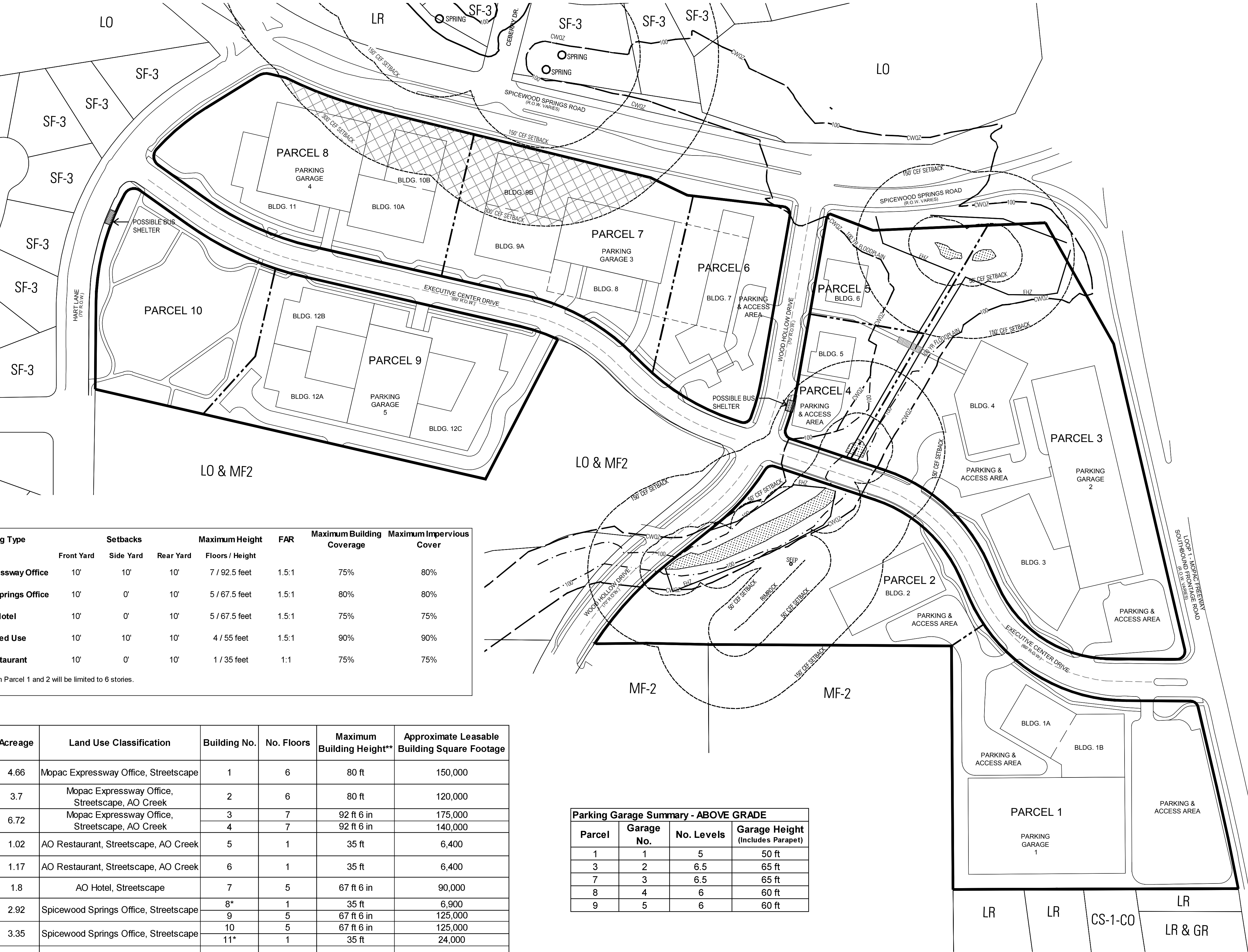




LEGEND

- [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 EROSION HAZARD ZONE
- [Long Dash Line] 100 YEAR FLOODPLAIN
- [Short Dash Line] CWQZ - CRITICAL WATER QUALITY ZONE
- [Thick Solid Line] PARCEL BOUNDARY

In addition to the other provisions of this Ordinance and the Exhibits, the following provisions of City Code and the City Environmental Criteria Manual (ECM) have been replaced, otherwise satisfied or exceeded and do not apply within the PUD:

- Section 25-8-25(B)(1) and (3) (Redevelopment Exception in Urban and Suburban Watersheds) are modified to apply to the entirety of the PUD on an overall basis;
- ECM Section 2.4.3 (Buffering) is modified as to Parcel 1 and Parcel 4;
- Section 25-6-477 (Bicycle Parking) is modified for office, residential, and hotel uses;
- Section 25-2-1008(A)(1) (Irrigation Requirements) will be applied on an overall basis;
- ECM Section 2.4.1 D (Street Yard Trees) is modified to increase the requirements;
- ECM Section 3.3.2(A) (General Tree Survey Standards) is modified to lengthen the time period for which the survey can be used;
- Section 25-8-641(B) (Removal Prohibited) is modified as set forth in the Ordinance to allow for the removal of specific Heritage Trees;
- Section 3.5.4 (Mitigation Measure) of the City of Austin Environmental Criteria Manual is modified as set forth in the Ordinance to provide a standard for redevelopment sites;
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- Section 25-2-1062 (Height Limitations and Setbacks for Small Sites) is modified as set forth on the Exhibits;
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- Subchapter E (Design Standard and Mixed Use) Article 4 (Mixed Use) is modified as set forth on the Exhibits;
- Section 25-10-101(C)(2) and (3)(a) (Signs Allowed in All Sign Districts Without An Installation Permit) is modified to improve directional signage;
- Section 25-10-130 (Commercial Sign District Regulations) is modified to allow projecting signs and increase sign size; and
- Section 25-10-154 (Subdivision Identification Sign) is modified to provide for an appropriate number of subdivision signs.
- Section 25-6-472 (Parking Facility Standards) is modified to account for this mixed use development.
- Section 25-1-21 (Definitions) to allow for the PUD to comply with site development regulations on an overall contiguous basis, rather than tract by tract.
- Section 25-2-243 (Proposed District Boundaries Must Be Contiguous) to allow for the PUD area to be considered contiguous in the zoning application.

Building Type	Setbacks			Maximum Height Floors / Height	FAR	Maximum Building Coverage	Maximum Impervious Cover
	Front Yard	Side Yard	Rear Yard				
Mopac Expressway Office	10'	10'	10'	7 / 92.5 feet	1.5:1	75%	80%
Spicewood Springs Office	10'	0'	10'	5 / 67.5 feet	1.5:1	80%	80%
AO Hotel	10'	0'	10'	5 / 67.5 feet	1.5:1	75%	75%
AO Mixed Use	10'	10'	10'	4 / 55 feet	1.5:1	90%	90%
AO Restaurant	10'	0'	10'	1 / 35 feet	1:1	75%	75%

*The buildings on Parcel 1 and 2 will be limited to 6 stories.

Parcel	Acreage	Land Use Classification	Building No.	No. Floors	Maximum Building Height**	Approximate Leasable Building Square Footage
1	4.66	Mopac Expressway Office, Streetscape	1	6	80 ft	150,000
2	3.7	Mopac Expressway Office, Streetscape, AO Creek	2	6	80 ft	120,000
3	6.72	Mopac Expressway Office, Streetscape, AO Creek	3	7	92 ft 6 in	175,000
4	1.02	AO Restaurant, Streetscape, AO Creek	4	7	92 ft 6 in	140,000
5	1.17	AO Restaurant, Streetscape, AO Creek	5	1	35 ft	6,400
6	1.8	AO Hotel, Streetscape	6	1	35 ft	6,400
7	2.92	Spicewood Springs Office, Streetscape	7	5	67 ft 6 in	90,000
8	3.35	Spicewood Springs Office, Streetscape	8*	1	35 ft	6,900
9	3.69	AO Mixed Use, Streetscape	9	5	67 ft 6 in	125,000
10	2.37	AO Park, Streetscape	10	5	67 ft 6 in	125,000
			11*	1	35 ft	24,000
			12*	4	55 ft	223,000
			-	-	-	-
Total	31.4					1,191,700
Baseline for Determining Development Bonuses per Section 1.3.3						1,082,126
Bonus area square footage						109,574
x 10% (Requirement per Section 2.5.3)						10,957 (Approx. 11 units)

*To include retail.

Parking Garage Summary - ABOVE GRADE			
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 Sections 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 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).
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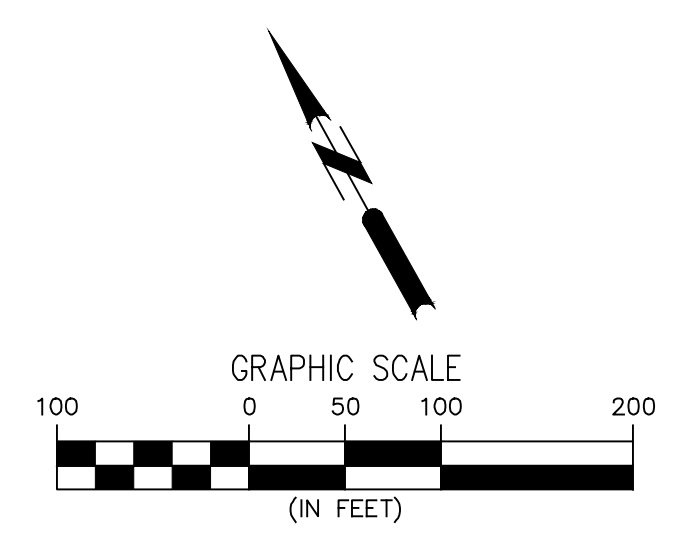
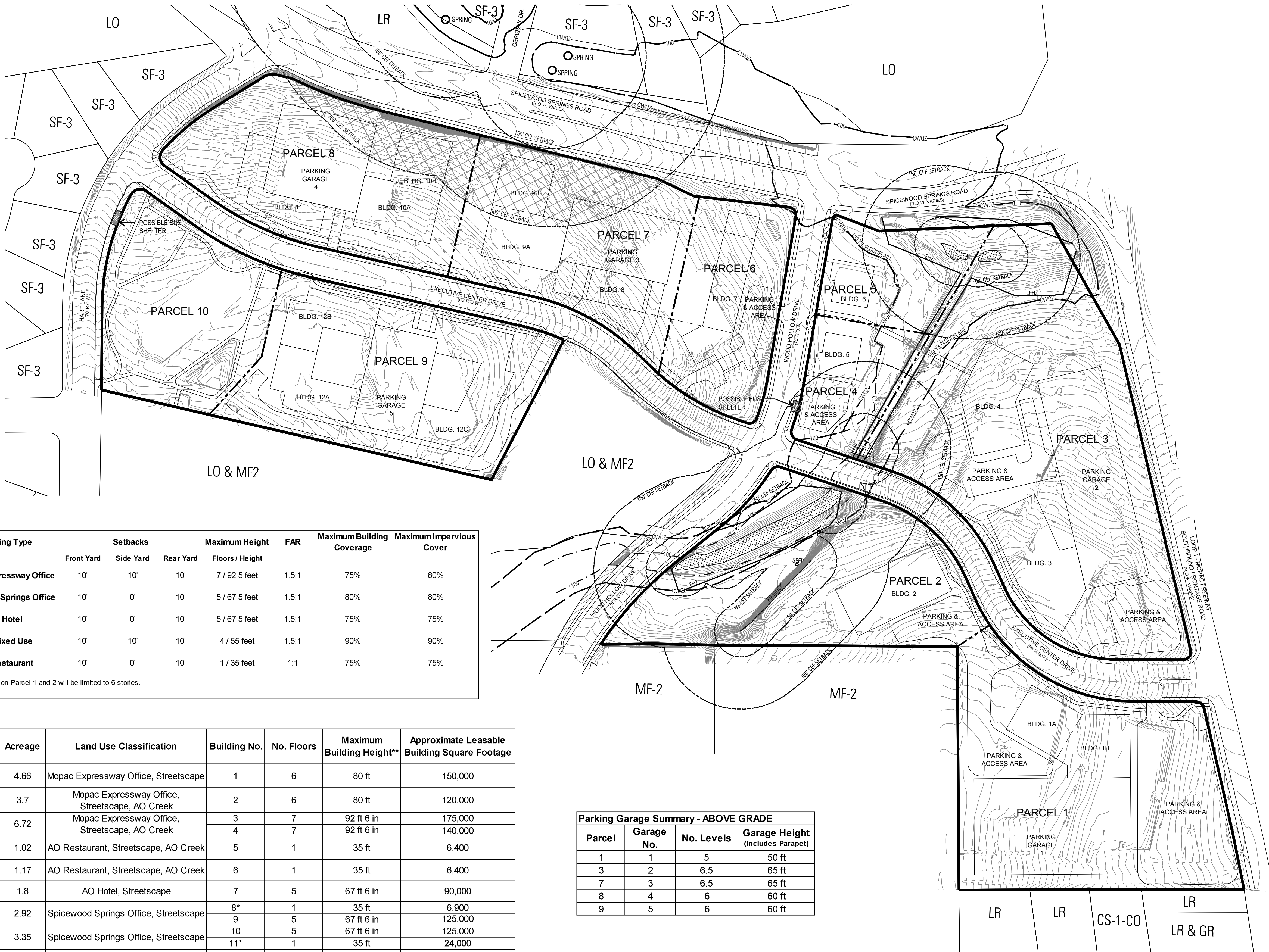
Urban Design Group PC
TX Registered Engineering Firm #1-1843
3660 Stoneridge Road
Suite E101
Austin, TX 78746
512.347.0040



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	LAND USE PLAN	NOTES	NAME	DATE
		SURVEY BY		
		DRAWN BY		
		CHECKED BY		
		DESIGNED BY		
EXHIBIT C	AUGUST 30, 2016	REVIEWED BY		

UDG JOB NO. 15-864
1"=100'
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
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Suite E101
Austin, TX 78746
512.347.0040

T B G
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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 SURVEY BY NAME DATE

EXHIBIT K

AUGUST 30, 2016

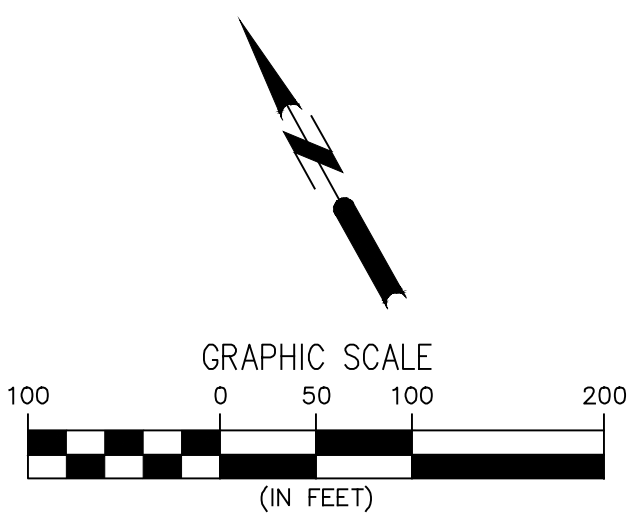
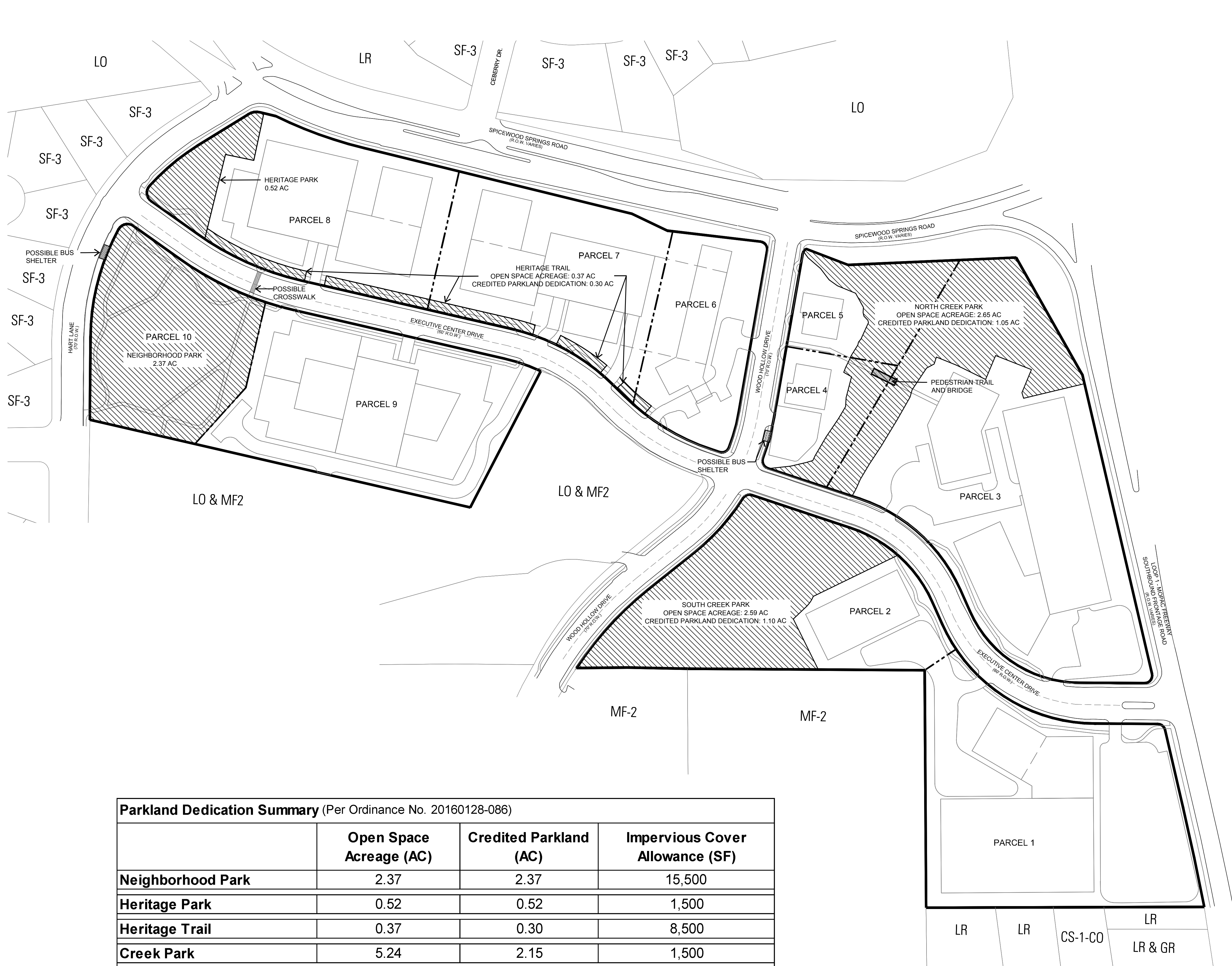
UDG JOB NO. 15-864

1"=100'

CASE NUMBER: C814-2014-0120

AUSTIN OAKS 15-864

REVISED : JANUARY 4, 2017



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 a city parkland and with the approval of the City of Austin; after the redevelopment of the neighborhood Park on Parcel 10, if the cost did not exceed \$1,546,500, the remaining amount may be used toward redeveloping the Heritage Park on Parcel 8. 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). A portion of the improvement expenditures may also be spent on placing of up to 3 historic markers or interpretive signage within the Heritage Trail easement that is on Parcel 6, Parcel 7, and Parcel 8; however, such historic markers and interpretive signage content, size, and location will be subject to the owners' approval.
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 - Per 25-8-63(C), multi-use trails on the parkland and trail easements shall be excluded from impervious calculations.



Urban Design Group PC
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3660 Stoneridge Road
Suite E101
Austin, TX 78746
512.347.0040



Landscape Architects Planners
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Austin, Texas 78701
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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

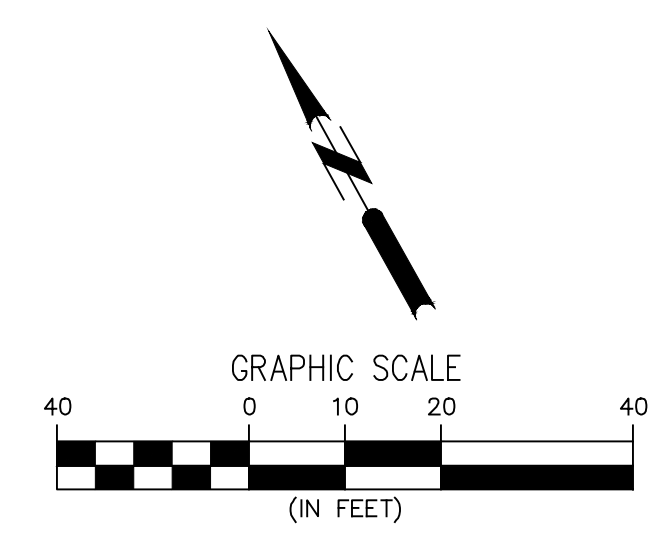
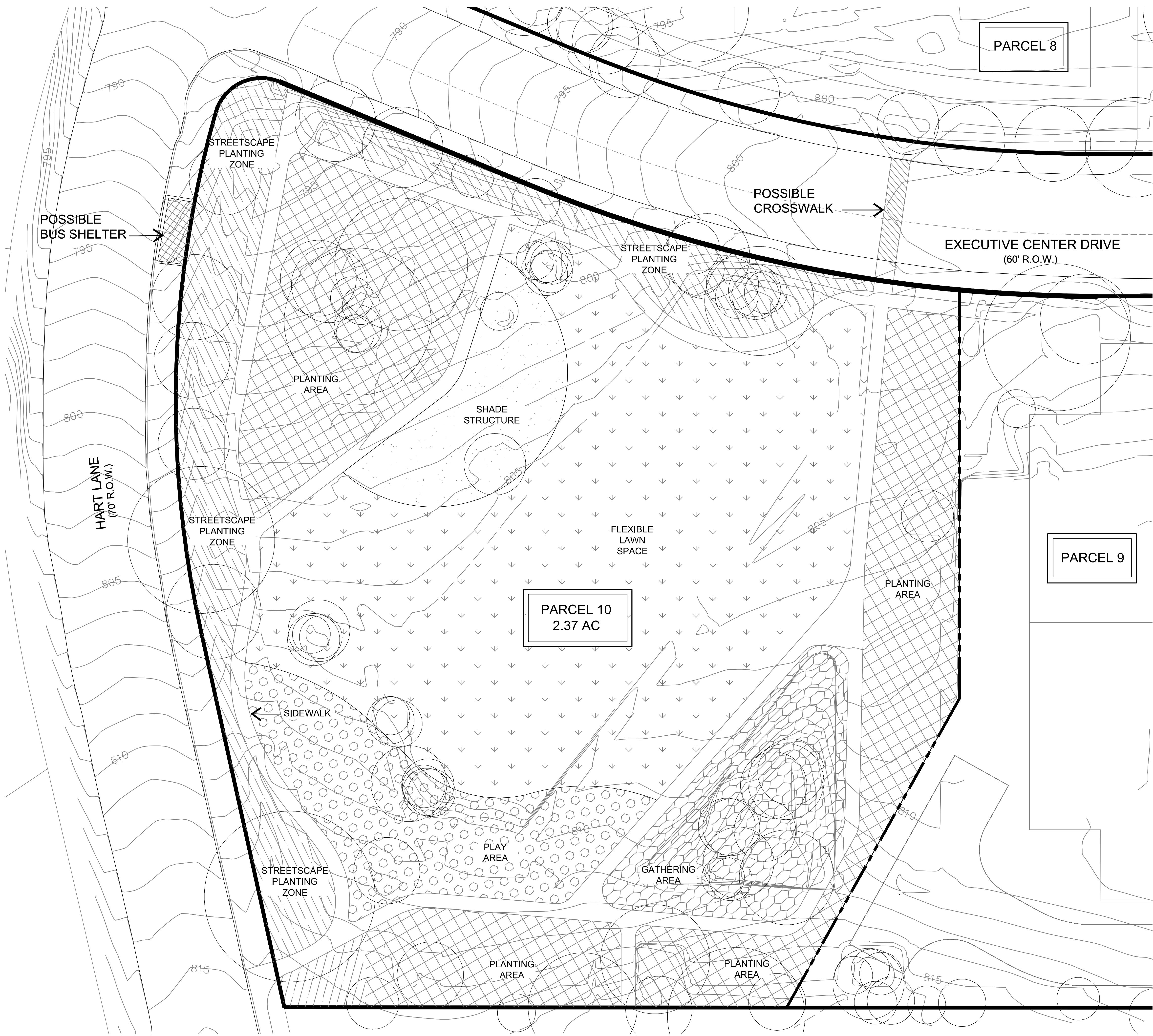
AUGUST 30, 2016

UDG JOB NO. 15-864

1"=100'

CASE NUMBER: C814-2014-0120

REVISED : DECEMBER 6, 2016



- Notes:
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 4. Per 25-8-63(C), multi-use trails on the parkland and trail easements shall be excluded from impervious calculations.

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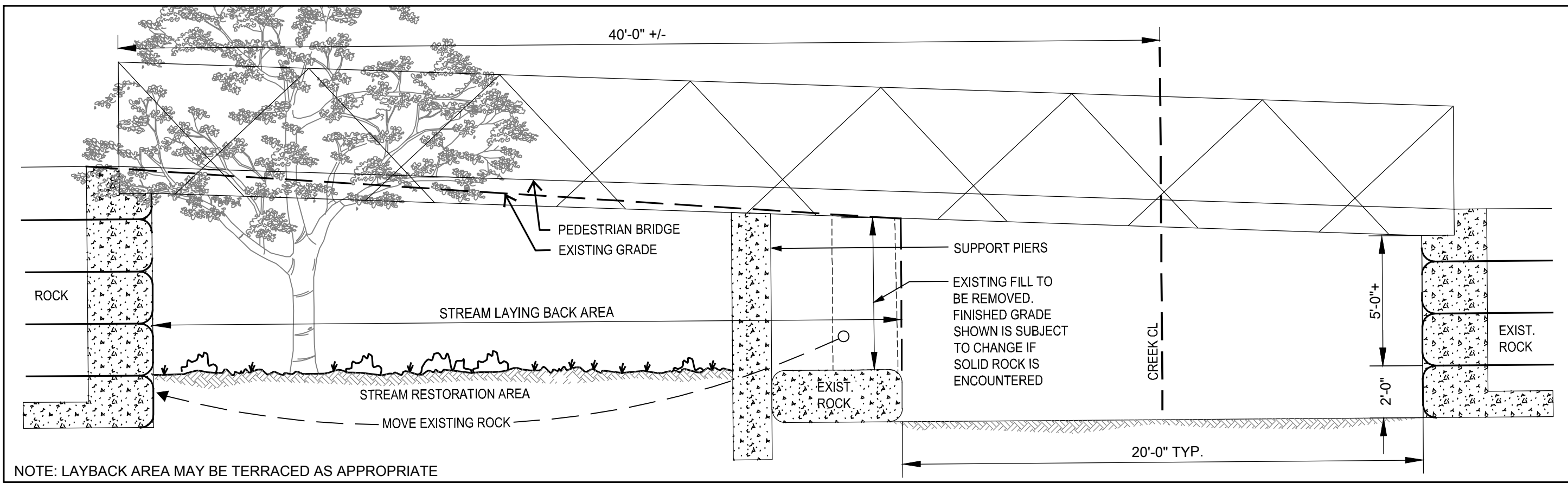
AUSTIN OAKS PUD

**AO PARK PLAN
AND PARK SPACE**

NOTES	NAME	DATE
SURVEY BY		
DRAWN BY		
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REVIEWED BY		

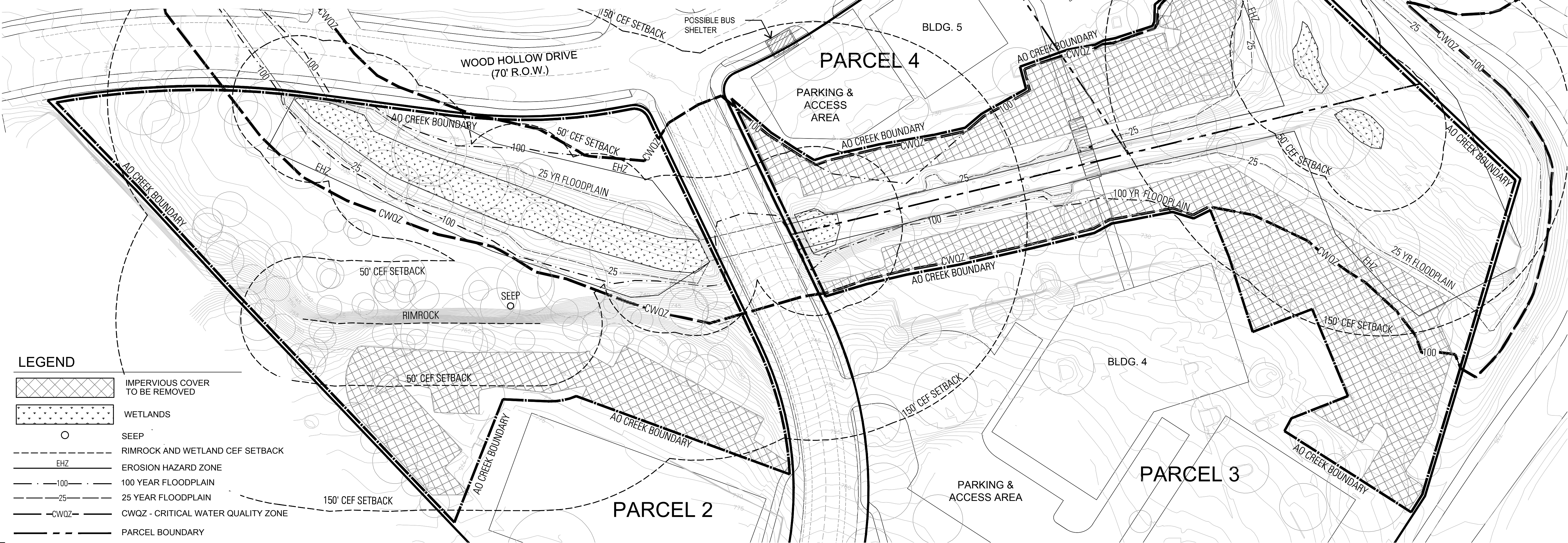
REVISED : DECEMBER 6, 2016

AUSTIN OAKS 15-864



STREAM LAYING BACK SECTION

SCALE: 3"=1'-0"

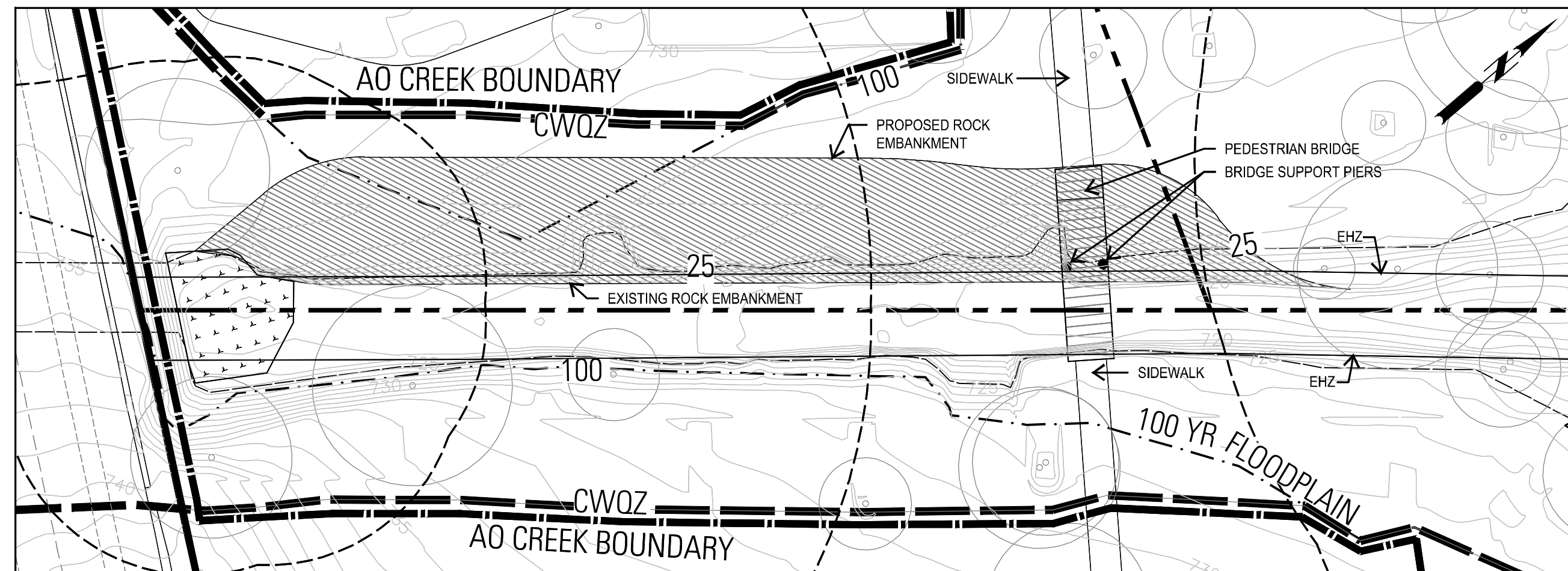


LEGEND

- 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:

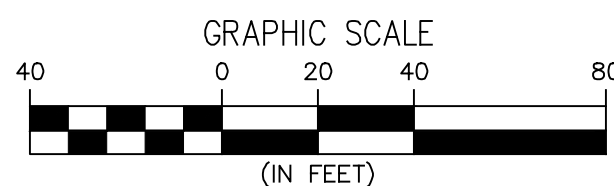
- Construction within the CWQZ and CEF buffer shall include the removal of existing surface parking lots and restoration of such areas. A restoration plan shall be submitted to the City for review and approval and implemented with each site plan for Parcels 2, 3, 4, and 5. The restoration plan shall be approved if it complies with the following: (i) planting and seeding pursuant to the standard specification 609s, and (ii) revegetation shall be 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. Restoration of existing parking lot areas within the AO Creek Plan, and outside of the CWQZ or CEF buffer, shall be planted and seeded pursuant to standard specification 609s. The restoration plan shall be implemented prior to certificate of occupancy, and restoration shall be considered complete if the goals of the restoration plan have been met following a one year warranty period.
- 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 the date of installation and maintained by the City thereafter.
- The West side of the unnamed creek bank on Parcels 4 and 5 will be laid back to create an inundation bench as shown on this Exhibit H, unless uniform cohesive bedrock prevents excavation to the depth shown. The Owner will not be required to excavate further if blasting or cutting of bedrock is required. The inundation bench will be restored pursuant to Note 1 above, unless subsurface conditions such as shallow bedrock make restoration infeasible as determined by Watershed Protection Department staff. The design shall accommodate a minimum of 10 feet at the top of the bank for a future trail or other permitted improvements. 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 a total of at least 20,000 cubic feet of detention is provided.
- 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 CWQZ 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).
- Bus shelter subject to Capital Metro need and approval.
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STREAM LAYING BACK AREA

SCALE: 1"=30'-0"

REVISED : SEPTEMBER 15, 2016



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
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AUSTIN OAKS PUD

AO CREEK PLAN

NOTES	NAME	DATE
SURVEY BY		
DRAWN BY		
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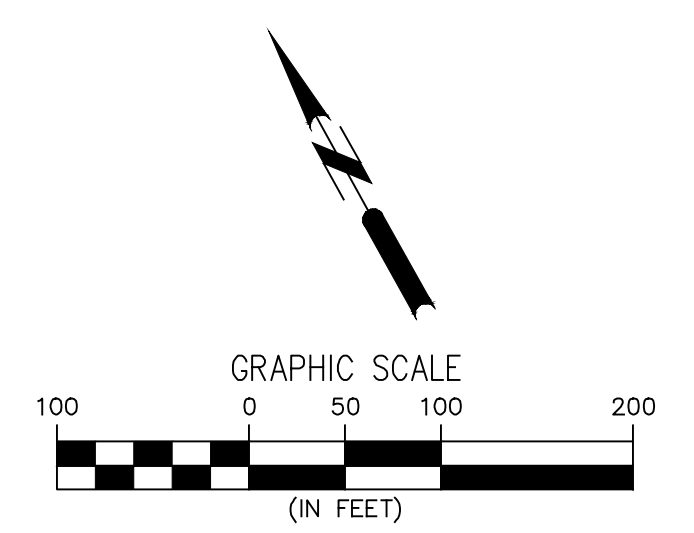
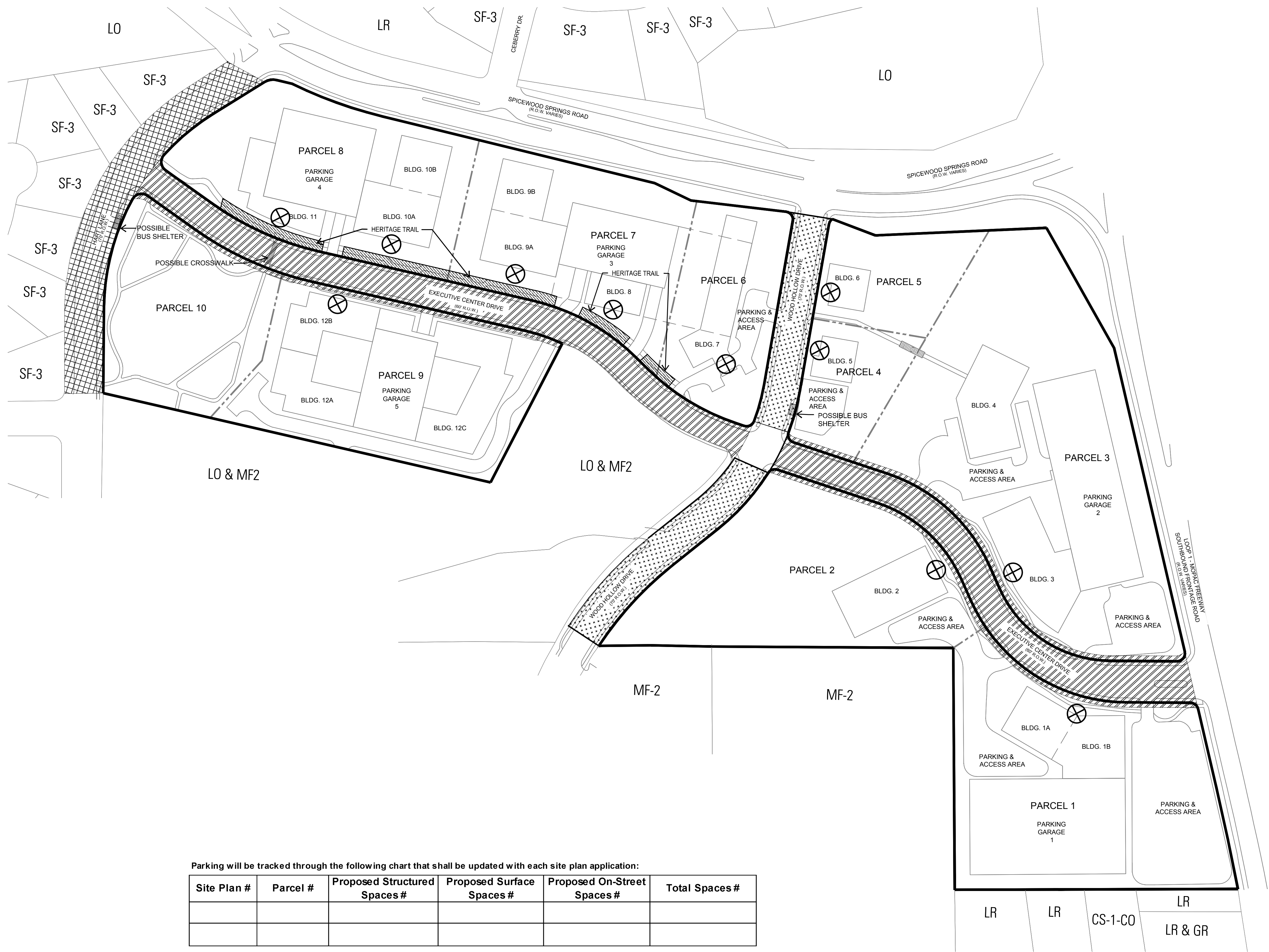
EXHIBIT H

AUGUST 30, 2016

UDG JOB NO. 15-864

1"=40'

CASE NUMBER: C814-2014-0120



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

SURVEY BY

DRAWN BY

CHECKED BY

DESIGNED BY

REVIEWED BY

NAME

DATE

EXHIBIT I

PAGE 1 OF 5

AUGUST 30, 2016

UDG JOB NO. 15-864

1"=100'

CASE NUMBER: C814-2014-0120

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

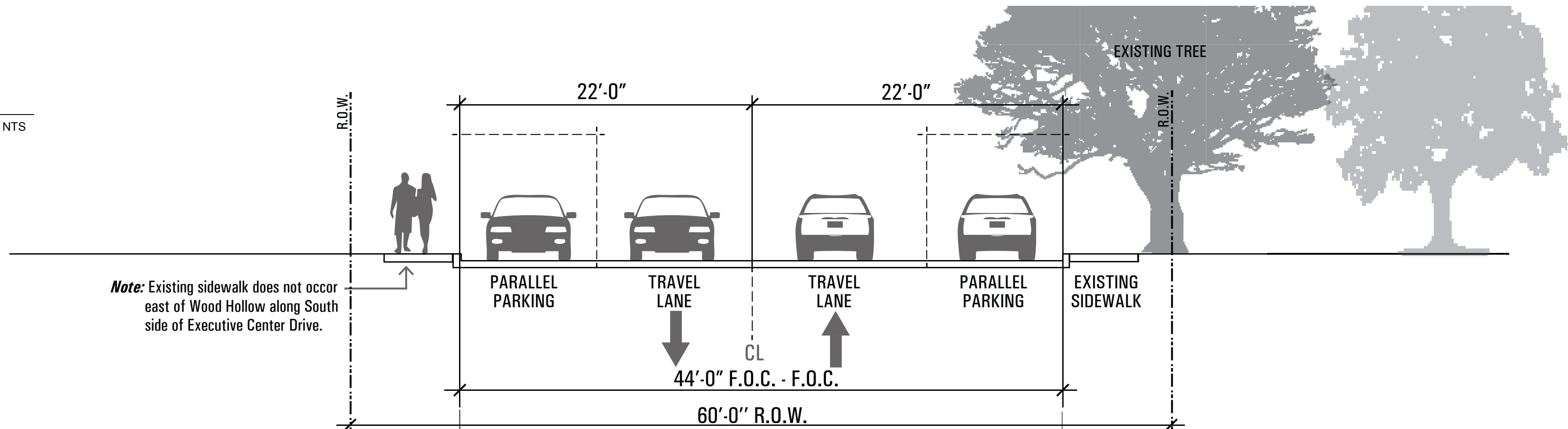
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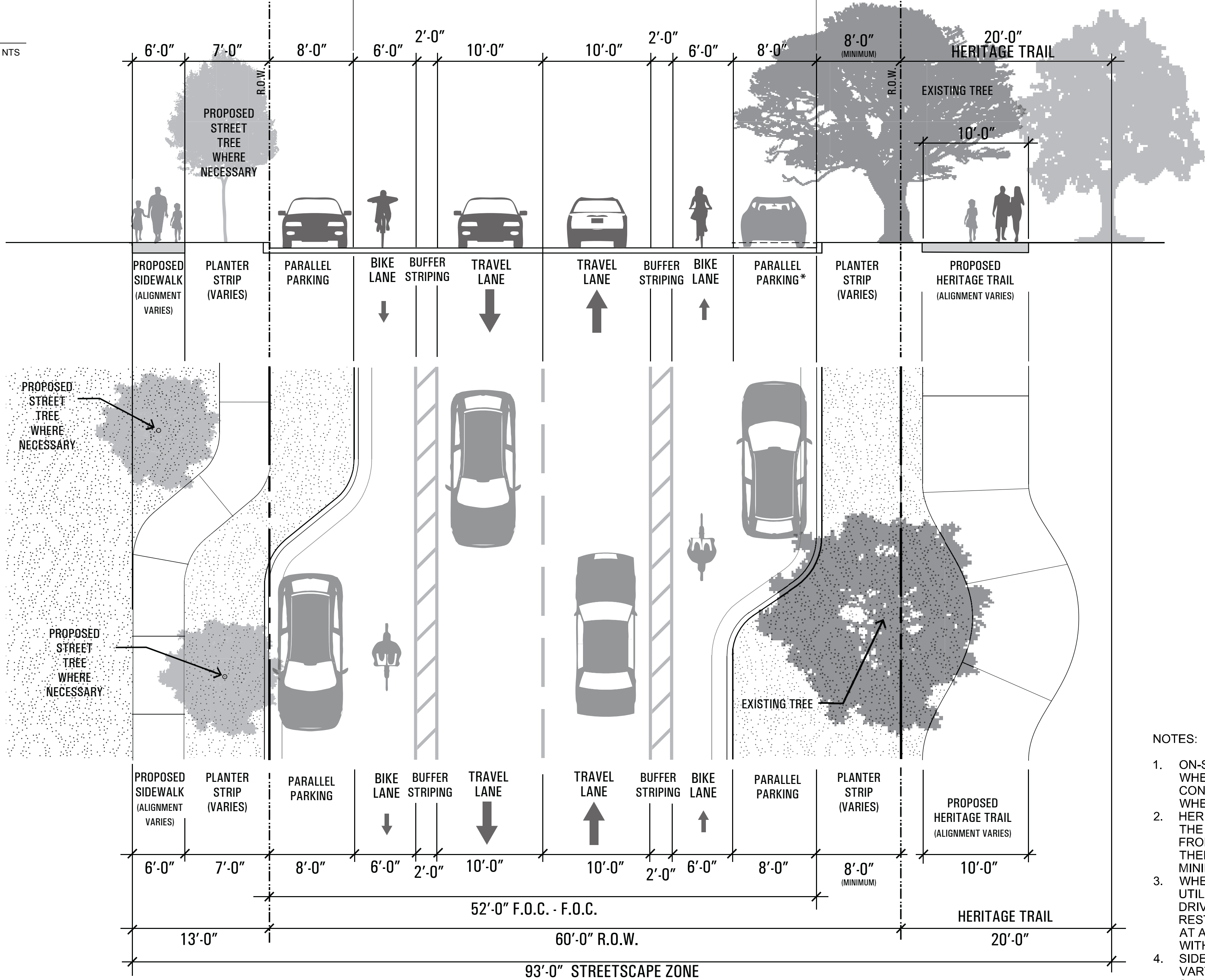
EXECUTIVE CENTER DRIVE - **EXISTING** CONDITIONS

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.

UDG
Urban Design Group PC
TX Registered Engineering Firm #11343
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

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STREETSCAPE PLAN

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EXHIBIT I

PAGE 2 OF 5

AUGUST 30, 2016

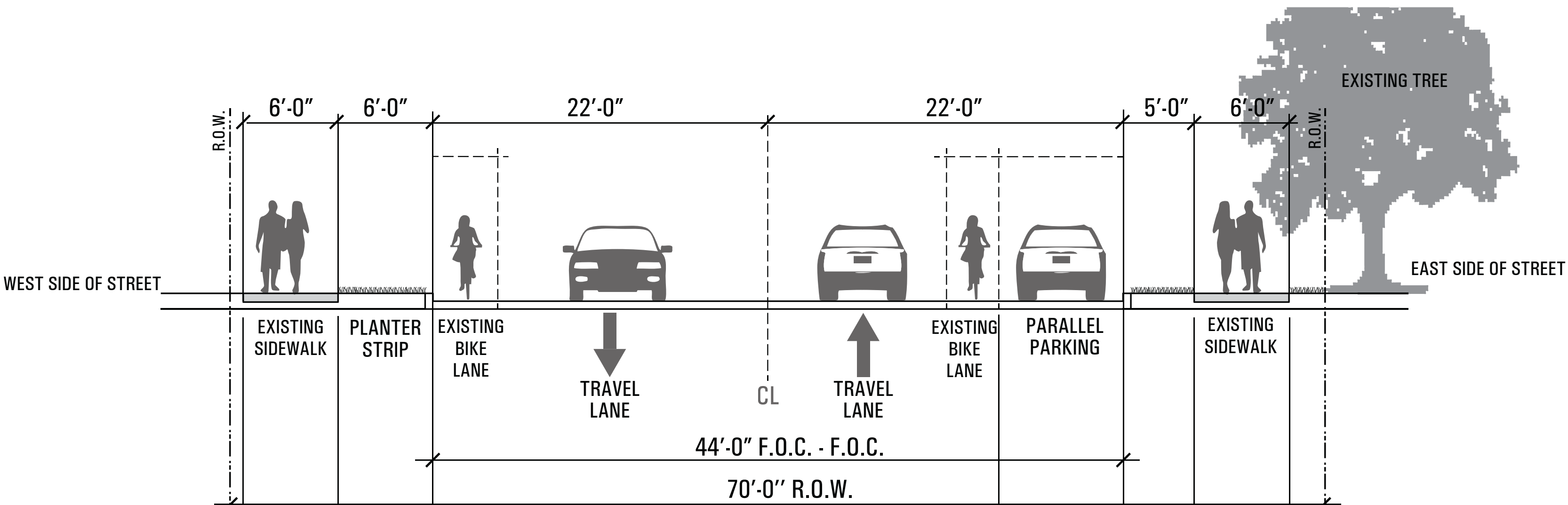
UDG JOB NO. 15-864

CASE NUMBER: C814-2014-0120

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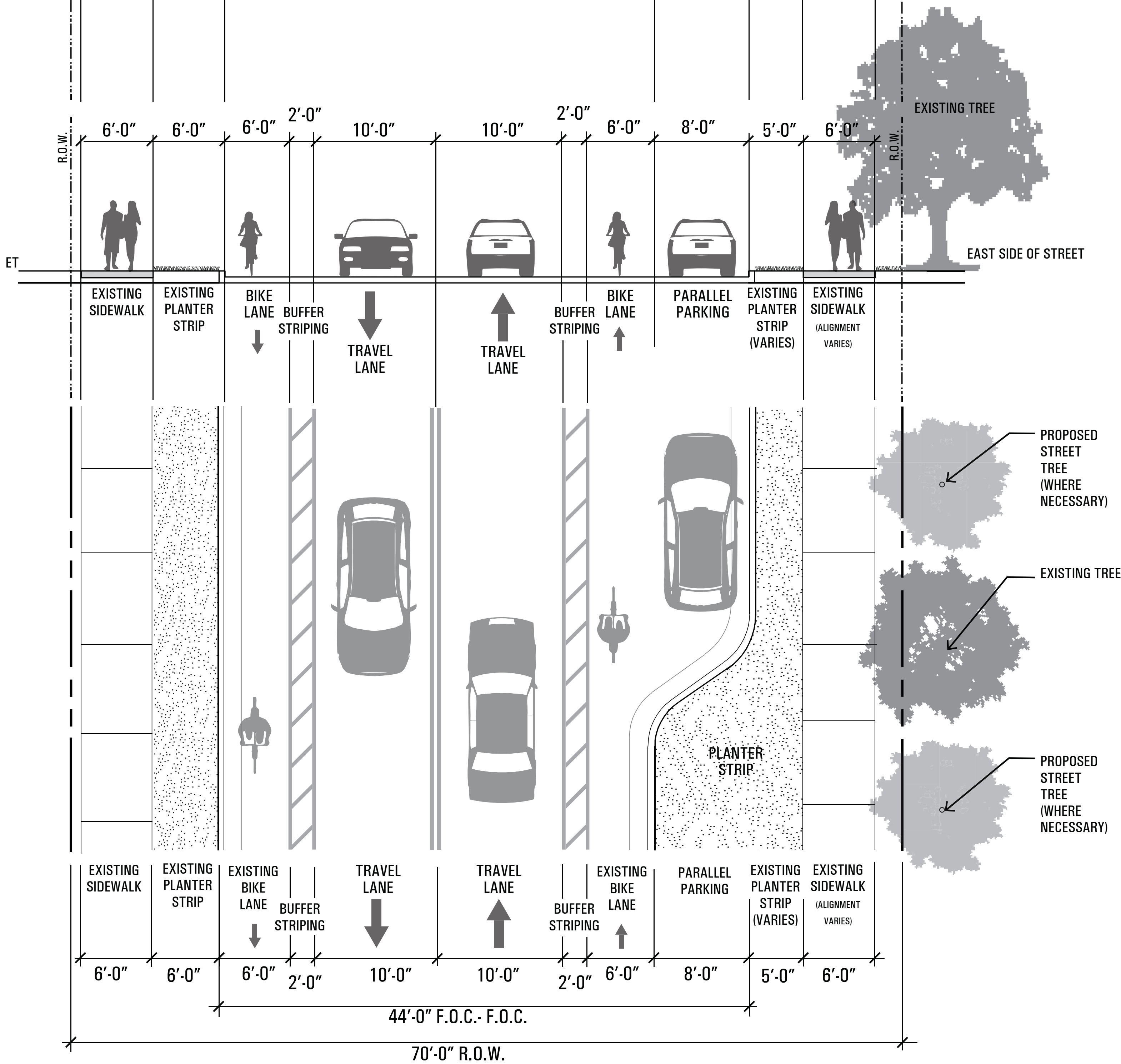
WOOD HOLLOW DRIVE - **EXISTING** CONDITIONS

NTS



WOOD HOLLOW DRIVE - **PROPOSED** CONDITIONS

NTS



- 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.
 - 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 OWNERS DISCRETION.

UDG
Urban Design Group PC
TX Registered Engineering Firm #11343
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

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STREETSCAPE PLAN

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EXHIBIT I

PAGE 3 OF 5

AUGUST 30, 2016

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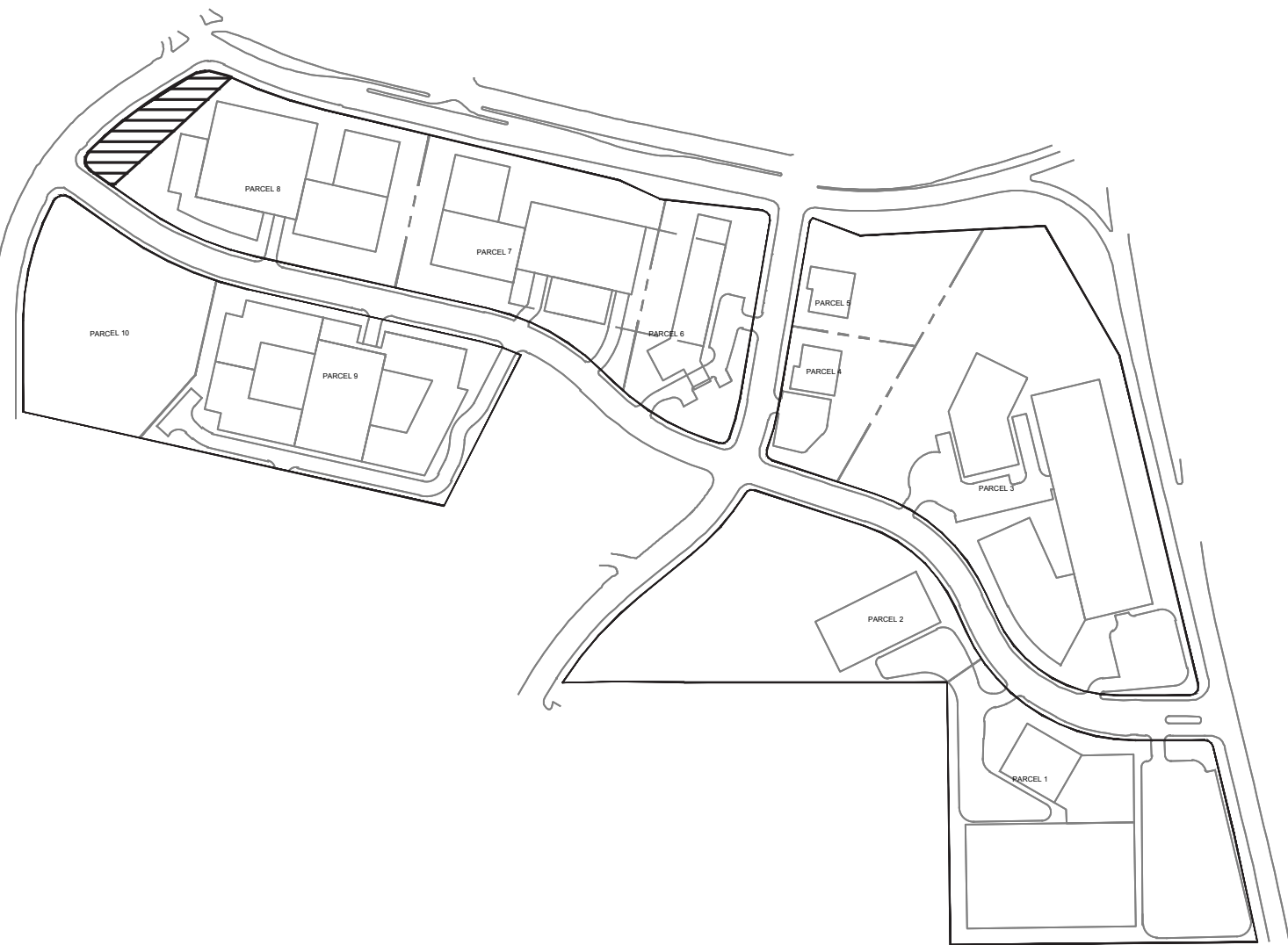
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HART LANE- **EXISTING** CONDITIONS AT PARCEL 8

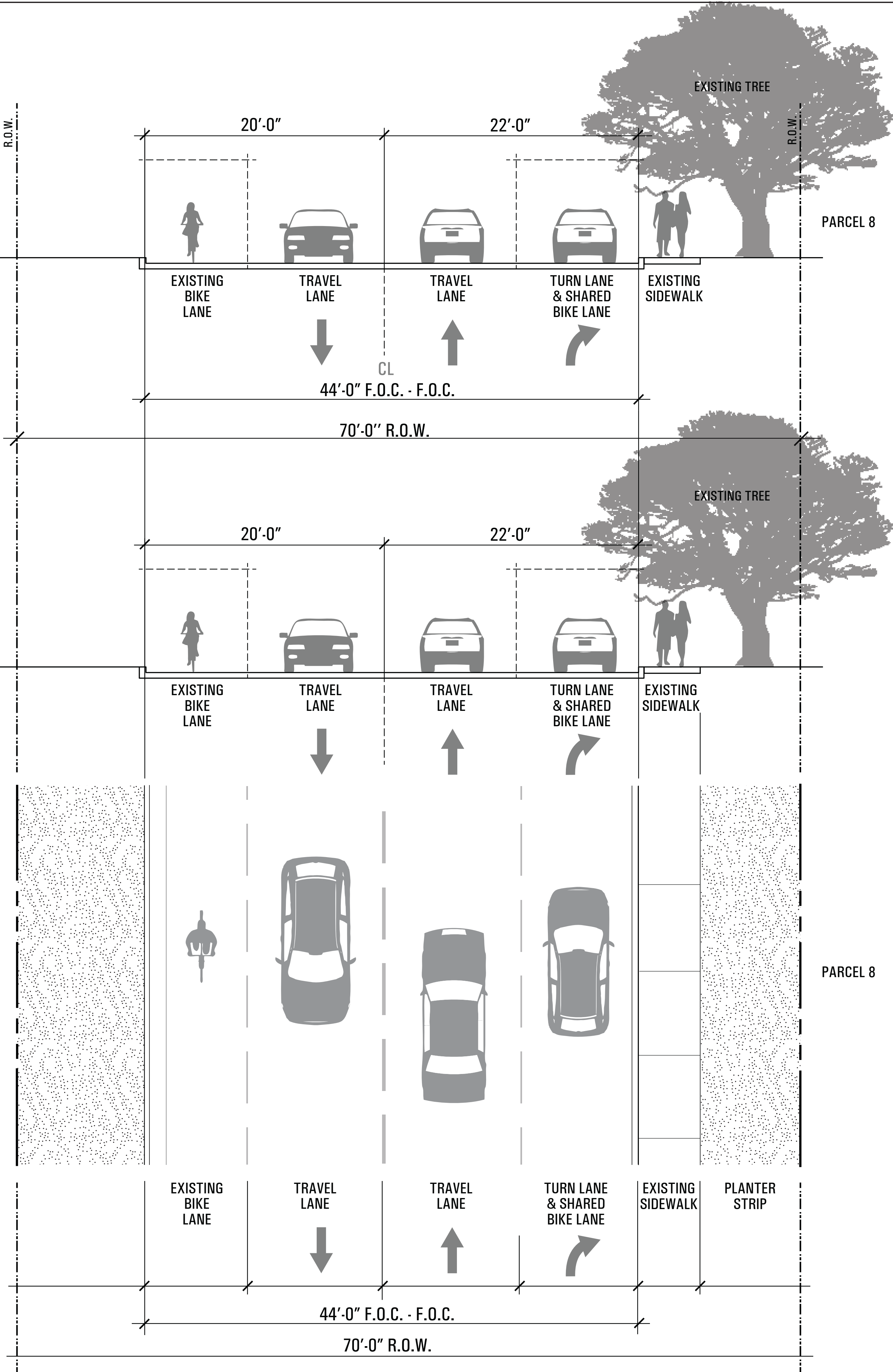
NTS

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 #11343
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

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STREETSCAPE PLAN

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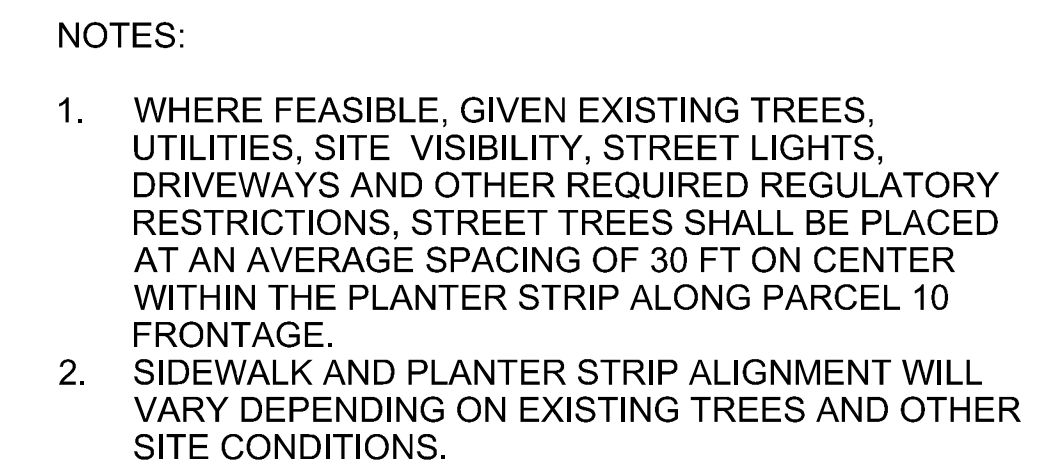
EXHIBIT I
PAGE 4 OF 5

AUGUST 30, 2016

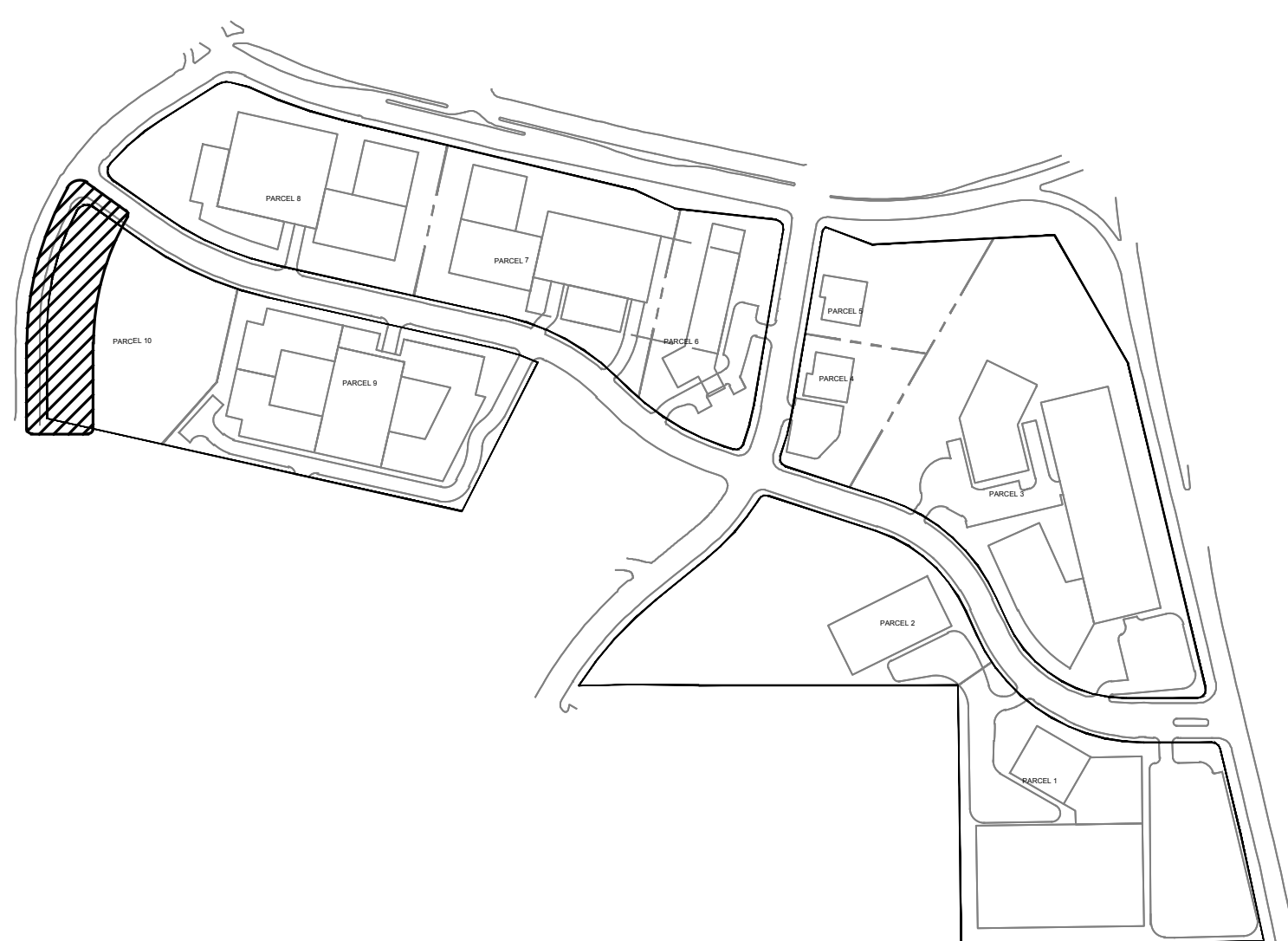
UDG JOB NO. 15-864

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PLAN OF HART LANE STREETSCAPE ALONG PARCEL 10

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PAGE 5 OF 5

AUGUST 30, 2016

UDG JOB NO. 15-864

CASE NUMBER: C814-2014-0120



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

TREE PLAN

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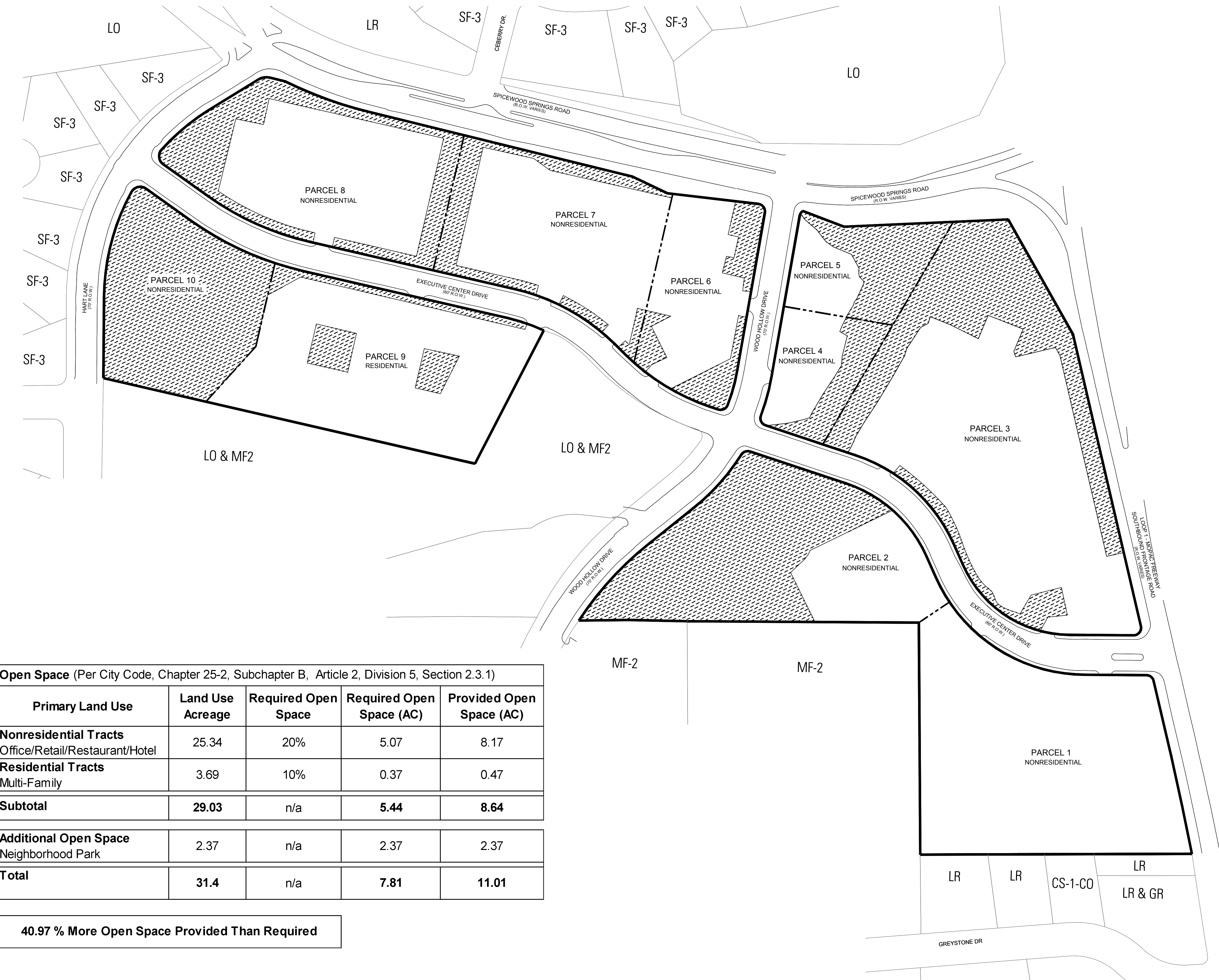
AUGUST 30, 2016

UDG JOB NO. 15-864

1"=80'

CASE NUMBER: C814-2014-0120

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

- 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.



Urban Design Group PC
TX Registered Engineering Firm #11843
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

OPEN SPACE PLAN

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AUGUST 30, 2016

UDG JOB NO. 15-864

1"=100'

CASE NUMBER: C814-2014-0120