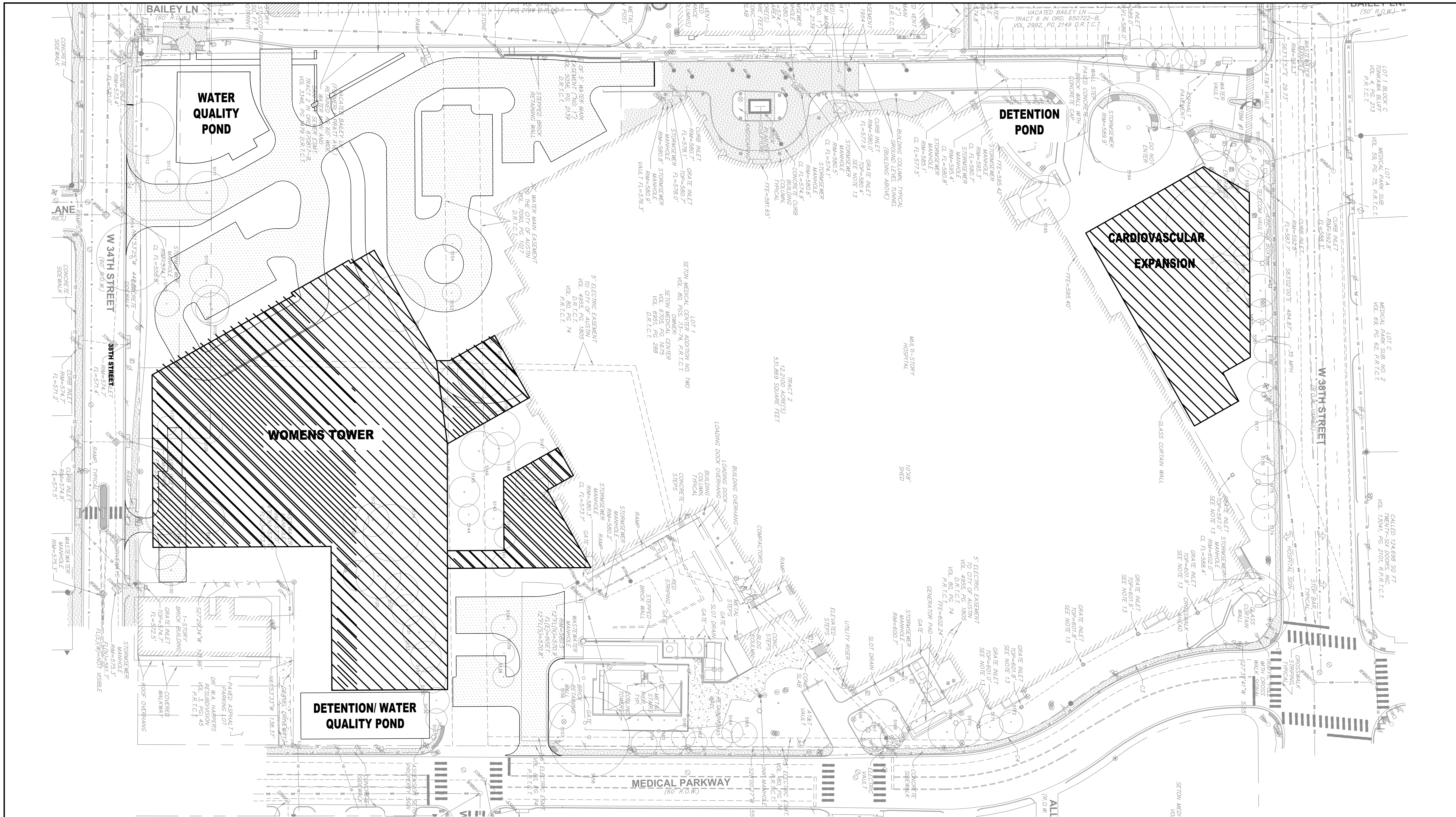


	NEW CONSTRUCTION
	NEW BUILDING

	Maximum Site Data		Existing Site Data		Proposed Site Data	
Site Area	531,938 SF	12.21 Acre	531,938 SF	12.21 Acre	531,938 SF	12.21 Acre
Floor Area	786,524 SF		658,076 SF		1,011,813 SF	
F.A.R.	1.48 :1		1.24 :1		1.9 :1	
Impervious Cover	421,074 SF	79.16%	413,066 SF	77.65%	423,513 SF	79.62%
Curb Cuts	7		6		4	
Open Space	11.90%		11.90%		11.90%	

PARKING DATA
REQUIRED PARKING – FINAL BUILD-OUT
–1 SPACE PER TWO EMPLOYEES PER PEAK SHIFT
1251 EMP./2 = 625.5
1-SPACE PER 4 PATIENT BEDS
518 BEDS / 4 = 129.5
TOTAL = 625.5 + 129.5 = 755

PARKING PLANNED – FULL BUILD-OUT
SURFACE PARKING – 40 SPACES

*THE REMAINDER OF THE REQUIRED PARKING TO BE PROVIDED ON THE ADJACENT WEST TRACT AS PART OF SP-2022-0056C.

TOTAL BUILDING SQUARE FOOTAGE ADDED WITH AMENDMENT NO. 2 – 358,155 S.F.

LEGEND

EXISTING	PROPOSED	DESCRIPTION
		PROPERTY LINE / R.O.W. LINE
(XXX)		RECORD INFORMATION
		LIGHT POLE
		GROUND LIGHT
		POWER POLE
		DOWN GUY
WTRMH		WATER MANHOLE
		WATER LINE MARKER
CMKR		UNDERGROUND CABLE MARKER
GMKR		UNDERGROUND GAS LINE MARKER
UGTM		UNDERGROUND TELEPHONE MARKER
GRSR		GAS RISER
TRSR		TELEPHONE RISER
SPC		SPRINKLER CONTROL BOX
	SW	SWITCH GEAR & PAD
	T	TRANSFORMER (SIZE VARIES)
		FIRE HYDRANT
		WATER VALVE
		WATER METER
		WATER METER VAULT (SIZE VARIES)
TV	TV	CABLE TV RISER
E	E	ELECTRIC BOX
EM	EM	ELECTRIC METER
GM	GM	GAS METER
G	G	GAS VALVE
TCB	TCB	TRAFFIC CONTROL BOX
TSP	TSP	TRAFFIC SIGNAL POST
		GRATE INLET

EXISTING	PROPOSED	DESCRIPTION
		CURB INLET (SIZE VARIES)
		GREASE TRAP (SIZE VARIES)
EMH	EMH	ELECTRIC MANHOLE (SIZE VARIES)
WWMH		WASTEWATER MANHOLE (SIZE VARIES)
SSMH		STORMSEWER MANHOLE (SIZE VARIES)
TMH	TMH	TELEPHONE MANHOLE (SIZE VARIES)
CO	CO	WASTEWATER CLEANOUT
X	X	WIRE FENCE
//	//	WOOD FENCE
		CHAIN LINK FENCE
	D	DUMPSTER
		CURB & GUTTER
		ASPHALT PAVEMENT
		EDGE OF PAVEMENT
		FIRE LANE DESIGNATION
		HANDICAP ACCESS ROUTE
		CONCRETE SIDEWALKS
		DECOMPOSED GRANITE
		WALL
		SIGN
		WHEELSTOP
		BOLLARD
	FFE	FINISH FLOOR ELEVATION
_R @ 9.0'	_R @ 9.0'	PARKING COUNT (REGULAR SPACES)
_HC @ 9.0'	_HC @ 9.0'	PARKING COUNT (HANDICAP SPACES)
_P @ 9.0'	_P @ 9.0'	PARKING COUNT (PARALLEL SPACES)
		HANDICAP SPACE
		BIKE PARKING
		BARRICADE
		LIMITS OF CONSTRUCTION

40 0 20 40 80
1" = 40'

FOR CITY USE ONLY:

PUD APPROVAL

FILE NO. ____________
APPROVED BY PLANNING COMMISSION ON: ____________
APPROVED BY CITY COUNCIL ON: ____________

UNDER SECTIONS 440, 451, 452, 453, AND 454 OF CHAPTER 13-1 AND SECTIONS 93, 231 AND 683 OF CHAPTER 13-2 OF THE AUSTIN CITY CODE.

____
Department of Planning and Development

FINAL ORDINANCE READING: ____________
Rev. 1 ____________ Rev. 4 ____________
Rev. 2 ____________ Rev. 5 ____________
Rev. 3 ____________ Rev. 6 ____________

APPROVAL
REVISION
NO.
DATE

garza emc
7708 Rialto Blvd., Suite 125
Austin, Texas 78735
Tel. (512) 298-3284 Fax (512) 298-2592
TBPE # F-14629

HKS

EXPANSION PLAN 2022

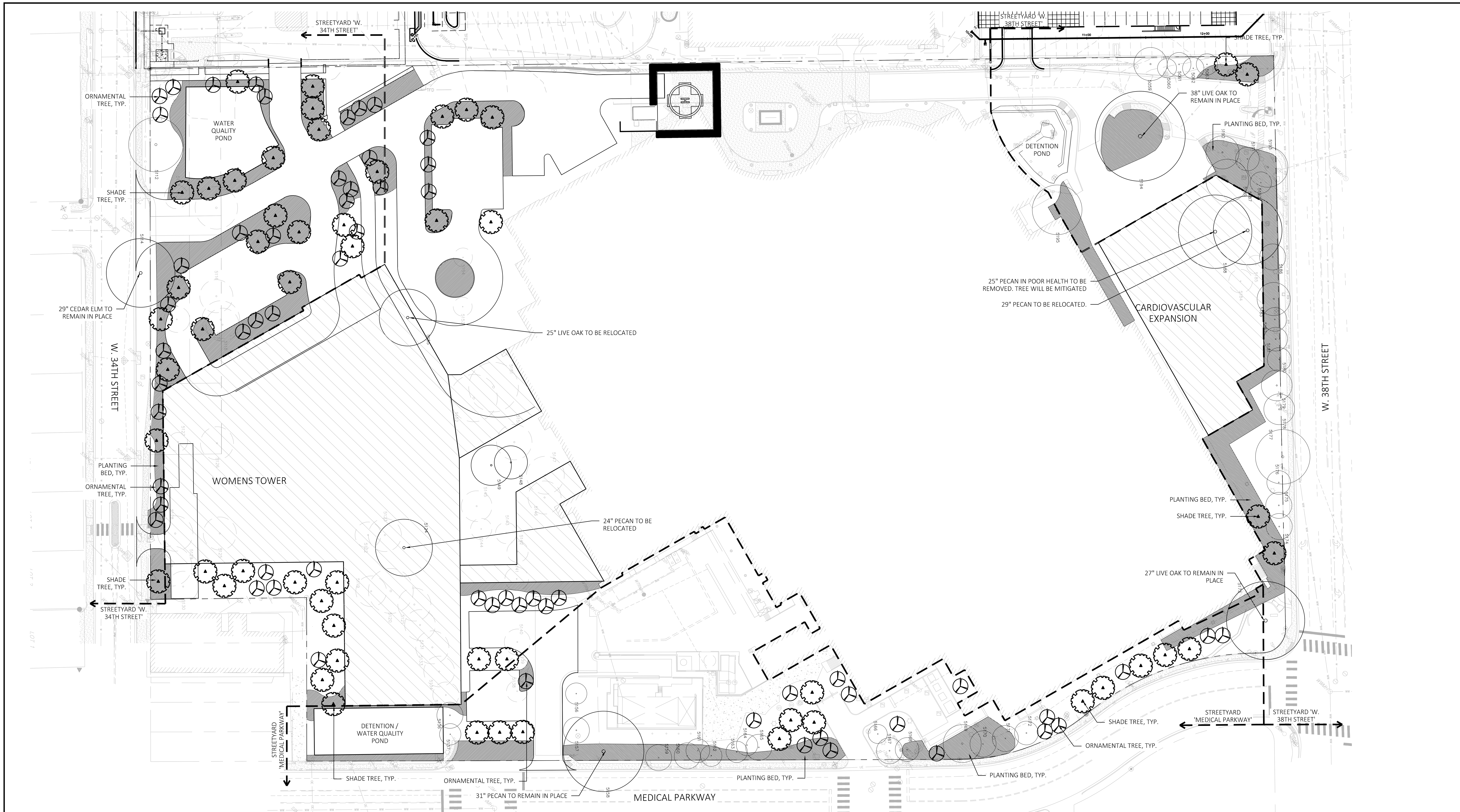
SETON MEDICAL CENTER P.U.D.
1201 WEST 38TH ST.

SETON MEDICAL CENTER

DRAWN BY:
DESIGNED BY:
QA / QC:
PROJECT NO.: ##########

SHEET
7
OF 8

AMENDMENT NO. 2



SETON MEDICAL CENTER PUD

Preliminary Plant Palette
April 14, 2022

SHADE TREES	ORNAMENTAL TREES	SHRUBS / GRASSES	GROUNDCOVERS	PLANTS FOR SHADE
Live Oak	Texas Redbud	Dwarf Yaupon Holly	Asian Jasmine	Holly Fern
Bur Oak	Crape Myrtle	Red Yucca	Daylily	Aucuba
Cedar Elm	Tree Yaupon	Texas Sage	Vinca	Fatsia
Drake Elm	Vitex	Dwarf Wax Myrtle	Big Blue Liriope	Turk's Cap
Bald Cypress	Mexican Plum	Butterfly Iris	Salvia (Cherry Sage)	Virginia Creeper
Chinquapin Oak	Texas Mountain Laurel	Primrose Jasmine	Lantana	English Ivy
Shumard Red Oak	Mexican Buckeye	Mexican Bush Sage	Mealy Blue Sage	Liriope
Pecan	Possum Haw Holly	Dwarf Abelia	Coral Honeysuckle	Columbine
		Dwarf Burford Holly	Annuals	Ajuga
		Lindheimer Muhly		Aspidistra
		Gulf Muhly		

SETON MEDICAL CENTER PUD

Preliminary Streetyard Calculations
June 30, 2022

W. 34TH ST. - STREETYARD
Preliminary Calculations

Total Streetyard Area:	46,056 S.F.
Required Streetyard Landscape:	9,211 S.F.
Actual Landscaped Area:	24,744 S.F. (53%)
Required Trees:	23
Existing Trees to be Preserved:	1
Proposed Trees:	47
Total Existing & Proposed Trees:	48

W. 38TH ST. - STREETYARD
Preliminary Calculations

Total Streetyard Area:	38,520 S.F.
Required Streetyard Landscape:	7,704 S.F.
Actual Landscaped Area:	19,796 S.F. (51%)
Required Trees:	21
Existing Trees to be Preserved:	20
Proposed Trees:	4
Total Existing & Proposed Trees:	24

MEDICAL PARKWAY - STREETYARD
Preliminary Calculations

Total Streetyard Area:	64,683 S.F.
Required Streetyard Landscape:	12,936 S.F.
Actual Landscaped Area:	30,732 S.F. (47%)
Required Trees:	32
Existing Trees to be Preserved:	18
Proposed Trees:	40
Total Existing & Proposed Trees:	58

FOR CITY USE ONLY:

PUD APPROVAL

FILE NO. ______
APPROVED BY PLANNING COMMISSION ON: ______
APPROVED BY CITY COUNCIL ON: ______

UNDER SECTIONS 440, 451, 452, 453, AND 454 OF CHAPTER 13-1 AND SECTIONS 93, 231 AND 683 OF CHAPTER 13-2 OF THE AUSTIN CITY CODE.

Department of Planning and Development

FINAL ORDINANCE READING: ______

Rev. 1. ___ Rev. 4. ___
Rev. 2. ___ Rev. 5. ___
Rev. 3. ___ Rev. 6. ___

APPROVAL
REVISION
NO.
DATE

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Austin, Texas 78735
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TBPE # F-14629
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HKS

REGISTERED LANDSCAPE ARCHITECT
ALEXANDER J. HOWE
3219
STATE OF TEXAS
06/30/2022

LANDSCAPE PLAN 2022

SETON MEDICAL CENTER P.U.D.
1201 WEST 38TH ST.

SETON MEDICAL CENTER

DRAWN BY:
DESIGNED BY:
QA / QC:
PROJECT NO.:

SHEET
8
OF 8

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AMENDMENT NO. 2