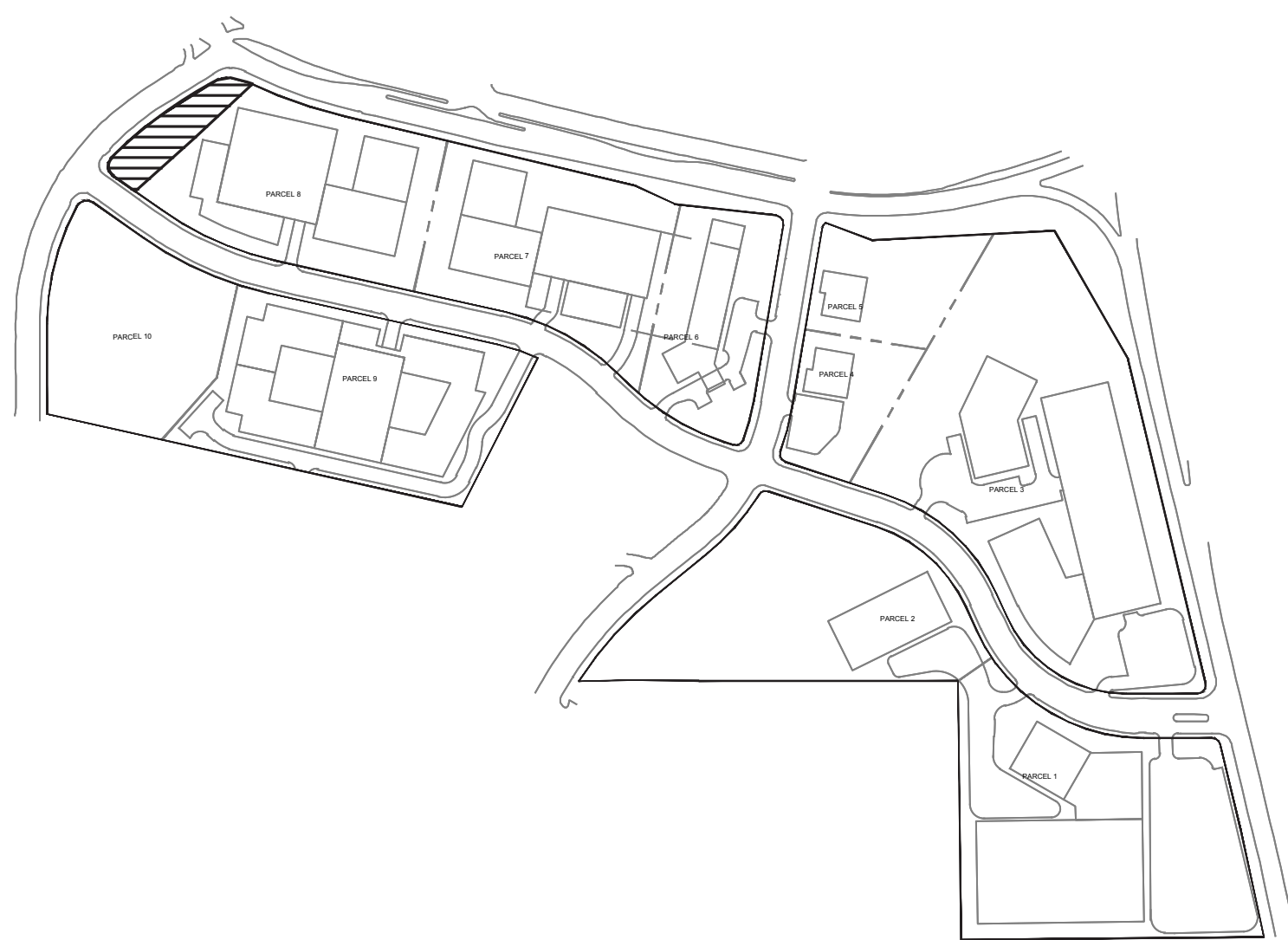
AUSTIN OAKS 15-864

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

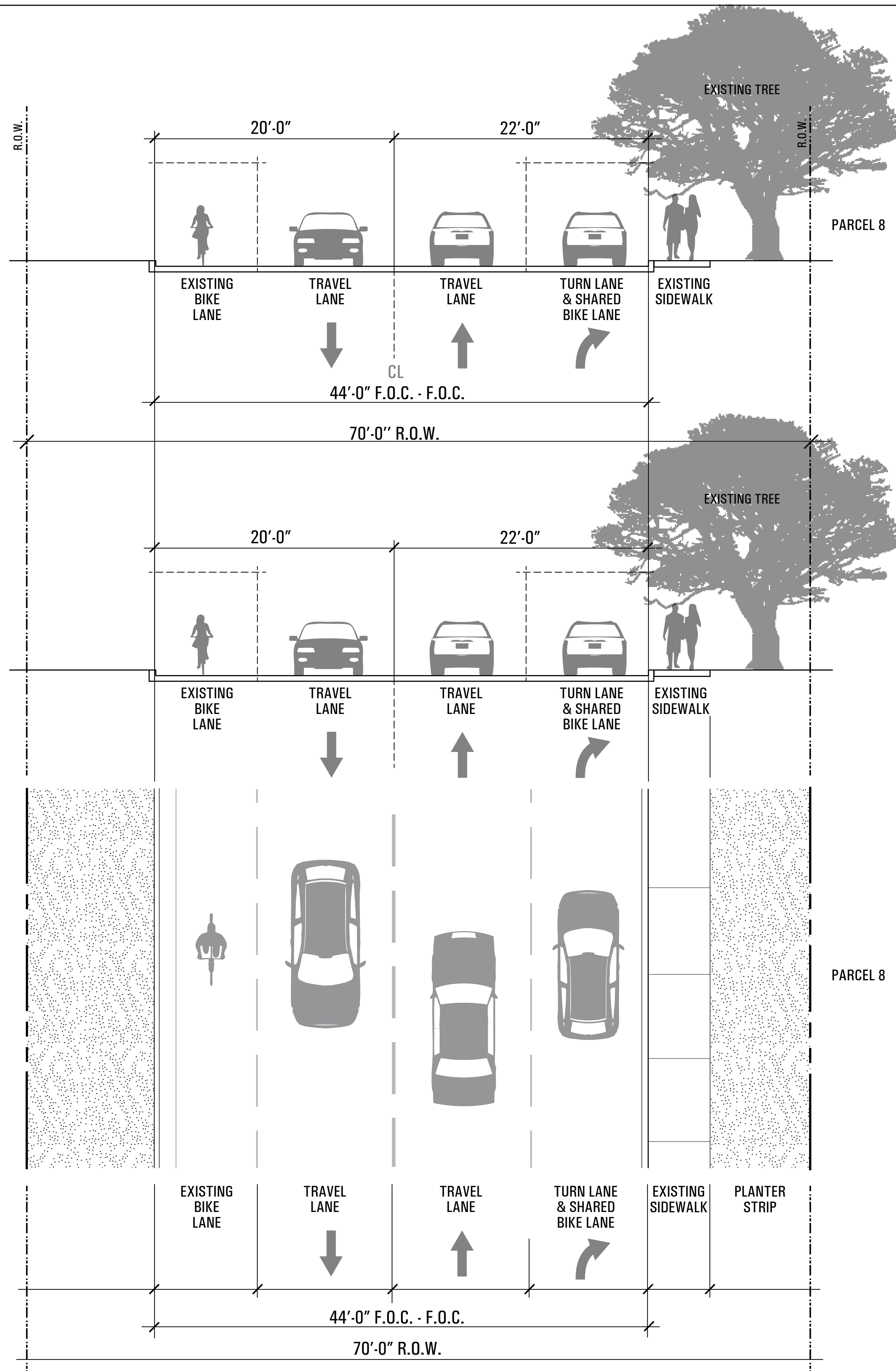
NTS

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.

UDG
Urban Design Group PC
TX Registered Engineering Firm #1-1843
3660 Stoneridge Road
Suite E101
Austin, TX 78746
512.347.0040

T B G
Landscape Architects Planners
1705 Guadalupe Street, Suite 500
Austin, Texas 78701
(512) 327-1011 Fax: (512) 327-0488
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 4 OF 5

AUGUST 30, 2016

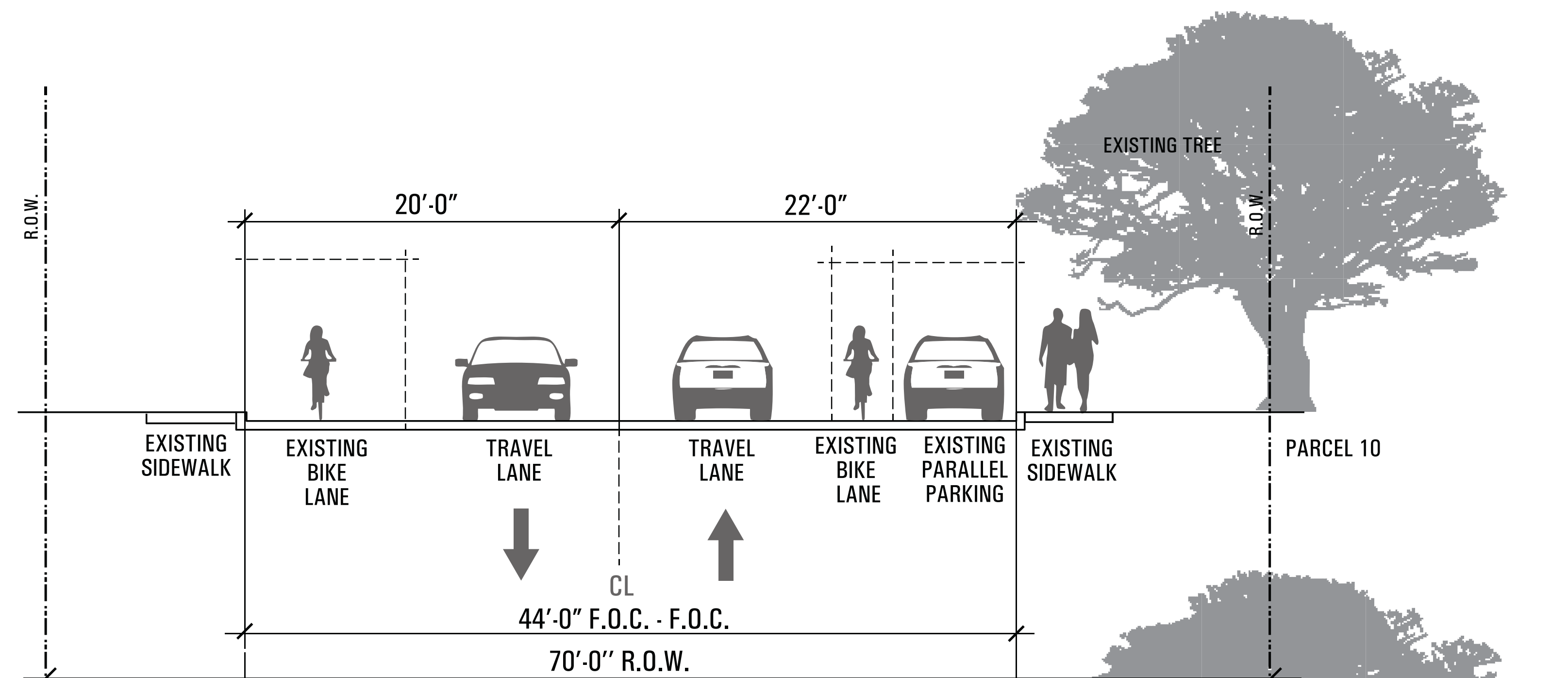
UDG JOB NO. 15-864

CASE NUMBER: C814-2014-0120

AUSTIN OAKS 15-864

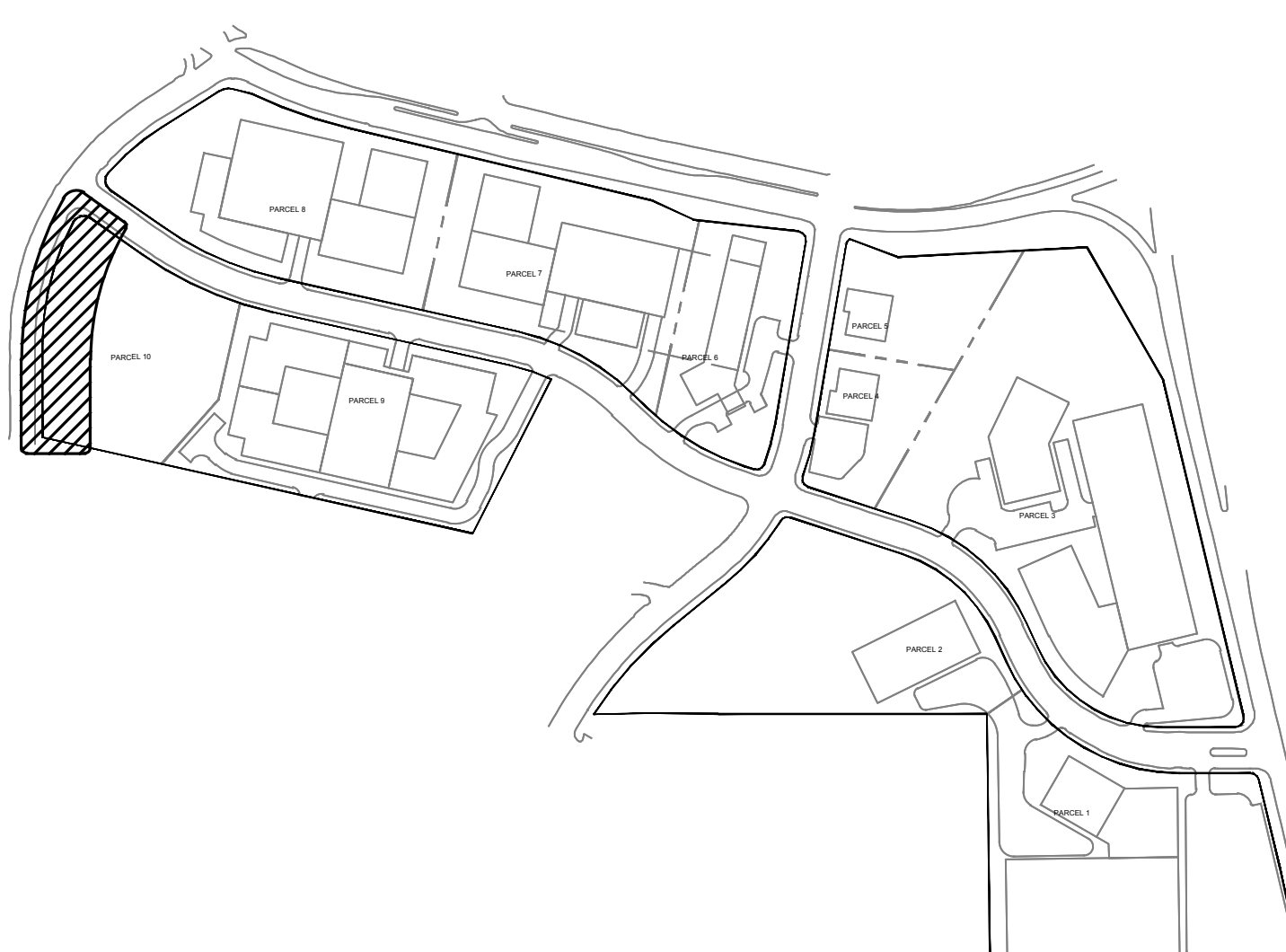
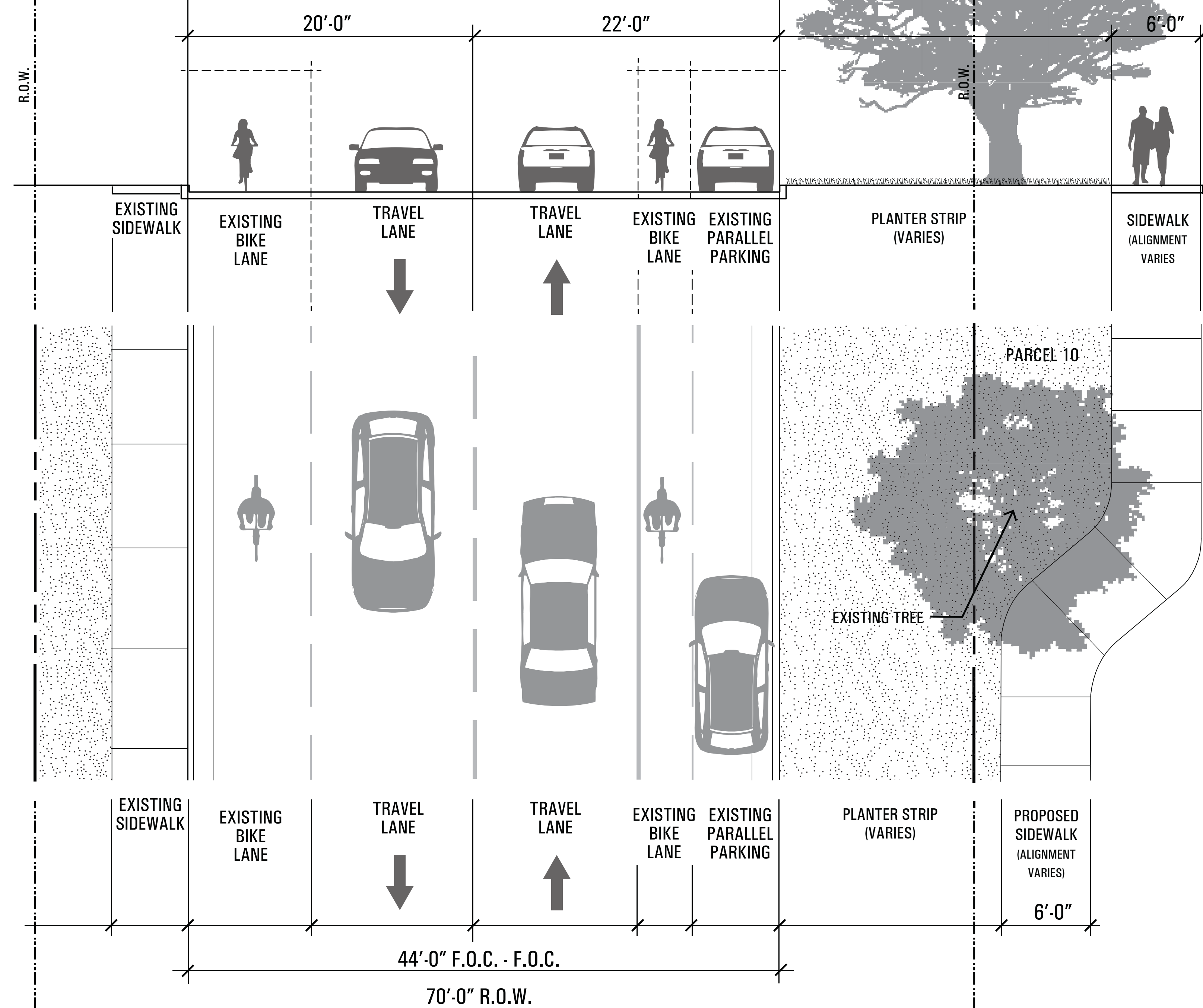
HART LANE - **EXISTING** CONDITIONS AT PARCEL 10

NTS



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

NTS



LOCATION MAP

PLAN OF HART LANE STREETScape ALONG PARCEL 10

UDG
Urban Design Group PC
TX Registered Engineering Firm #1-1843
3660 Stoneridge Road
Suite E101
Austin, TX 78746
512.347.0040

T B G
Landscape Architects Planners
1705 Guadalupe Street, Suite 500
Austin, Texas 78701
(512) 327-1011 Fax: (512) 327-0488
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 30, 2016

UDG JOB NO. 15-864

CASE NUMBER: C814-2014-0120

NOTES:

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



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
	327	NON PROTECTED/REGULATORY TREES PRESERVED
	13	HERITAGE TREES - TO BE REMOVED
	31	PROTECTED TREES TO BE REMOVED
	239	NON-PROTECTED/REGULATORY TREES TO BE REMOVED

UDG
 Urban Design Group PC
 TX Registered Engineering Firm #1343
 3660 Stoneridge Road
 Suite E101
 Austin, TX 78746
 512.347.0040

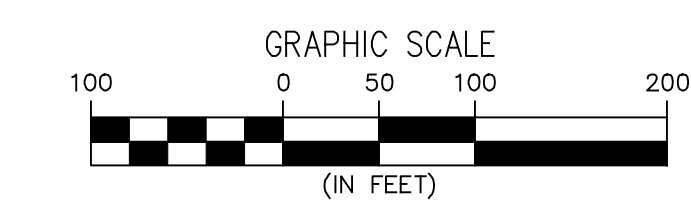
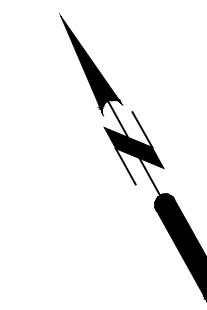
T B G
 Landscape Architects Planners
 1705 Guadalupe Street, Suite 500
 Austin, Texas 78701
 (512) 327-1011 Fax: (512) 327-0488
 Austin Dallas Houston San Antonio

AUSTIN OAKS PUD
 TREE PLAN

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

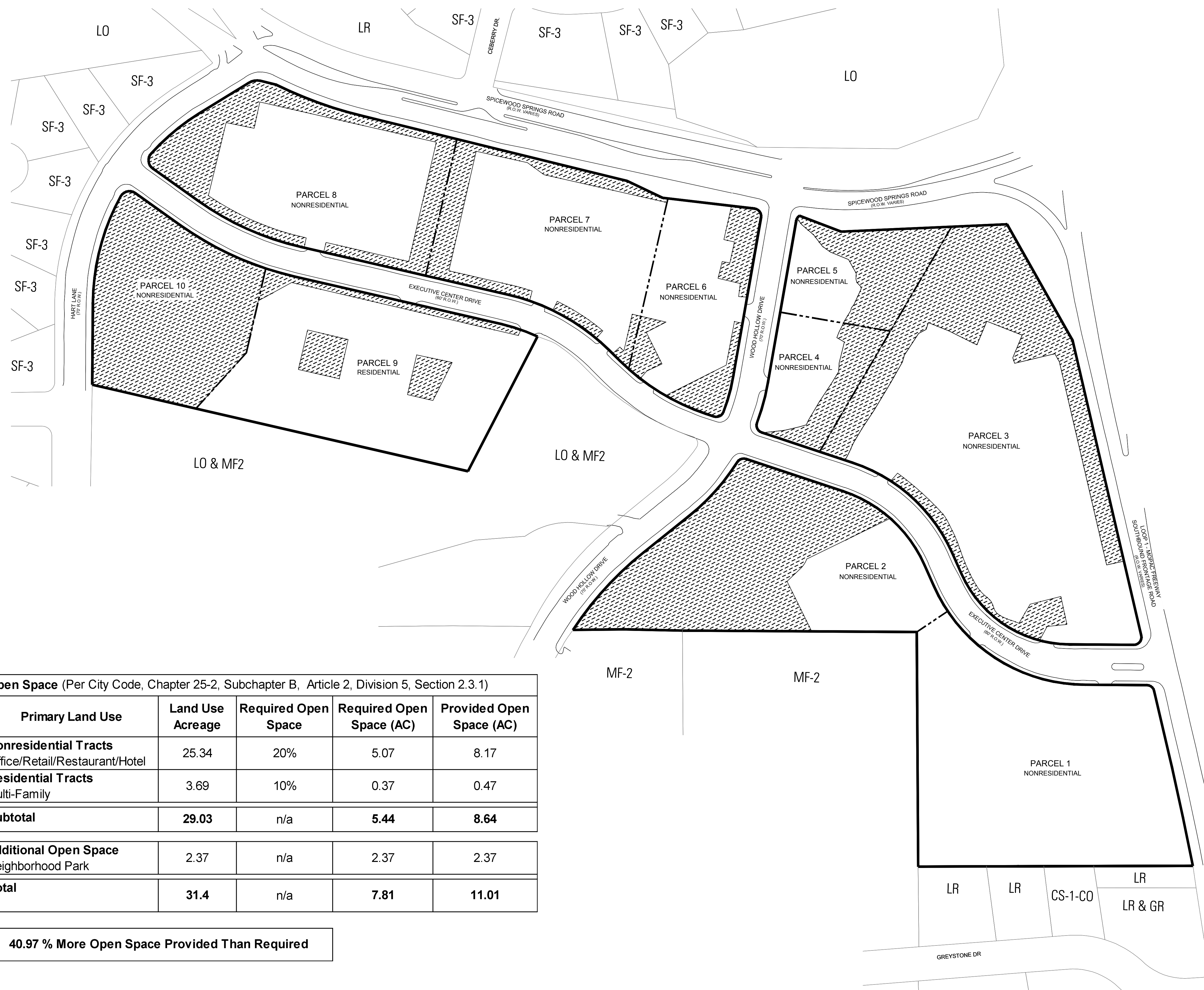
EXHIBIT J
 AUGUST 30, 2016
 UDG JOB NO. 15-864
 1"=80'
 CASE NUMBER: C814-2014-0120

AUSTIN OAKS 15-864



LEGEND

PROVIDED OPEN SPACE



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

- NOTES:
1. 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.

AUSTIN OAKS 15-864

UDG
 Urban Design Group PC
 TX Registered Engineering Firm #11843
 3660 Stoneridge Road
 Suite E101
 Austin, TX 78746
 512.347.0040

T B G
 Landscape Architects Planners
 1705 Guadalupe Street, Suite 500
 Austin, Texas 78701
 (512) 327-1011 Fax: (512) 327-0488
 Austin Dallas Houston San Antonio

AUSTIN OAKS PUD
 OPEN SPACE PLAN

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

EXHIBIT L
 AUGUST 30, 2016
 UDG JOB NO. 15-864
 1"=100'
 CASE NUMBER: C814-2014-0120