



**NOTES:**

1. APPLICATION OF THE RIVERBEND PUD, ORD. 001212-47C AND LAND USE PLAN TO THIS SITE PLAN.

The development, development footprint, location of uses, uses, project intensities and densities shown herein may be revised and modified pursuant to PUD Ordinance No. 001214-07, and the Riverbend Church PUD Land Use Plan, No. 0014-00-2222, and if any modification to the site plan is sought, or if a new site plan is submitted, such modification(s) shall be processed for approval pursuant to the development regulations and other terms of the Riverbend PUD and Land Use Plan.

2. IMPROVEMENTS TO ENCOURAGE PEDESTRIAN, BICYCLE AND VEHICULAR CONNECTIVITY

In accordance with Subchapter E, Article 2, Site Development Standards, the project complies with the following two additional measures to improve connectivity: 1) the underground utilities are located in the drive alleys; and 2) the number of curb cuts has been minimized.

3. SCREENING REQUIREMENTS

Screening for solid waste collection and loading areas shall be as, or of equal quality to, principal building materials.

Building Tabulation													
Building Number	1	2	3	4	5	6	7	8	9	10	11	12	13
Interior (sq ft)	Office	Office	Classroom	Recreation Center	Chapel	Family Life Center	Student Center	Future Classroom	Future Classroom	Parking Garage/ Education	The Outdoor Classroom	Removal: Garden Office	Nursery/ Pre-K Ed
Existing	Existing	Existing	Existing	Existing	Existing	Proposed	Proposed	Proposed	Proposed	Proposed	Existing	Existing	Existing
NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
Exterior (sq ft)	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
First Floor Enclosed	8,500	10,000	7,500	11,000	8,000	10,000	16,000	6,000	6,000	60,000	11,000	1,800	2,800
Ground Floor Enclosed Building Area (SF)	8,500	10,000	7,500	11,000	8,000	10,000	16,000	6,000	6,000	60,000	11,000	1,800	2,800
Second Floor Enclosed Building Area (SF)	18,500	18,500	21,000	3,000	14,000	14,000	34,000	34,000	34,000	34,000	34,000	34,000	34,000
Total Enclosed Building Area (SF)	8,500	28,500	28,500	14,000	22,000	24,000	50,000	40,000	40,000	94,000	45,000	1,800	2,800
Notes:													
(1) Developed by the owner.													
(2) All the area of the Riverbend PUD, Ord. 04, 2005.													
(3) All permanent buildings have site on grade foundations. Buildings 11, 12 and 13 are portable structures.													
(4) Buildings 8, 9 and 10 are used as storage in the allowable uses and applicable development regulations of the Riverbend PUD and are subject to future site plan amendments and approvals.													
(5) Buildings 11 and 12 are to be retained.													
Parking Tabulation													
Building Number	1	2	3	4	5	6	7	8	9	10	11	12	13
Use	Office	Children's Education	Adult Education	Children's Education	Assembly	Assembly	Family Life Center	Student Center	Future Classroom	Future Classroom	Parking Garage/ Education	The Outdoor Classroom	Removal: Garden Office
Existing	Existing	Existing	Existing	Existing	Existing	Existing	Existing	Existing	Existing	Existing	Existing	Existing	Existing
Building Area at Peak Use (SF)	8,500	18,500	8,500	11,000	14,000	14,000	16,000	16,000	16,000	16,000	11,000	1,800	2,800
Parking Ratio	275	1.8	1.8	1.8	1.8	1.8	1.8	1.8	1.8	1.8	1.8	1.8	1.8
Parking Spaces Required at Peak Use	24	34	15	19	25	25	29	29	29	29	19	3	5
Parking Spaces Provided (including 52 HOV spaces)	24	34	15	19	25	25	29	29	29	29	19	3	5
Notes:													
(1) Proposed parking for children's center based on 1.5 spaces per child.													
(2) Buildings 11 and 12 are to be retained.													
(3) In accordance with the City Code, the Owner shall install bicycle parking spaces at the minimum rate of 5% of the additional motor vehicle spaces constructed on the site, or 8 spaces, whichever is greater.													

Site Tabulations	
(Building Coverage, Impervious Coverage and F.A.R.)	
Building Coverage	
Ground Floor Enclosed Building Area (SF)	190,850
Bldg. Coverage as a % of PUD Parcels 1-5, 84.32 acres	9.1%
Bldg. Coverage as a % of this site plan, 38.1 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, 84.32 acres	24.5%
Impervious Coverage as a % of this site plan, 38.1 acres	38.9%
Allowable Impervious Coverage per Riverbend PUD	48%
Floor Area Ratio (F.A.R.)	
Total Enclosed Area of Existing and Proposed Buildings (SF)	390,150
F.A.R. based on the area of PUD Parcels 1-5, 84.32 acres	0.13:1
F.A.R. based on the area of this site plan, 38.1 acres	0.26:1
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 1-5: 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	Complies
25-6-381	Min. roadway frontage	Limits driveway	None proposed

SITE PLAN APPROVAL SHEET OF APPLICATION DATE: \_\_\_\_\_

FILE NUMBER: SPC-2011-0090A UNDER SECTION \_\_\_\_\_ OF

APPROVED BY COMMISSIONER OR: \_\_\_\_\_

CHAPTER 25-1 OF THE CITY OF AUSTIN CODE

EXPIRATION DATE (25-4-1 LDC) \_\_\_\_\_

PROJECT EXPIRATION DATE (JED #9999-A) \_\_\_\_\_

CASE MANAGER: \_\_\_\_\_ DATE: \_\_\_\_\_

Director, Planning and Development Review Department

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

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

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

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

Final 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 4 months of construction (if a building permit is not required), must also be approved prior to the Project Expiration Date.

REVISIONS

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

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

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

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STATE OF TEXAS  
DONALD J. SANSON  
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LAND USE ELEMENT DATA

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