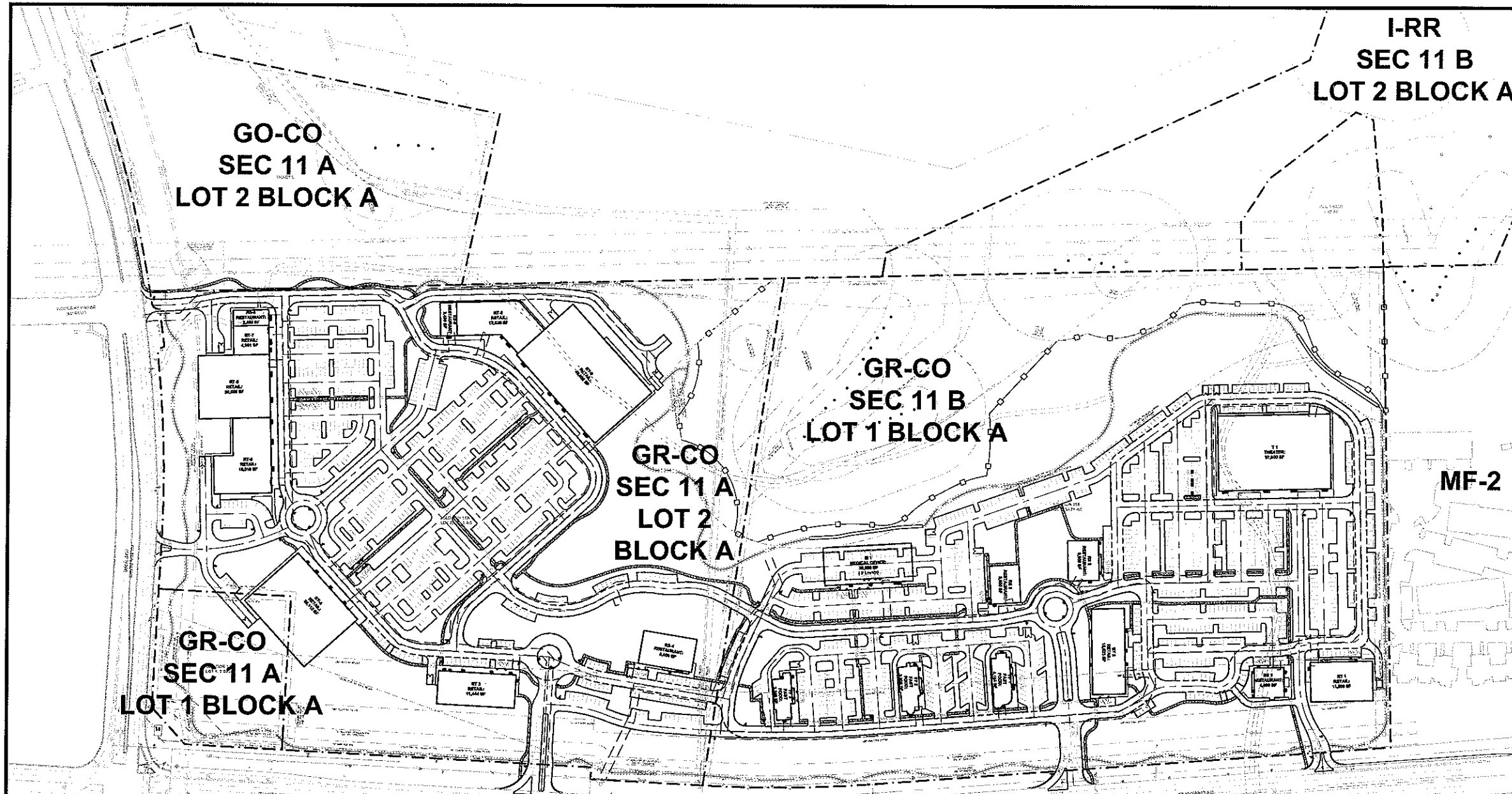




NOTES:

1. FOR ORDINANCE 041104-2-3 FOR THE NORTHERN PORTION OF THE GR-CO ZONED AREA, THE CONDITIONAL OVERLAY REQUIRES THAT A SINGLE OCCUPANCY OF A RETAIL (LIMITED) USE OR A GENERAL RETAIL (GENERAL) USE MAY NOT OCCUPY MORE THAN 100,000 SQUARE FEET OF FLOOR AREA. THE CONDITIONAL OVERLAY ALSO PROHIBITS USES FOR THIS TRACT THAT ARE NOT PROPOSED.

2. FOR ORDINANCE 00002-41 FOR THE SOUTHERN PORTION OF THE GR-CO ZONED AREA AND THE GR-CO ZONED AREA, THE CONDITIONAL OVERLAY REQUIRES THAT A RETAIL USE BY A SINGLE TOWN OF THE PROPERTY MAY NOT EXCEED 100,000 SQ FT OF GROSS FLOOR AREA AND AN OFFICE USE BY A SINGLE TOWN OF THE PROPERTY MAY NOT EXCEED 100,000 SQ FT OF GROSS FLOOR AREA. THE CONDITIONAL OVERLAY ALSO PROHIBITS USES FOR THIS TRACT THAT ARE NOT PROPOSED.

Use	Square Footage	COA Requirement	Required Parking
Theater	37,500 1/4 seats @1500/seats		375
Retail	156,608 1/275 SF		569
Restaurant	27,498 1/75 SF		367
Fast Food	11,754 1/75 SF		151
Medical Office (2 Floors)	30,000 1/200 SF		15
Total	262,960		1478

Parking Spots	1,503
Handicap Spots	50
Total	1,553

BUILDING LABEL	ZONING	USE	MAX HEIGHT ALLOWED*	PROPOSED HEIGHT	MAX FLOOR AREA (SF)	PROPOSED FLOOR AREA (SF)
T 1	GR-CO	THEATER	40'	40'	100,000	37,500
RT 1	GR-CO	GENERAL RETAIL SALES (GENERAL)	28'	27'	100,000	11,000
RT 2	GR-CO	GENERAL RETAIL SALES (GENERAL)	28'	20'	100,000	12,623
RT 3	GR-CO	GENERAL RETAIL SALES (GENERAL)	28'	20'	100,000	11,444
RT 4	GR-CO	GENERAL RETAIL SALES (GENERAL)	28'	20'	100,000	28,115
RT 5	GR-CO	GENERAL RETAIL SALES (GENERAL)	40'	20'	100,000	26,010
RT 6	GR-CO	GENERAL RETAIL SALES (GENERAL)	40'	20'	100,000	20,000
RT 7	GR-CO	GENERAL RETAIL SALES (GENERAL)	40'	20'	100,000	4,591
RT 8	GR-CO	GENERAL RETAIL SALES (GENERAL)	40'	20'	100,000	12,825
RT 9	GR-CO	GENERAL RETAIL SALES (GENERAL)	40'	20'	100,000	40,003
RS 1	GR-CO	RESTAURANT (GENERAL)	28'	20'	100,000	4,000
RS 2	GR-CO	RESTAURANT (GENERAL)	40'	20'	100,000	5,500
RS 3	GR-CO	RESTAURANT (GENERAL)	40'	20'	100,000	5,000
RS 4	GR-CO	RESTAURANT (GENERAL)	40'	20'	100,000	8,000
RS 5	GR-CO	RESTAURANT (GENERAL)	40'	20'	100,000	2,499
RS 6	GR-CO	RESTAURANT (GENERAL)	40'	20'	100,000	2,499
FF 1	GR-CO	RESTAURANT (LIMITED)	28'	20'	100,000	4,154
FF 2	GR-CO	RESTAURANT (LIMITED)	28'	20'	100,000	3,900
FF 3	GR-CO	RESTAURANT (LIMITED)	28'	20'	100,000	3,300
MS 1	GR-CO	MEDICAL OFFICES	40'	40'	100,000	30,000

*Maximum building height is based on Hill Country Roadway requirements.

ZONING USE TABLE - IMPERVIOUS COVERAGE IS LIMITED DUE TO WATERSHED REGULATIONS - SEE SHT 19

SECTION 11 A LOT 3, BLOCK A (GR-CO) - 2.00 ACRES					
BLDG COVERAGE	IMP COVER	FAR (0-15% SLOPE)	FAR (15-25% SLOPE)	FAR (25-35% SLOPE)	
ALLOWED	75.00%	90.00%	0.25	0.10	0.05
EXISTING	0.00%	0.00%	0.00	0.00	0.00
PROPOSED	7.16%	38.57%	0.06	0.00	0.00

SECTION 11 A LOT 2, BLOCK A (GO-CO) - 8.036 ACRES					
BLDG COVERAGE	IMP COVER	FAR (0-15% SLOPE)	FAR (15-25% SLOPE)	FAR (25-35% SLOPE)	
ALLOWED	60.00%	80.00%	0.25	0.10	0.05
EXISTING	0.00%	0.00%	0.00	0.00	0.00
PROPOSED	0.00%	0.00%	0.00	0.00	0.00

SECTION 11 A LOT 2, BLOCK A (GR-CO) - 25.197 ACRES					
BLDG COVERAGE	IMP COVER	FAR (0-15% SLOPE)	FAR (15-25% SLOPE)	FAR (25-35% SLOPE)	
ALLOWED	75.00%	90.00%	0.25	0.10	0.05
EXISTING	0.00%	0.00%	0.00	0.00	0.00
PROPOSED	12.22%	48.73%	0.12	0.00	0.00

SECTION 11 B LOT 2, BLOCK A (I-RR) - 100.886 ACRES					
BLDG COVERAGE	IMP COVER	FAR (0-15% SLOPE)	FAR (15-25% SLOPE)	FAR (25-35% SLOPE)	
ALLOWED	20.00%	25.00%	N/A	N/A	N/A
EXISTING	0.00%	0.00%	0.00	0.00	0.00
PROPOSED	0.00%	0.00%	0.00	0.00	0.00

SECTION 11 B LOT 1, BLOCK A (GR-CO) - 32.717 ACRES

BLDG COVERAGE	IMP COVER	FAR (0-15% SLOPE)	FAR (15-25% SLOPE)	FAR (25-35% SLOPE)	
ALLOWED	75.00%	90.00%	0.25	0.10	0.05
EXISTING	0.00%	0.00%	0.00	0.00	0.00
PROPOSED	7.16%	38.57%	0.06	0.00	0.00

OVERALL (GO-CO & GR-CO)

BLDG COVERAGE	IMP COVER**	FAR (0-15% SLOPE)	FAR (15-25% SLOPE)	FAR (25-35% SLOPE)	
ALLOWED	60.00%	80.00%	0.25	0.10	0.05
EXISTING	0.00%	0.00%	0.00	0.00	0.00
PROPOSED	8.26%	37.38%	0.09	0.00	0.00

** Allowable impervious cover for overall site based on 40% of 11A and 25% of 11B.

SCALE & NORTH

CITY APPROVAL

SITE PLAN RELEASE Sheet _____ of _____

FILE NUMBER _____ EXPIRATION DATE: _____

CASE MANAGER: _____ APPLICATION DATE: _____

APPROVED ADMINISTRATIVELY ON: _____

APPROVED BY PLANNING COMMISSION ON: _____

APPROVED BY CITY COUNCIL ON: _____

Under Section _____ Chapter _____ Of The Austin City Code

Director, Department of Planning and Development

DATE OF RELEASE: _____ Zoning: _____

Rev 1 _____ Correction 1 _____

Rev 2 _____ Correction 2 _____

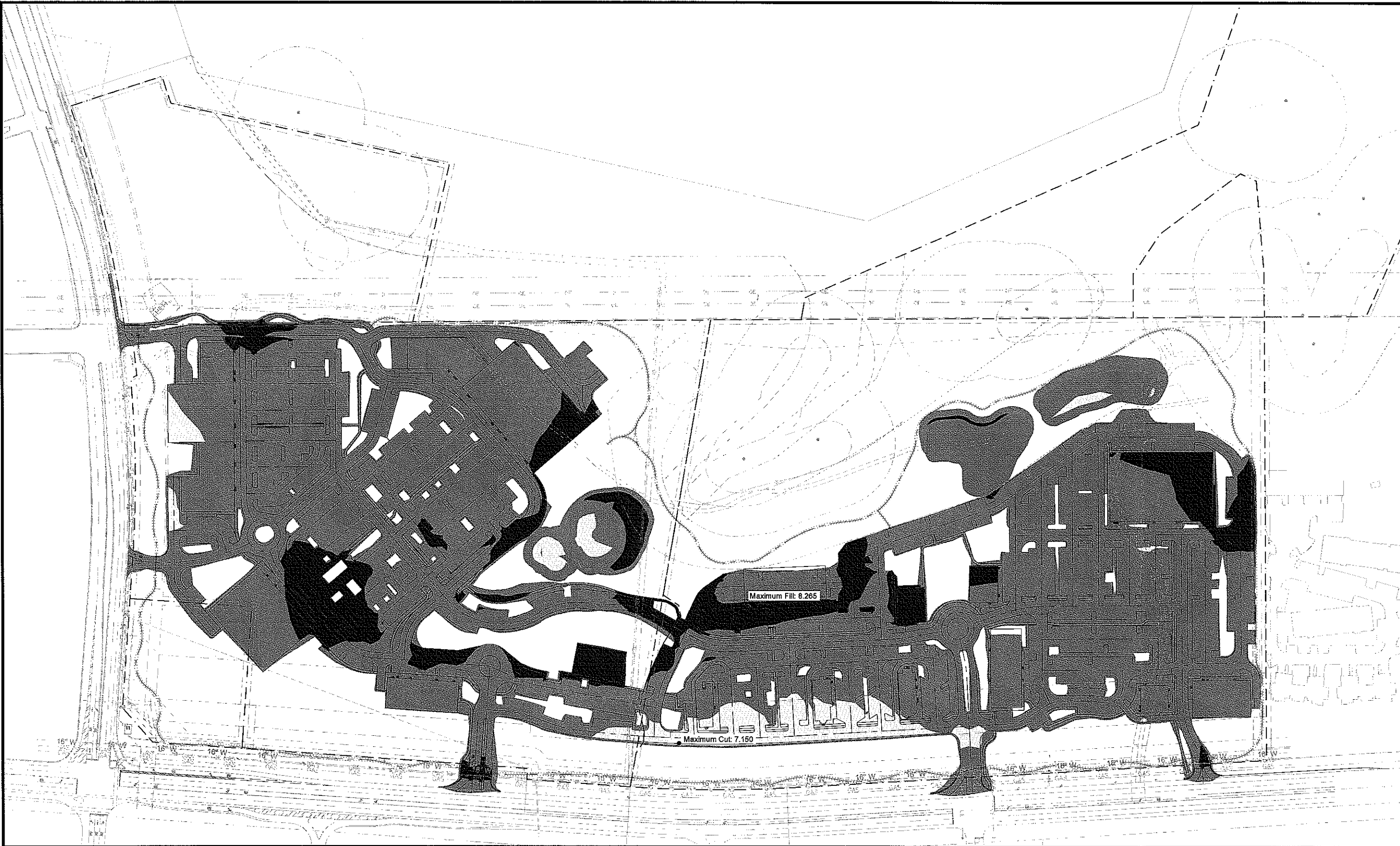
THE TRAILS AT 620

OVERALL ZONING MAP

26

OF 128

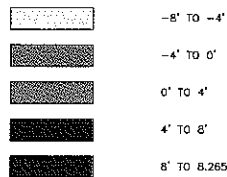
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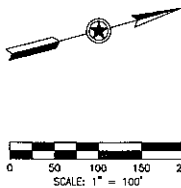
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LEGEND



SCALE & NORTH



CITY APPROVAL

SITE PLAN RELEASE		Sheet _____ Of _____
FILE NUMBER: _____	EXPIRATION DATE: _____	
CASE MANAGER: _____	APPLICATION DATE: _____	
APPROVED ADMINISTRATIVELY ON: _____		
APPROVED BY PLANNING COMMISSION ON: _____		
APPROVED BY CITY COUNCIL ON: _____		
Under Section _____ Chapter _____ Of The Austin City Code		
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DATE OF RELEASE: _____	Zoning: _____	
Rev 1 _____	Correction 1 _____	
Rev 2 _____	Correction 2 _____	
Rev 3 _____	Correction 3 _____	

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Engineering
Solutions



5000 Bee Caves Road
Suite 206
Austin, Texas 78748
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F: 512-504-0509
TBPE No. 11208



Urban Design
Community Planning
Conservation Planning
Landscape Architecture

606 Blanco Street
Austin, Texas 78703
O: 512-472-7332
F: 512-472-4160
www.bossepharis.com

PROJECT DATA

COUNTY: TRAVIS
CITY LIMITS/ETJ: AUSTIN
FINAL PLAT: 200000233
NUMBER: 200000285
RELATED CASES: SP-99-2182D
ADDRESS: 8300 N FM 620 RD
AUSTIN, TX 78726
GRID NUMBER: D35
ZONING: CO-CO/GR-CO
USAGE:
FEMA MAP PANEL: 46453C0240E

OWNER / DEVELOPER

69 Grandview
512-633-1700

CONSULTANTS:

REVISIONS

NO	DATE	DESCRIPTION

EDITED: September 20, 2010
PLOTTED: September 20, 2010
PLOTTED BY: lenc002

HORIZONTAL SCALE:

VERTICAL SCALE:

THE TRAILS
AT 620

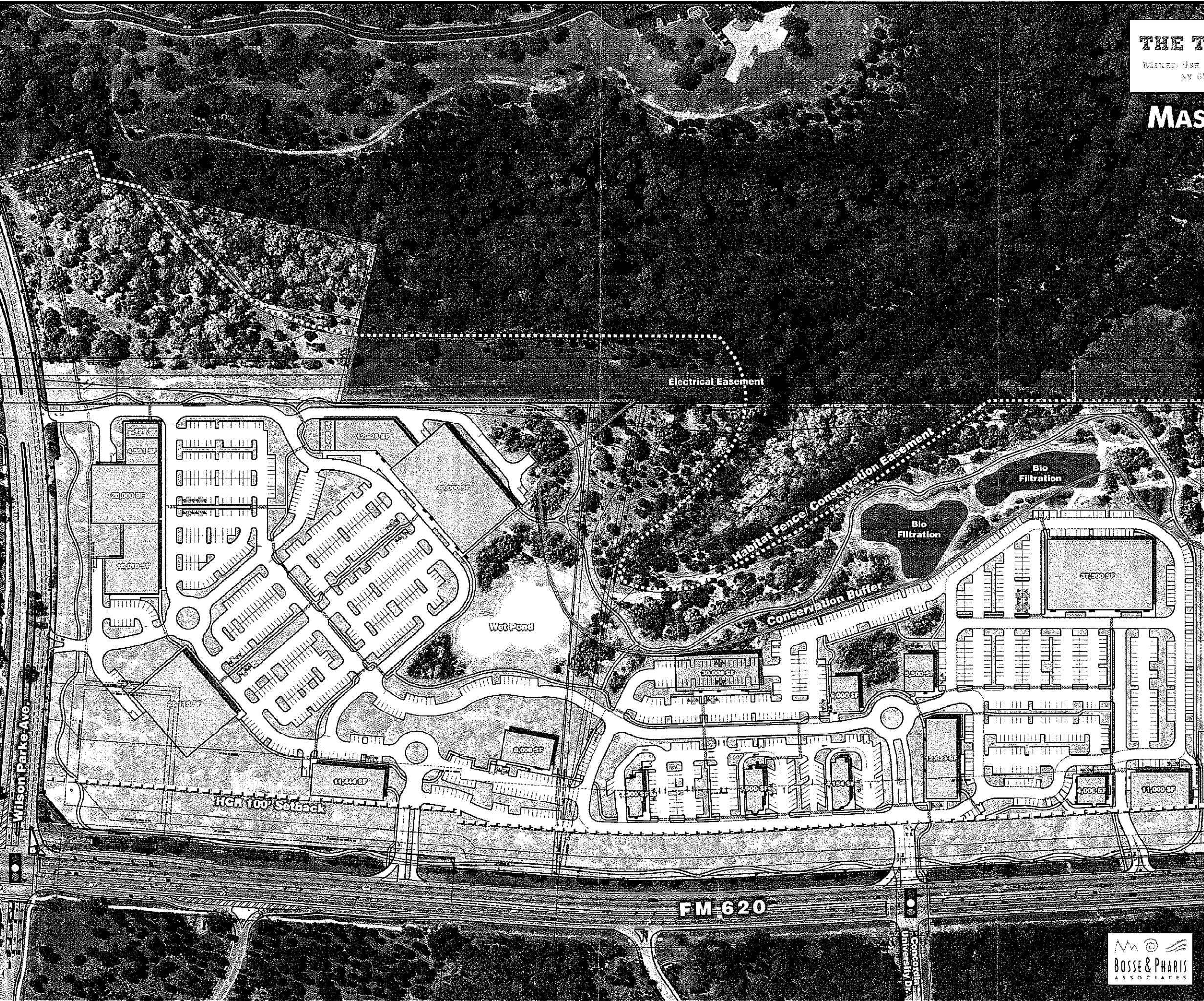
GRADING
CUT/FILL
AND
QUANTITIES

Exhibit 1
of 1

THE TRAILS at 620

MINI-USE DEVELOPMENT CONCEPT
BY US GRANTVIEW LP

MASTER PLAN



THE TRAILS at 620

MIXED USE DEVELOPMENT CONCEPT
BY 60 GRANDVIEW LP

OPEN SPACE

11B LOT 2
100.89 AC

Hill County Roadway Ordinance
NATURAL AREA: At least 40% of a site
excluding dedicated right of way must be left
in a natural state. Natural areas within
parking medians and in an area in which
clearing is prohibited count toward this
requirement.

SUMMARY	
SITE AREA	169.85 AC (100%)
OPEN SPACE	124.74 AC (73%)

11A LOT 1
2.01 AC

11A LOT 2
34.23 AC

11B LOT 1
32.72 AC

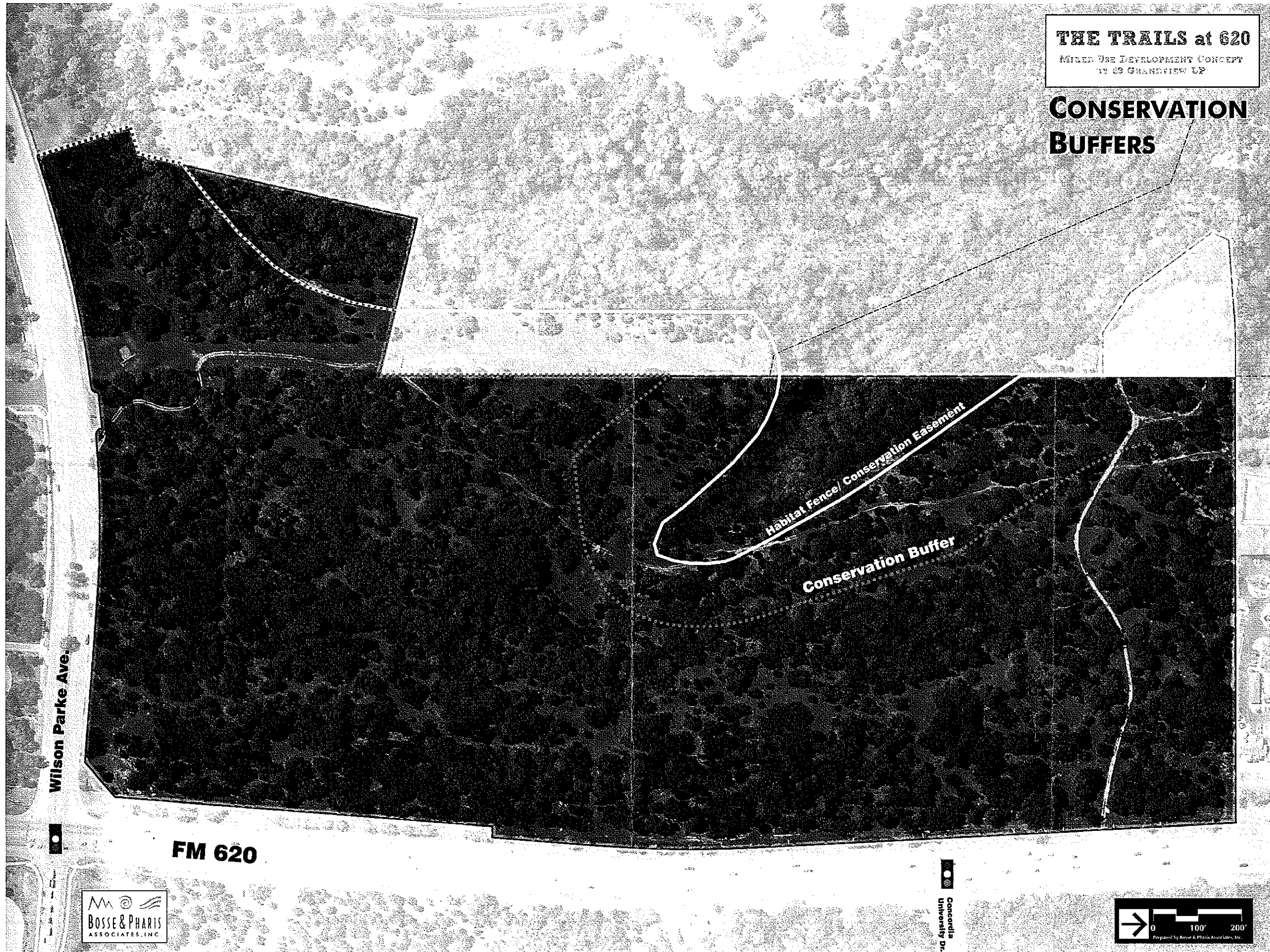
FM 620

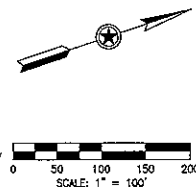
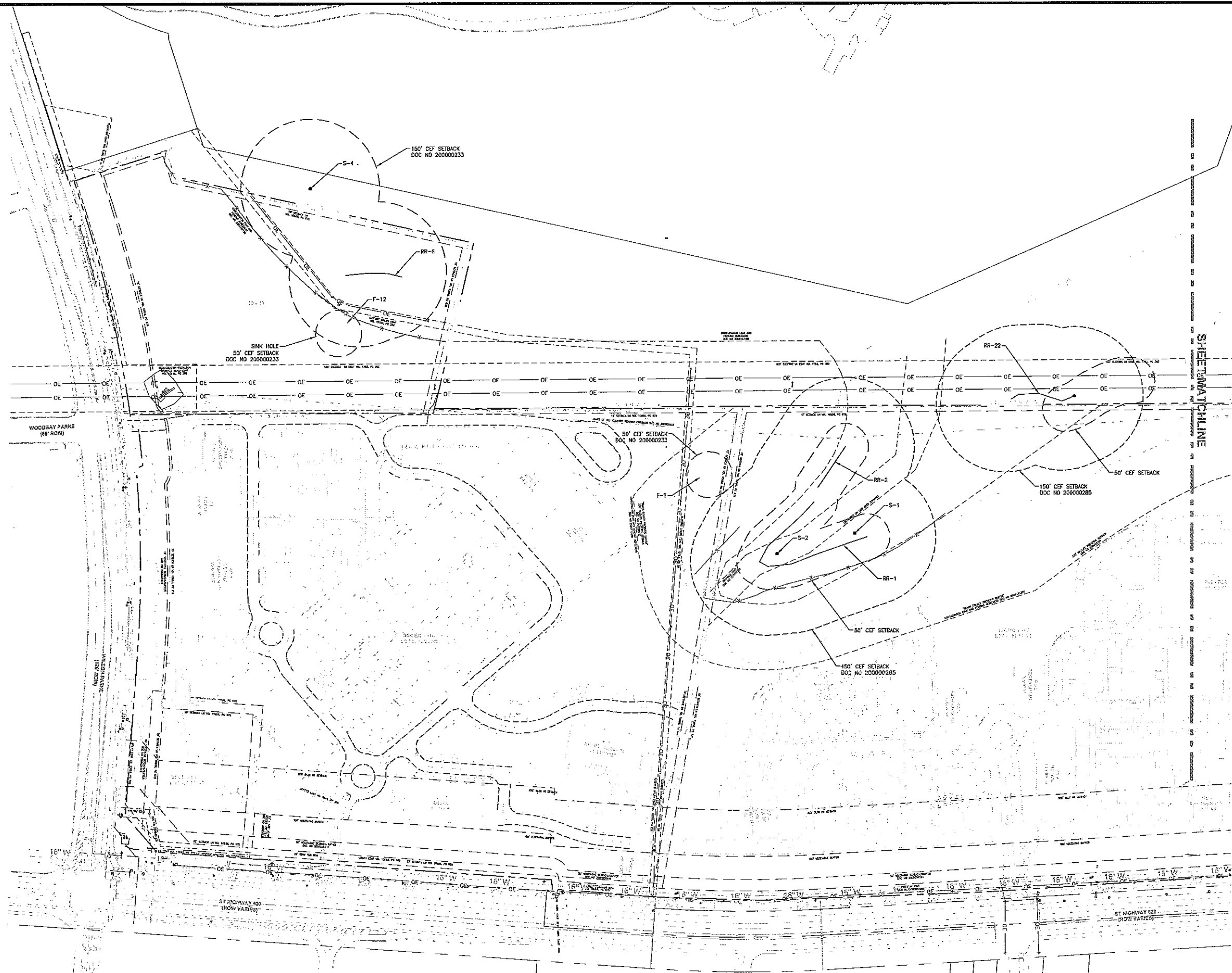
Wilson Parke Ave.

Concordia
University Dr.

THE TRAILS at 620
MIXED USE DEVELOPMENT CONCEPT
AT 620 GRANDVIEW LP

CONSERVATION BUFFERS





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LEGEND
RR RIM ROCK
S SPRING
F FAULT

DRAFT

Texas
Engineering
Solutions



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F: 512-904-0609
TBPE No. 11208



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FINAL PLAT NUMBER: 200000233
200000285
RELATED CASES: SP-99-21820
ADDRESS: 8300 N FM 620 RD
AUSTIN, TX 78726
GRID NUMBER: D35
ZONING: CO-CO/BR-CO
USAGE:
FEMA MAP PANEL: 4845300240E

OWNER / DEVELOPER

68 Grandview
512-633-1700

CONSULTANTS:

REVISIONS

NO	DATE - DESCRIPTION

EDITED: August 10, 2010
PLOTTED: August 10, 2010
PLOTTED BY: tesco03

HORIZONTAL SCALE:
VERTICAL SCALE:

THE TRAILS
AT 620

CEF

EXH

1. 1/10/2010 10:00 AM
2. 1/10/2010 10:00 AM
3. 1/10/2010 10:00 AM

1. 1/10/2010 10:00 AM
2. 1/10/2010 10:00 AM
3. 1/10/2010 10:00 AM