



ZONING AND PUD PARCELS

Building Tabulation												
Building Number	1	2	3	4	5	6	7	8	9	10	11	12
Area (SF)	Office	Office	Office	Office	Office	Office	Office	Office	Office	Office	Office	Office
Existing	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
Proposed	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
Ground Floor Enclosed Building Area (SF) (1)	6,500	18,000	7,200	41,000	6,800	18,000	18,000	18,000	18,000	18,000	18,000	18,000
Second Floor and Above Enclosed Area (SF) (2)	6,500	18,000	7,200	41,000	6,800	18,000	18,000	18,000	18,000	18,000	18,000	18,000
Total Enclosed Building Area (SF)	13,000	36,000	14,400	82,000	13,600	36,000	36,000	36,000	36,000	36,000	36,000	36,000
Notes:												
1) As the time of approval of the Riverbend PUD, Dec. 14, 2000.												
2) All proposed buildings have site on grade foundations. Buildings 11, 12 and 13 are portable structures.												
3) Buildings 6, 8 and 10 shall conform to the allowable uses and applicable development regulations of the Riverbend PUD and use subject to any other applicable rules and regulations.												
4) Buildings 11 and 12 to be removed.												

Site Tabulations												
(Building Coverage, Impervious Coverage and F.A.R.)												
Building Coverage												
Ground Floor Enclosed Building Area (SF)	190,650											
Bldg. Coverage as a % of PUD Parcels 1-5, 54.32 acres	8.1%											
Bldg. Coverage as a % of this site plan, 36.1 acres	12.1%											
Allowable Bldg. Coverage for Parcels 1-5 per Riverbend PUD	48%											
Impervious Coverage												
Total Impervious Coverage (Acres)	13.32											
Impervious Coverage as a % of PUD Parcels 1-5, 54.32 acres	24.5%											
Impervious Coverage as a % of this site plan, 36.1 acres	36.6%											
Allowable Impervious Coverage per Riverbend PUD (See breakout for slope categories on reference Sheet 4)	46%											
Floor Area Ratio (F.A.R.)												
Total Enclosed Area of Existing and Proposed Buildings (SF)	310,150											
F.A.R. based on the area of PUD Parcels 1-5, 54.32 acres	0.13:1											
F.A.R. based on the area of this site plan, 36.1 acres	0.20:1											
Allowable F.A.R. per Riverbend PUD	0.50:1											

Landscape and Hill Country Roadway Tabulations												
Landscape Requirements												
Per the Riverbend PUD Land Use Plan, the following City Code sections regarding required landscaping do not apply to parcels 1-6; 25-2-1003, 1004, 1005, 1007, & 1008. In addition, the following sections do not apply to Parcels 2-5; 25-2-1021-1027.												
Hill Country Roadway and Principal Roadway (now Major Roadway) Requirements												
The City's Hill Country Roadway requirements apply to the portions of the property within 1000 feet of Loop 360 except as modified by the Riverbend Church PUD as noted below (1).												
Code Reference	Description	Requirement	Proposed for the Student Center									
25-2-1122	FAR	0.5 (1)	0.12									
25-2-1123	Construction on Slopes	Limited development on slopes > 15%	None proposed									
25-2-1124	Building height	70 ft (1)	42.5 ft									
25-2-1125	Location of utilities	Underground	Underground									
25-2-1126	Building materials	Compatible with hill country	Comply									
25-2-381	Min. roadway frontage	Limits driveways	None proposed									

SITE PLAN APPROVAL

FILE NUMBER: SPC-2011-0090A APPLICATION DATE: \_\_\_\_\_

APPROVED BY COMMISSIONER: \_\_\_\_\_ UNDER SECTION \_\_\_\_\_ OF CHAPTER 25-2, OF THE CITY OF AUSTIN CODE.

EXPIRATION DATE (25-5-41, LDC) \_\_\_\_\_ CASE MANAGER: Diana Gales

PROJECT EXPIRATION DATE (25-5-41, LDC) \_\_\_\_\_ DWY: \_\_\_\_\_ DDE: \_\_\_\_\_

Director, Planning and Development Review Department

RELEASED FOR GENERAL COMPLIANCE: \_\_\_\_\_ ZONING: \_\_\_\_\_

Rev. 1: \_\_\_\_\_ Correction 1: \_\_\_\_\_

Rev. 2: \_\_\_\_\_ Correction 2: \_\_\_\_\_

Rev. 3: \_\_\_\_\_ Correction 3: \_\_\_\_\_

Please note: This plan must be recorded by the Project Expiration Date, if applicable. Subsequent Site Plans which do not comply with the Code current at the time of filing, and all required Building Permits and/or notices of construction (if a building permit is not required), must also be approved prior to the Project Expiration Date.

SPC-2011-0090A

REVISIONS:

DATE: \_\_\_\_\_

DRAWN: \_\_\_\_\_

CHECKED: \_\_\_\_\_

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**Urban Design Group**

TEXAS PROFESSIONAL REGISTRATION NO. P-8843

**L.M. HOLDER III, F.A.I.A.**

**ARCHITECTS PLANNERS  
ENERGY CONSULTANTS**

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**RIVERBEND CHILDREN  
& STUDENT CENTER**

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STATE OF TEXAS

**NOTARIAL PUBLIC**

**DONALD J. SANSON**

60300

8/14/2011

LAND USE ELEMENT DATA

3