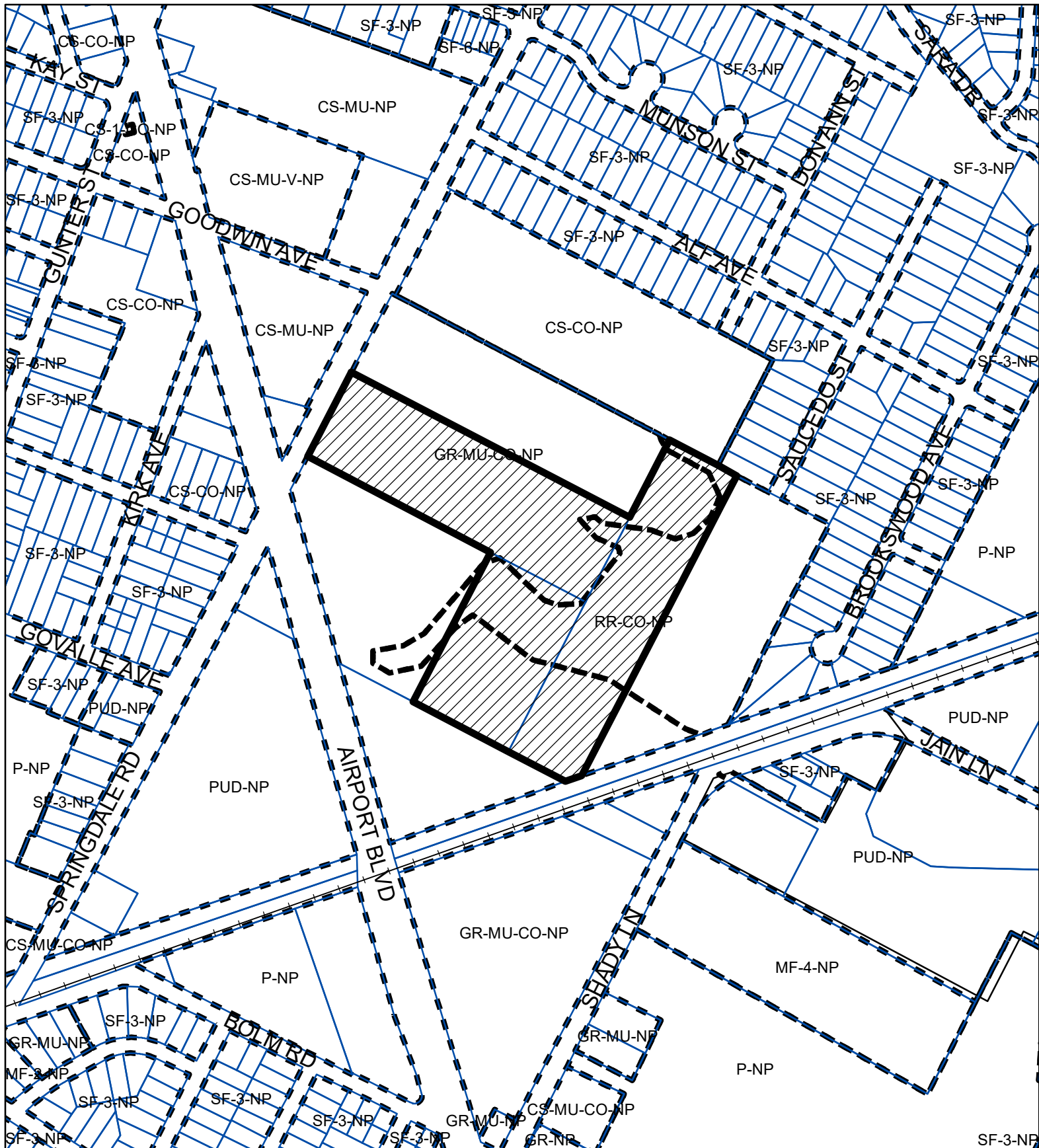




N



SUBJECT TRACT



ZONING BOUNDARY

DEVELOPMENT ASSESSMENT

CASE#: CD-2020-0001

1" = 400'

This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.

This product has been produced by CTM for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.



SPRINGDALE COMMERCIAL

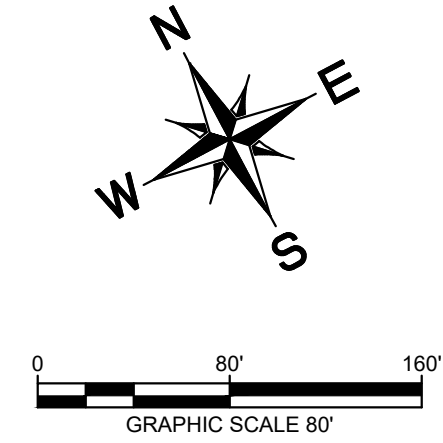
LAND USE PLAN

DRAFT

Austin, Texas
May 2020

DWG NAME
LAST SAVED

K:\SAU_CIVIL\06268300 SPRINGDALE COMMERCIAL\CAD\EXHIBITS\PLANSHEETS\LAND PLAN EXHIBIT - 20200515.DWG
5/18/2020 4:30 PM



LEGEND

	PARCEL BOUNDARY
	100-YR FLOODPLAIN
	25-YR FLOODPLAIN
	EXISTING CONTOUR

NOTES:

- BUILDING SQUARE FOOTAGE IS APPROXIMATE AND CAN BE TRANSFERRED AMONG BUILDINGS SO LONG AS THE TOTAL LEASABLE SQUARE FOOTAGE DOES NOT EXCEED 886,000 SQUARE FEET.
- OVERALL IMPERVIOUS COVER WILL NOT EXCEED 50% AND FAR WILL NOT EXCEED 0.8:1.
- 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.

UTILITY NOTES:

- WATER SERVICE TO CONNECT TO CITY OF AUSTIN EXISTING 8" CI PUBLIC WATER LINE IN SPRINGDALE ROAD.
- WASTEWATER SERVICE TO EXTEND AND CONNECT TO CITY OF AUSTIN EXISTING 8" CONC. WASTEWATER LINE IN SAUCEDO STREET.
- WATER QUALITY AND DETENTION TO BE PROVIDED BY A MIXTURE OF RAIN GARDENS AND BIORETENTION PONDS.

Parcel	Acreage	Land Use Classification	Building No.	No. Floors	Maximum Building Height (ft)	Building Height (ft)	Approximate Building Square Footage (sf)
1	19.148	Office	B / C	6	90	90	383,257
2	6.659	Office	A / B	6	90	90	463,000
3	4.376	Office	-	-	-	-	-
Total	30.18						846,257

Parking Garage Summary			
Parcel	Garage No.	No. Levels	Garage Height (ft)
1	C	8	90
2	-	-	-
3	-	-	-

Kimley»Horn
2600 Via Fortuna, Terrace I, Suite 300
Austin, Texas 78746
512-418-1771
State of Texas Registration No. F-928

NOTE: THIS PLAN IS CONCEPTUAL IN NATURE AND HAS BEEN PRODUCED WITHOUT THE BENEFIT OF A SURVEY, TOPOGRAPHY, UTILITIES, CONTACT WITH THE CITY, ETC.