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ORDINANCE NO.

AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE PROPERTY LOCATED AT 1011 AND 1017 SPRINGDALE ROAD IN THE EAST MLK COMBINED NEIGHBORHOOD PLAN AREA FROM COMMUNITY COMMERCIAL-MIXED USE-CONDITIONAL OVERLAY-NEIGHBORHOOD PLAN (GR-MU-CO-NP) COMBINING DISTRICT AND RURAL RESIDENCE-CONDITIONAL OVERLAY-NEIGHBORHOOD PLAN (RR-CO-NP) COMBINING DISTRICT TO PLANNED UNIT DEVELOPMENT-NEIGHBORHOOD PLAN (PUD-NP) COMBINING DISTRICT.

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF AUSTIN:

PART 1. The Springdale Green Planned Unit Development (the “Springdale Green PUD”) is comprised of approximately 30.11 acres located just east of the intersection of Springdale Road and Airport Boulevard in the area generally known as the former East Austin Tank Farm, and more particularly described as follows:

A 30.1182 acre (1,311,948 square feet) tract of land out of Jesse C. Tannehill Survey No. 29, Abstract No. 22, of Travis County, Texas, being a portion of a called 19.1704 acre tract (called Tract 1), being a portion of a called 6.6576 acre tract (called Tract 2), and being all of a called 4.376 acre tract (called Tract 3), all of which was conveyed to Aus Springdale, LLC, in Document No. 2020027902, Official Public Records of Travis County, Texas, said 30.1182 acres being more particularly described by metes and bounds as shown in **Exhibit “A”** incorporated into this ordinance (the “Property”).

PART 2. The zoning map established by Section 25-2-191 of the City Code is amended to change the base district from community commercial-mixed use-conditional overlay-neighborhood plan (GR-MU-CO-NP) combining district and rural residence-conditional overlay-neighborhood plan (RR-CO-NP) combining district to planned unit development-neighborhood plan (PUD-NP) combining district on the property described in Zoning Case No. C814-2020-0104, on file at the Housing and Planning Department, and locally known as 1011 and 1017 Springdale Road in the City of Austin, Travis County, Texas, generally identified in the map attached as **Exhibit “B”**.

PART 3. This ordinance and the attached Exhibits constitute the land use plan (the “Land Use Plan”) for the Springdale Green PUD created by this ordinance. Development of and uses within the Springdale Green PUD shall conform to the limitations and conditions set

41 forth in this ordinance and in the Land Use Plan. If this ordinance and the attached exhibits
42 conflict, this ordinance controls. Except as otherwise specifically modified by this
43 ordinance, all other rules, regulations, and ordinances of the City in effect at the time of
44 permit application apply to development within the Property.
45

46 **PART 4.** The attached exhibits are incorporated into this ordinance in their entirety as
47 though set forth fully in the text of this ordinance. The exhibits are as follows:
48
49

- 50 Exhibit A. Legal Description of the Property
- 51 Exhibit B. Zoning Map
- 52 Exhibit C. Land Use Plan
- 53 Exhibit D. Open Space Plan
- 54 Exhibit E. Restoration Plan
- 55 Exhibit F. Creek Plan
- 56 Exhibit G. Tree Survey
- 57 Exhibit H. Interbasin Transfer
- 58
- 59

60 **PART 5. Definitions.**

61
62 In this ordinance, Landowner means the owner of the Property, or the owner's
63 successors and assigns.

64 **PART 6. Land Use.**

- 65
66 A. Except as specifically modified by this ordinance or the Land Use Plan, the
67 Property shall be developed in accordance with the regulations applicable in the
68 community commercial (GR) zoning district.
69
- 70 B. The maximum height of a building or structure on the Property shall not exceed 93
71 feet as indicated on the Site Development Regulations Table of the Land Use Plan
72 attached as **Exhibit "C"** (*Land Use Plan*).
73
- 74 C. The total square footage of all office/commercial development within the
75 Springdale Green PUD shall not exceed 775,000 square feet of gross floor area.
76
- 77 D. The overall impervious cover allowed on the Property shall not exceed 50% of the
78 gross site area.
79

E. Development of the Property shall not exceed a floor to area ratio (F.A.R.) of 0.8 to 1.

F. The following uses are additional permitted uses of the Property:

Electronic Prototype Assembly	Electronic Testing
Research Assembly Services	Research Testing Services

G. The following uses are prohibited uses of the Property:

Automotive rentals	Automotive repair services
Automotive sales	Automotive washing (of any type)
Community gardens	Drop-off recycling collection facility
Exterminating services	Funeral services
Service station	

PART 7. Affordable Housing Program.

The Landowner shall pay a fee-in-lieu donation for any bonus area developed within the Springdale Green PUD per City Code Chapter 25-2, Subchapter B, Article 2, Division 5, Section 2.5.6 (*In Lieu Donation*). Bonus area in the Springdale Green PUD shall include any gross floor area greater than that which could be achieved within the height, floor to area ratio, and building coverage allowed by the community commercial (GR) zoning district. The fee-in-lieu amount shall be equivalent to the bonus area multiplied by the current Planned Unit Development Fee Rate at the time of site plan submittal. The City shall not issue the final certificate of occupancy for any building in the Springdale Green PUD that includes bonus area until the fee-in-lieu donation has been paid to the City of Austin Housing and Planning Department.

PART 8. Environmental.

A. Green Building Rating

All buildings on the Property shall achieve a three-star or greater rating under the Austin Energy Green Building program using the applicable rating version in effect at the time a rating registration application is submitted for the building.

B. Water Quality

1. The Springdale Green PUD shall provide 100 percent on-site water quality capture volume equivalency for all development on the Property, and treat 100

percent of the water quality volume using green innovative methods per Environmental Criteria Manual (ECM) Section 1.6.7 (*Green Stormwater Quality Infrastructure*).

2. Except for impervious cover associated with the Boggy Creek armoring, the Landowner shall remove all existing impervious cover from the Critical Water Quality Zone and restore the area with vegetation as shown on **Exhibit “E”** (*Restoration Plan*).

C. Drainage

1. Prior to issuance of the first certificate of occupancy for either Building A or Building B shown in **Exhibit “C”** (*Land Use Plan*), the Landowner shall divert between 7 and 9 acres of off-site stormwater run-off from the Tannehill Watershed to the Property as shown in **Exhibit “H”** (*Interbasin Transfer*). This language shall be included as a note on the cover sheet of the consolidated site plan.
2. If the Landowner demonstrates to the director of the Watershed Protection Department that despite good faith efforts an interbasin diversion as described in Part 8.C.1 is infeasible, the Landowner shall contribute \$400,000 into a fund to be established by the City’s Watershed Protection Department for drainage improvements in the Alf Storm System Basin. The Landowner shall provide the contribution prior to the issuance of the first certificate of occupancy for either Building A or Building B shown in **Exhibit “C”** (*Land Use Plan*). For purposes of this paragraph, the inability of the Landowner to enter into any necessary agreement with an adjacent landowner shall be sufficient to demonstrate that an interbasin diversion is infeasible.

D. Tree Protection

1. The Springdale Green PUD shall preserve on the Property a minimum of:
 - a. 75% of the caliper inches associated with native protected and heritage tree sizes; and
 - b. 75% of the caliper inches associated with native trees of any size.
2. The Springdale Green PUD shall provide tree mitigation that exceeds the mitigation rates found in ECM Section 3.5.4 (*Mitigation Measures*) by 50%.

150 **PART 9. Landscaping and Open Space.**

- 151
- 152 A. 19.82 acres of open space shall be provided as shown in **Exhibit “D”** (*Open Space*
- 153 *Plan*).
- 154
- 155 B. The Landowner shall restore a minimum of 15.8 acres of the Property in accordance
- 156 with **Exhibit “E”** (*Restoration Plan*). All restoration work as shown in **Exhibit “E”**
- 157 (*Restoration Plan*) shall be permitted with the first consolidated site plan application
- 158 submitted by the Landowner.
- 159
- 160 C. The Springdale Green PUD shall exceed the percentage of the street yard that must
- 161 be landscaped, as provided for in ECM Section 2.4.1 (*Street Yard*), by landscaping
- 162 30 percent of the street yard of the Property.
- 163
- 164 D. The Springdale Green PUD shall meet the requirements of ECM Section 2.4.6
- 165 (*Irrigation of Landscape Areas*) by irrigating a minimum of 50% of the total
- 166 landscaped area of the Property through the use of rainwater or condensate captured
- 167 and stored in cisterns.
- 168
- 169 E. All street yard trees provided in the Springdale Green PUD shall each be a minimum
- 170 of three caliper inches in size.
- 171
- 172 F. The Landowner shall provide at least 15 trees that use silva cell technology. All trees
- 173 installed on the Property using silva cell technology shall be planted with a minimum
- 174 soil volume of 1,000 cubic feet, which can be shared between a maximum of two trees.
- 175 The City Arborist, however, may reduce the minimum soil volume requirement if
- 176 needed due to utility conflicts or other related issues.
- 177
- 178 G. The Landowner shall provide for the management of invasive vegetation as shown on
- 179 **Exhibit “E”** (*Restoration Plan*). The Landowner shall remove a minimum of 50% of
- 180 the following invasive species from the Property: Ligustrum, Chinaberry, Chinese
- 181 Tallow, and Japanese Honeysuckle.

182 **PART 10. Transportation.**

- 183
- 184 A. Prior to the issuance of the first consolidated site plan for the Property, the
- 185 Landowner shall make a fee-in-lieu payment of \$250,000 to the City to provide for
- 186 the construction of an urban trail connection to Airport Boulevard and Bolm Road.
- 187

188 B. The Springdale Green PUD shall provide required parking in a separate structure
189 onsite as shown in **Exhibit “C”** (*Land Use Plan*). A minimum of 75% of the
190 parking structure’s frontage on Springdale Road will include pedestrian oriented
191 uses as defined in City Code Section 25-2-691(C).
192

193 **PART 11. Code Modifications.** In accordance with Chapter 25-2, Subchapter B, Article
194 2, Division 5 (*Planned Unit Development*) of the Code, the following site development
195 regulations apply to the Springdale Green PUD instead of otherwise applicable City
196 regulations:
197

198 A. General
199

- 200 1. Section 25-1-21(46) (*Definition of Gross Floor Area*) is modified to provide
201 that this term does not include balconies and outdoor terraces.
202

203 B. Zoning
204

- 205 1. Section 25-2-491 (*Permitted, Conditional and Prohibited Uses*) is modified to
206 establish a specific set of permitted, conditional, and prohibited uses to be
207 applicable to the Springdale Green PUD as shown in **Exhibit “C”** (*Land Use*
208 *Plan*).
209
210 2. Section 25-2-492 (*Site Development Regulations*) is modified to establish a
211 set of site development regulations applicable to the Springdale Green PUD, as
212 shown in **Exhibit “C”** (*Land Use Plan*).
213
214 3. Section 25-2-531 (*Height Limit Exceptions*) is modified as follows:
215
216 a. 25-2-531(B) is modified to create a new subsection (B)(3) to include an
217 elevator lobby and restrooms appurtenant to outdoor amenities.
218
219 b. 25-2-531(B)(1) is modified to add light poles.
220
221 c. 25-2-531(C) is modified to allow a structure described in subsection 25-2-
222 531(B) to exceed the zoning district base height limit established by this
223 ordinance by the greater of:
224
225 i. 18 percent;
226
227 ii. the amount necessary to comply with a federal or state regulation;

- 228 iii. for a stock or vent, the amount necessary to comply with generally
229 accepted engineering standards;
- 230
- 231 iv. for a light pole, 35 feet;
- 232
- 233 v. for an elevator penthouse with an enclosed equipment room and
234 improvements necessary for pedestrian elevator access, 22 feet; or
- 235
- 236 vi. for a spire, 30 percent.
- 237
- 238 4. Section 25-2-1063(C) (*Height Limitations and Setbacks for Large Sites*) is
239 modified to waive the compatibility standards as necessary to allow the buildings
240 shown in **Exhibit “C”** (*Land Use Plan*) to achieve 75 feet of height at 85 feet
241 from the property line of an urban family residence (SF-5) or more restrictive
242 zoning district and to achieve 93 feet of height at 140 feet from the property line
243 of an urban family residence (SF-5) or more restrictive zoning district.
- 244 5. Chapter 25-2, Subchapter E, Article 2 (*Site Development Standards*), is
245 modified as follows:
- 246
- 247 a. Section 2.2.2 (B)-(E) (*Core Transit Corridors: Sidewalks and Building*
248 *Placements*) is modified to provide that the requirements do not apply to
249 development within the Springdale Green PUD.
- 250
- 251 b. Section 2.2.3 (C) (*Urban Roadways: Supplemental Zone*) is modified to
252 provide that the regulations related to the supplemental zone do not apply
253 within the PUD. If the Landowner provides a supplemental zone, it must be
254 a minimum of 10 feet in width.
- 255
- 256 c. Section 2.2.5 (E)(1) (*Internal Circulation Routes: Sidewalks*) is modified to
257 allow for the construction of sidewalks on only one side of an Internal
258 Circulation Route. The Landowner shall at a minimum ensure that sidewalks
259 or pedestrian paths connect to all buildings and amenities.
- 260
- 261 d. Section 2.3.1 (B)(1) (*Improvements to Encourage Pedestrian, Bicycle, and*
262 *Vehicular Connectivity; Vehicular and Pedestrian Connections Between*
263 *Sites*) is modified to waive the requirement that the Springdale Green PUD
264 provide a connection to Saucedo Street.
- 265
- 266 6. Chapter 25-2, Subchapter E, Article 3 (*Building Design Standards*), is modified

as follows:

- a. Section 3.2.2 (*Glazing and Façade Relief on Building Facades*) is modified to allow a minimum of 50% of the total area of all glazing on facades that face the principal street to have a Visible Transmittance (VT) of 0.3 or higher.
- b. Section 3.3.2 (*Building Design Options*) is modified to require a minimum total of four base points in the aggregate for all building structures within the PUD.

C. Environmental

1. Sections 25-8-261 (*Critical Water Quality Zone Development*) and 25-8-262 (*Critical Water Quality Zone Crossings*) are modified during the time of construction to allow for a construction staging area as shown in **Exhibit “E”** (*Restoration Plan*) and to allow for construction activities specified in **Exhibit “F”** (*Creek Plan*). The construction staging area may only be used for the laydown and storage of building materials, storage of building construction equipment and vehicles, temporary construction offices, temporary access roads, and the daytime parking of personal vehicles. Upon completion of construction shown on the consolidated site plan, the Landowner shall decompact and restore the impacted area in accordance with **Exhibit “E”** (*Restoration Plan*).
2. Sections 25-8-261 (*Critical Water Quality Zone Development*) and 25-8-262 (*Critical Water Quality Zone Crossings*) are modified to allow for the construction of trails, elevated boardwalks, decks, and pedestrian bridges within the critical water quality zone as shown in **Exhibit “F”** (*Creek Plan*).
3. Section 25-8-261(B)(3)(C) (*Critical Water Quality Zone Development*) is modified to allow trails, elevated boardwalks, decks, and pedestrian bridges wider than 12 feet as shown in **Exhibit “F”** (*Creek Plan*).
4. Section 25-8-365 (*Interbasin Diversion*) is modified to allow an interbasin diversion of not more than nine acres from the Tannehill watershed to the Boggy Creek watershed as shown in **Exhibit “H”** (*Interbasin Transfer*).
5. Sections 25-8-621 (*Permit Required for Removal of Protected Trees: Exceptions*) and 25-8-641(B) (*Removal Prohibited*) are modified to allow the

removal of eight trees (Tree Numbers 5214, 5241, 5245, 5258, 5293, 5303, 5305, and 5309, as shown on the Tree Survey prepared by 4Ward Land Surveying dated April 21, 2020 and attached as **Exhibit “G”** (*Tree Survey*)).

D. Signs

1. Section 25-10-101(B)(1) (*General On-Premise Signs*) is modified to allow a freestanding or wall sign, such as those typically used to direct the movement or placement of vehicular traffic or pedestrian traffic that are within 20 feet of the public right-of-way provided that:
 - a. No more than eight signs are permitted for each building;
 - b. Sign area shall not exceed 18 square feet; and
 - c. Sign height shall not exceed six feet, for a freestanding sign.
2. Section 25-10-191 (*Sign Setback Requirements*) is modified to the extent necessary to allow one freestanding sign to be located no closer than eight feet from the street right-of-way and no closer than 10 feet from a driveway entrance or exit. The sign shall not exceed 38 inches in height, 11 feet in length, and 18 inches in width.

PART 12. Except as otherwise provided in this ordinance, the Property is subject to Ordinance No. 021107-Z-12b that established zoning for the MLK-183 Neighborhood Plan.

PART 13. This ordinance takes effect on _____, 2021.

PASSED AND APPROVED

_____, 2021 § _____
§ _____
§ _____

Steve Adler
Mayor

APPROVED: _____ **ATTEST:** _____
Anne L. Morgan Jannette S. Goodall
City Attorney City Clerk

Legal Description

BEING A DESCRIPTION OF A TRACT OF LAND CONTAINING 30.1182 ACRES (1,311,948 SQUARE FEET) OUT OF THE JESSE C. TANNEHILL SURVEY NO. 29, ABSTRACT NO. 22, OF TRAVIS COUNTY, TEXAS, BEING A PORTION OF A CALLED 19.1704 ACRE TRACT (CALLED TRACT 1), BEING A PORTION OF A CALLED 6.6576 ACRE TRACT (CALLED TRACT 2), AND BEING ALL OF A CALLED 4.376 ACRE TRACT (CALLED TRACT 3), ALL OF WHICH WAS CONVEYED TO AUS SPRINGDALE, LLC, IN DOCUMENT NO. 2020027902 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS (O.P.R.T.C.T.), SAID 30.1182 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:



PO Box 90876
Austin, TX 78709
512.554.3371
jward@4wardls.com
www.4wardls.com

BEGINNING, at a 1/2-inch iron rod with “4Ward-Boundary” cap set in the east right-of-way line of Springdale Road (right-of-way varies), and being the in the north line of said Tract 1, being the southwest corner of Lot 1, Block A, 1023 Subdivision, a subdivision recorded in Document No. 201600134 (O.P.R.T.C.T.), and being the northwest corner and **POINT OF BEGINNING** hereof, from which a 1/2-inch iron rod with “Survcon” cap found in the east right-of-way line of said Springdale Road, and being the northwest corner of said Tract 1 bears, S61°55’24”W, a distance of 11.84 feet;

THENCE, leaving the east right-of-way line of said Springdale Road, with the common line of said Lot 1 and said Tract 1, S61°55’24”E, a distance of 971.89 feet to a 1/2-inch iron rod with "4Ward Boundary" cap set for an angle point hereof;

THENCE, with the north line of said Tract 1, in part with the south line of said Lot 1 of said 1023 Subdivision, in part with the south line of Lots 9 and 12 of Springdale Addition, recorded in Volume 4, Page 325 of the Plat Records of Travis County, Texas (P.R.T.C.T.), and in part with the south terminus of Berger Street (50’ right-of-way, dedicated in part per said Springdale Addition), the following two (2) courses and distances:

- 1) S61°57’24”E, a distance of 239.39 feet to a 1/2-inch iron rod with "4Ward Boundary" cap set for an angle point hereof, and
- 2) S61°58’09”E, passing at a distance of 115.68 feet, a 1-inch iron pipe found at the common corner of said Lot 12 and the southwest terminus of said Berger Street, passing at a distance of 165.70 feet, a 1/2-inch iron rod found at the common corner of said Lot 9 and the southeast terminus of said Berger Street, and continuing for a total distance of 338.40 feet to a 1/2-inch iron rod with "4Ward Boundary" cap set for the northeast corner hereof, said point being in the west line of Lot 11 of Brookwood, a subdivision recorded in Volume 58, Page 57 (P.R.T.C.T.), and being the southeast corner of Lot 9 of said Springdale Addition, and being the northeast corner of said Tract 1;

THENCE, with the common line of said Brookwood Subdivision and said Tract 1, the following three (3) courses and distances:

- 1) S27°32’21”W, a distance of 432.86 feet to a 1/2-inch iron rod found for angle point hereof,
- 2) S25°56’49”W, a distance of 81.27 feet to a 1/2-inch iron rod found for an angle point hereof, and

Exhibit A

- 3) **S26°24'51"W**, a distance of **190.29** feet to a 1-inch iron pipe found for an angle point hereof, said point being in the northwest right-of-way line of Southern Pacific Transportation Company Railroad (right-of-way varies), and being the common south corner of Lots 19 and 20 of said Brookwood Subdivision, and being an angle point in the east line of said Tract 1;

THENCE, with the northwest right-of-way line of said Southern Pacific RR and the southeast line of said Tract 1, **S70°59'43"W**, a distance of **559.83** feet to a 1/2-inch iron pipe found for the southeast corner hereof, said point being at the northeast corner of a called 3.553 acre tract conveyed to 10611 Research L C, in Document No. 2001025561 (O.P.R.T.C.T.), and being the southeast corner of said Tract 1;

THENCE, leaving the northwest right-of-way line of said Southern Pacific RR, with north line of said 3.553 acre 10611 Research tract, in part with the south line of said Tract 1, and in part with the south line of said Tract 3, **N62°14'06"W**, passing a distance of 208.26 feet, a 1/2-inch iron rod with "Survcon" cap found at the common south corner of said Tract 1 and said Tract 3, and from which found corner, a 3/4-inch iron pipe in concrete found bears, **N26°01'53"W**, a distance of 0.37 feet, and continuing for a total distance of **776.03** feet to a 1/2-inch iron rod found for the southwest corner hereof, said point being in the northeast right-of-way line of Airport Boulevard (right-of-way varies), and being the common west corner of said 3.553 acre 10611 Research tract and said Tract 3, from which a 3/4-inch iron rod in concrete found at an angle point in the northeast right-of-way line of said Airport Boulevard and the southwest line of said 3.553 acre 10611 Research tract bears, **S20°12'52"E**, a distance of 104.69 feet;

THENCE, with the northeast right-of-way line of said Airport Boulevard and the west line of said Tract 3, **N20°09'28"W**, a distance of **30.06** feet to a 3/4-inch iron rod in concrete found for an exterior ell-corner hereof, said point being an angle point in the northeast right-of-way line of said Airport Boulevard, and being the southwest corner of a called 6.054 acre tract conveyed to 10611 Research, L C, in Document No. 2001025561 (O.P.R.T.C.T.), and being a southwest corner of said Tract 3, from which a 3/4-inch iron rod in concrete found for an angle point in the northeast right-of-way line of said Airport Boulevard and the southwest line of said 6.054 acre 10611 Research tract bears, **N20°25'37"W**, a distance of 65.80 feet;

THENCE, leaving the northeast right-of-way line of said Airport Boulevard, with the common line of said 6.054 acre 10611 Research tract and said Tract 3, the following two (2) courses and distances:

- 1) **S62°13'40"E**, a distance of **253.47** feet to a 3/4-inch iron rod in concrete found for an interior ell-corner hereof, and
- 2) **N27°57'50"E**, a distance of **532.10** feet to a 3/4-inch iron rod in concrete found for an exterior ell-corner hereof, said point being in the southwest line of said Tract 2, and being the common north corner of said 6.054 acre 10611 Research tract and said Tract 3;

THENCE, with the common line of said 6.054 acre 10611 Research tract and said Tract 2, **N62°06'46"W**, a distance of **626.12** feet to a 1/2-inch iron rod for an exterior ell-corner hereof, said point being in the east right-of-way line of said Springdale Road, and being the common west corner of said 6.054 acre 10611 Research tract and said Tract 2, and being the southeast corner of a called 0.096 acre tract conveyed to the City of Austin in a Street Deed in Volume 10505, Page 485 of the Real Property Records of Travis County, Texas (R.P.R.T.C.T.), from which a 3/4-inch iron rod in concrete found at the intersection of the east right-of-way line of said Springdale Road with the east right-of-way line of said Airport Boulevard, and being the southwest corner of said 6.054 acre 10611 Research tract bears, **S27°49'26"W**, a distance of 153.58 feet;

THENCE, with the east right-of-way line of said Springdale Road and the east line of said Street Deed, and with the west line of said Tract 2, the following two (2) courses and distances:

- 1) **N27°48'56"E**, a distance of **79.10** feet to a 1/2-inch iron rod found for an angle point hereof, and
- 2) **N24°55'54"E**, a distance of **103.05** feet to a 1/2-inch iron rod with "4Ward-Boundary" cap found;

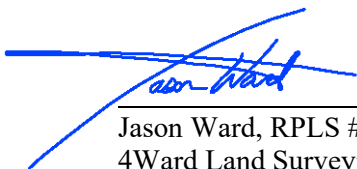
THENCE, leaving the east right-of-way line of said Springdale Road, over and across said Tract 2 the following two (2) courses and distances:

- 1) **N27°15'06"E**, a distance of **93.76** feet to a 1/2-inch iron rod with "4Ward-Boundary" cap set for an angle point hereof,
- 2) **N27°43'49"E**, a distance of **24.60** feet to a 1/2-inch iron rod with "4Ward-Boundary" cap set for an angle point hereof, being in the common line of said Tract 1 and said Tract 2;

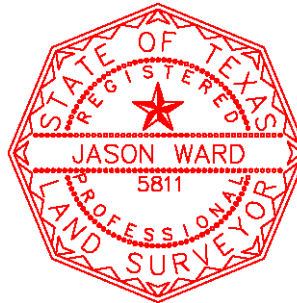
THENCE, leaving the north line of said Tract 2, over and across said Tract 1, **N27°46'25"E**, a distance of 266.31 feet to the **POINT OF BEGINNING** and containing 30.1182 Acres (1,311,948 Square Feet) more or less.

Notes:

All bearings are based on the Texas State Plane Coordinate System, Grid North, Central Zone (4203); all distances were adjusted to surface using a combined scale factor of 1.000058721388. See attached sketch (reference drawing: 00773_M&B 30.1 acres.dwg.)


Jason Ward, RPLS #5811
4Ward Land Surveying, LLC

10/7/2020



SAUCEDO STREET
(R.O.W. VARIES-PLATTED
AS BERGER DRIVE)

GOODWIN
AVENUE
(R.O.W.
VARIES)

SPRINGDALE ROAD
(R.O.W. VARIES)

ZONING EXHIBIT
30.1182 ACRE(S)
1,311,948 SQUARE FEET

SHEET 2
TRACT 2

SHEET 3

TRACT 1

SHEET 4

MATCHLINE "A"

MATCHLINE "B"

MATCHLINE "D"

TRACT 3

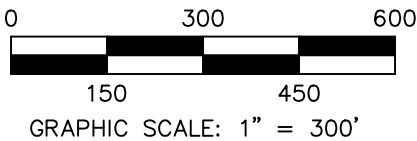
SHEET 6

SHEET 5

MATCHLINE "C"

AIRPORT BOULEVARD
(R.O.W. VARIES)

SOUTHERN PACIFIC TRANSPORTATION
COMPANY RAILROAD
(R.O.W. VARIES)



**30.1182 ACRES
ZONING EXHIBIT
City of Austin,
Travis County, Texas**



PO Box 90876, Austin Texas 78709
WWW.4WARDLS.COM (512) 537-2384
TBPLS FIRM #10174300

Date:	10/7/2020
Project:	00773
Scale:	1" = 300'
Reviewer:	PRB
Tech:	EBD
Field Crew:	JZ/FH
Survey Date:	JUL. 2020
Sheet:	1 OF 7

**GOODWIN
AVENUE
(R.O.W.
VARIES)**

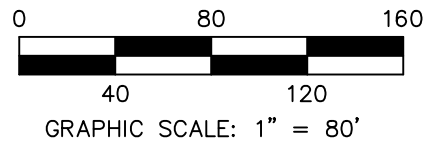
**SPRINGDALE ROAD
(R.O.W. VARIES)**

P.O.B.
GRID N: 10070867.30
GRID E: 3129642.90

LOT 1, BLOCK A
1023 SUBDIVISION
DOC. NO. 201600134, O.P.R.T.C.T.

STREET DEED
DOC. NO. _____

TRACT 1
CALLED 19.1704 ACRES
AUS SPRINGDALE, LLC
DOC. NO. 2020027902
O.P.R.T.C.T.



TRACT 2
CALLED 6.6576 ACRES
AUS SPRINGDALE, LLC
DOC. NO. 2020027902
O.P.R.T.C.T.

ZONING EXHIBIT
30.1182 ACRE(S)
1,311,948 SQUARE FEET

MATCHLINE "A"

[B]

N62°06'46"W 626.12'
[N60°43'34"W 626.03']

MATCHLINE "D"

30.1182 ACRES
ZONING EXHIBIT
City of Austin,
Travis County, Texas



PO Box 90876, Austin Texas 78709
WWW.4WARDLS.COM (512) 537-2384
TBPLS FIRM #10174300

Date:	10/7/2020
Project:	00773
Scale:	1" = 80'
Reviewer:	PRB
Tech:	EBD
Field Crew:	JZ/FH
Survey Date:	JUL. 2020
Sheet:	2 OF 7

S61°55'24"E 983.73'
(S59°58'00"E 983.80')
[[S59°55'07"E 983.91']]
971.89'

LOT 1, BLOCK A
1023 SUBDIVISION
DOC. NO. 201600134, O.P.R.T.C.T.

(S60°00'00"E 239.41')
S61°57'24"E 239.39'

TRACT 1
CALLED 19.1704 ACRES
AUS SPRINGDALE, LLC
DOC. NO. 2020027902
O.P.R.T.C.T.

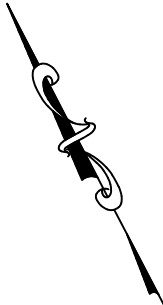
ZONING EXHIBIT
30.1182 ACRE(S)
1,311,948 SQUARE FEET

{{S59°31'15"E 974.33'}}
S62°02'52"E 969.23'

MATCHLINE "A"

TRACT 2
CALLED 6.6576 ACRES
AUS SPRINGDALE, LLC
DOC. NO. 2020027902
O.P.R.T.C.T.

MATCHLINE "B"



{{S30°28'50"W 299.84'}}
S27°55'53"W 299.95'

N27°55'53"E 850.76'
(N29°59'40"E 851.16')

{{N59°32'09"W 962.40'}}

[B]

3/4"
IN CONC.

N61°59'47"W 336.36'
((N60°43'34"W 336.52'))

[C]

"ACCUTEX
RPLS 3991"

MATCHLINE "D"

30.1182 ACRES
ZONING EXHIBIT
City of Austin,
Travis County, Texas



PO Box 90876, Austin Texas 78709
WWW.4WARDLS.COM (512) 537-2384
TBPLS FIRM #10174300

Date:	10/7/2020
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Reviewer:	PRB
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Field Crew:	JZ/FH
Survey Date:	JUL. 2020
Sheet:	3 OF 7

LOT 12

[A]

LOT 9

(S67°00'45"E 338.42')

S61°58'09"E 338.40'

115.68'

50.02'

172.70'

**SAUCEDO STREET
(R.O.W. VARIES-PLATTED
AS BERGER DRIVE)**

**ZONING EXHIBIT
30.1182 ACRE(S)
1,311,948 SQUARE FEET**

**TRACT 1
CALLED 19.1704 ACRES
AUS SPRINGDALE, LLC
DOC. NO. 2020027902
O.P.R.T.C.T.**

**JESSE C.
TANNEHILL
SURVEY NO. 29
ABSTRACT NO. 22**

0 80 160
40 120
GRAPHIC SCALE: 1" = 80'

MATCHLINE "D"

LOT 10

LOT 11

LOT 12

LOT 13

LOT 14

**BROOKSWOOD
- VOL. 58, PG. 57
P.R.T.C.T.**

LOT 15

LOT 16

LOT 17

LOT 18

LOT 19

LOT 20

S27°32'21"W 432.86'
(S29°32'22"W 432.64')

L1
(L1)
{L1}

L2
(L2)
{L2}

MATCHLINE "B"

**30.1182 ACRES
ZONING EXHIBIT
City of Austin,
Travis County, Texas**

4WARD
Land Surveying
A Limited Liability Company

PO Box 90876, Austin Texas 78709
WWW.4WARDLS.COM (512) 537-2384
TBPLS FIRM #10174300

Date:	10/7/2020
Project:	00773
Scale:	1" = 80'
Reviewer:	PRB
Tech:	EBD
Field Crew:	JZ/FH
Survey Date:	JUL. 2020
Sheet:	4 OF 7

MATCHLINE "D"

ZONING EXHIBIT
30.1182 ACRE(S)
1,311,948 SQUARE FEET

TRACT 1
CALLED 19.1704 ACRES
AUS SPRINGDALE, LLC
DOC. NO. 2020027902
O.P.R.T.C.T.

SOUTHERN PACIFIC TRANSPORTATION
COMPANY RAILROAD
(R.O.W. VARIES)

S70°59'43"W 559.83'
(S72°55'00"W 560.30')

(207.96')
208.26'

CALLLED 3.553 ACRES
10611 RESEARCH, L C
DOC. NO. 2001025561
O.P.R.T.C.T.



30.1182 ACRES
ZONING EXHIBIT
City of Austin,
Travis County, Texas



PO Box 90876, Austin Texas 78709
WWW.4WARDLS.COM (512) 537-2384
TBPLS FIRM #10174300

Date:	10/7/2020
Project:	00773
Scale:	1" = 80'
Reviewer:	PRB
Tech:	EBD
Field Crew:	JZ/FH
Survey Date:	JUL. 2020
Sheet:	5 OF 7

MATCHLINE "D"

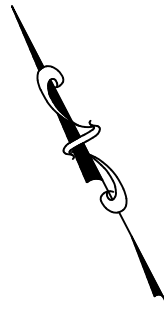
ZONING EXHIBIT
30.1182 ACRE(S)
1,311,948 SQUARE FEET

[B]
CALLED 6.054 ACRES
10611 RESEARCH, L C
DOC. NO. 2001025561
O.P.R.T.C.T.

[N29°17'47"E 531.96']
((N29°17'47"E 531.96'))
N27°57'50"E 532.10'

[C]
TRACT 3
CALLED 4.376 ACRES
AUS SPRINGDALE, LLC
DOC. NO. 2020027902
O.P.R.T.C.T.

((S29°18'24"W 551.64'))
S27°55'53"W 550.81'



[S60°52'53"E 253.60']
((S60°52'53"E 253.60'))
S62°13'40"E 253.47'

3/4" IN CONC.

FROM WHICH A 3/4" IRON
PIPE FOUND BEARS,
N26°01'53"W, 0.37'

((567.60'))
567.76'

N62°14'06"W 776.03'
[N60°50'05"W 775.70']

CALLLED 3.553 ACRES
10611 RESEARCH, L C
DOC. NO. 2001025561
O.P.R.T.C.T.

3/4" IN CONC.

L12
[L12]

AIRPORT BOULEVARD
(R.O.W. VARIES)

MATCHLINE "C"

30.1182 ACRES
ZONING EXHIBIT
City of Austin,
Travis County, Texas



PO Box 90876, Austin Texas 78709
WWW.4WARDLS.COM (512) 537-2384
TBPLS FIRM #10174300

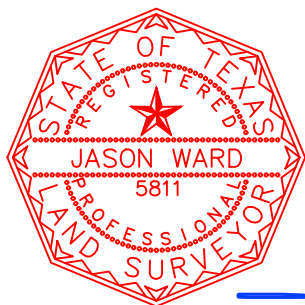
Date:	10/7/2020
Project:	00773
Scale:	1" = 80'
Reviewer:	PRB
Tech:	EBD
Field Crew:	JZ/FH
Survey Date:	JUL. 2020
Sheet:	6 OF 7

LINE TABLE		
LINE #	DIRECTION	LENGTH
L1	S25°56'49"W	81.27'
L2	S26°24'51"W	190.29'
L3	N20°09'28"W	30.06'
L4	N27°48'56"E	79.10'
L5	N24°55'54"E	103.05'
L6	N27°15'06"E	93.76'
L7	N27°43'49"E	24.60'
L8	N24°55'54"E	118.51'
L9	N62°02'52"W	7.94'
L10	N61°55'24"W	11.84'
L11	N62°02'52"W	5.00'
L12	S20°12'52"E	104.69'

RECORD LINE TABLE		
LINE #	DIRECTION	LENGTH
(L1)	S27°53'27"W	81.11'
{L1}	S27°45'00"W	80.66'
(L2)	S28°26'14"W	190.66'
{L2}	S28°54'00"W	190.50'
((L3))	N18°53'21"W	30.08'
[L12]	S18°53'21"E	104.64'

LEGEND	
	PROPERTY LINE
	EXISTING PROPERTY LINES
	EXISTING EASEMENTS
	1/2" IRON ROD FOUND (UNLESS NOTED)
	IRON ROD WITH "SURVCON" CAP FOUND (UNLESS NOTED)
	CALCULATED POINT
DOC. NO.	DOCUMENT NUMBER
P.O.B.	POINT OF BEGINNING
VOL./PG.	VOLUME, PAGE
R.O.W.	RIGHT-OF-WAY
O.P.R.T.C.T.	OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS
(.....)	RECORD INFORMATION PER DEED DOC. NO. 2019093971
[.....]	RECORD INFORMATION PER DEED DOC. NO. 2001025561
{.....}	RECORD INFORMATION PER PLAT VOL. 58 PG. 57
((.....))	RECORD INFORMATION PER DEED DOC. NO. 2019093972
[[.....]]	RECORD INFORMATION PER DEED DOC. NO. 201600134
{{.....}}	RECORD INFORMATION PER DEED DOC. NO. 2013154774

[A]
 SPRINGDALE ADDITION
 VOL. 4, PG. 325
 P.R.T.C.T.



Jason Ward
 10/7/2020

TCAD PARCEL #193704, #193705 & #544200
 COA GRID #L22

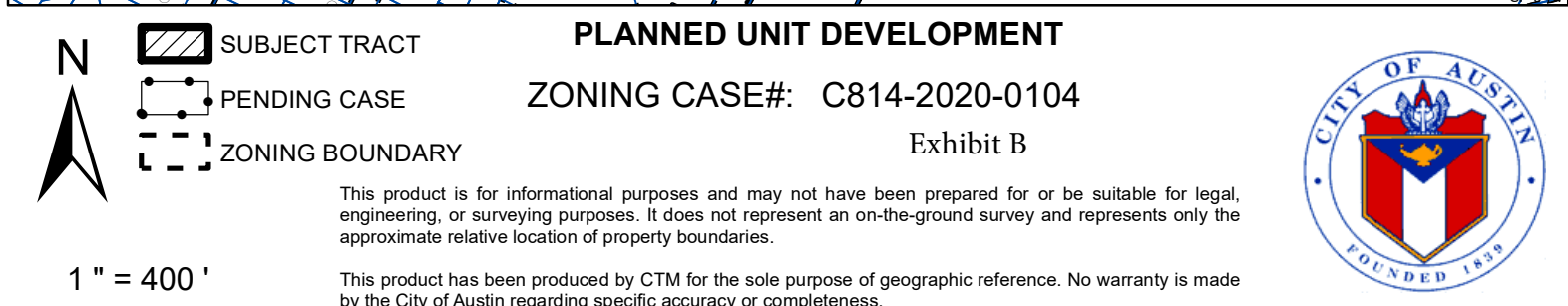
NOTES:

1) ALL BEARINGS ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, GRID NORTH, CENTRAL ZONE, (4203), NAD83, ALL DISTANCES WERE ADJUSTED TO SURFACE USING A COMBINED SCALE FACTOR OF 1.000058721388.

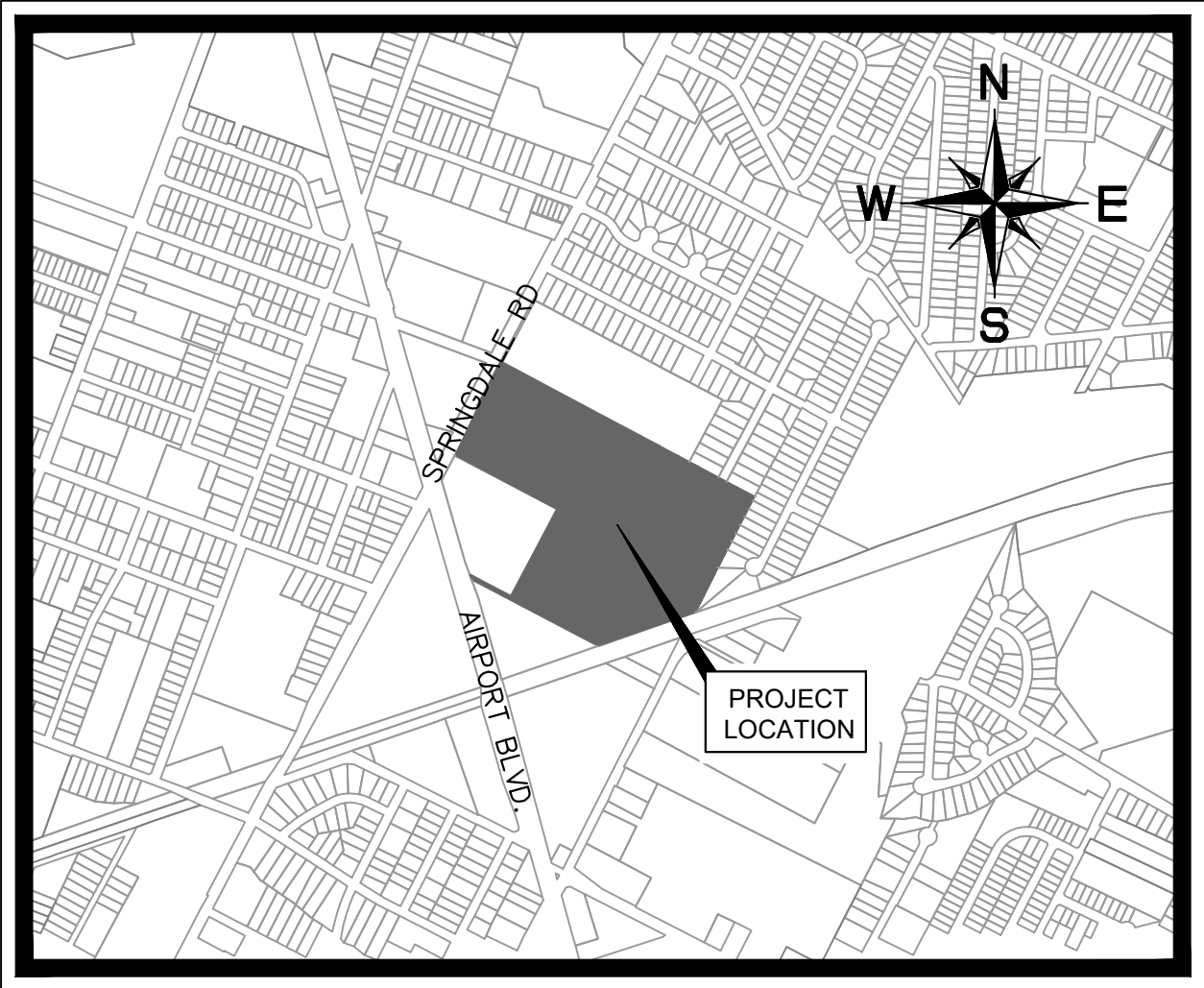
2) SEE ATTACHED METES AND BOUNDS DESCRIPTION.

**30.1182 ACRES
 ZONING EXHIBIT
 City of Austin,
 Travis County, Texas**

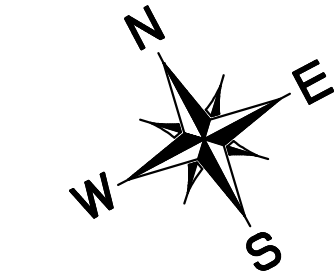
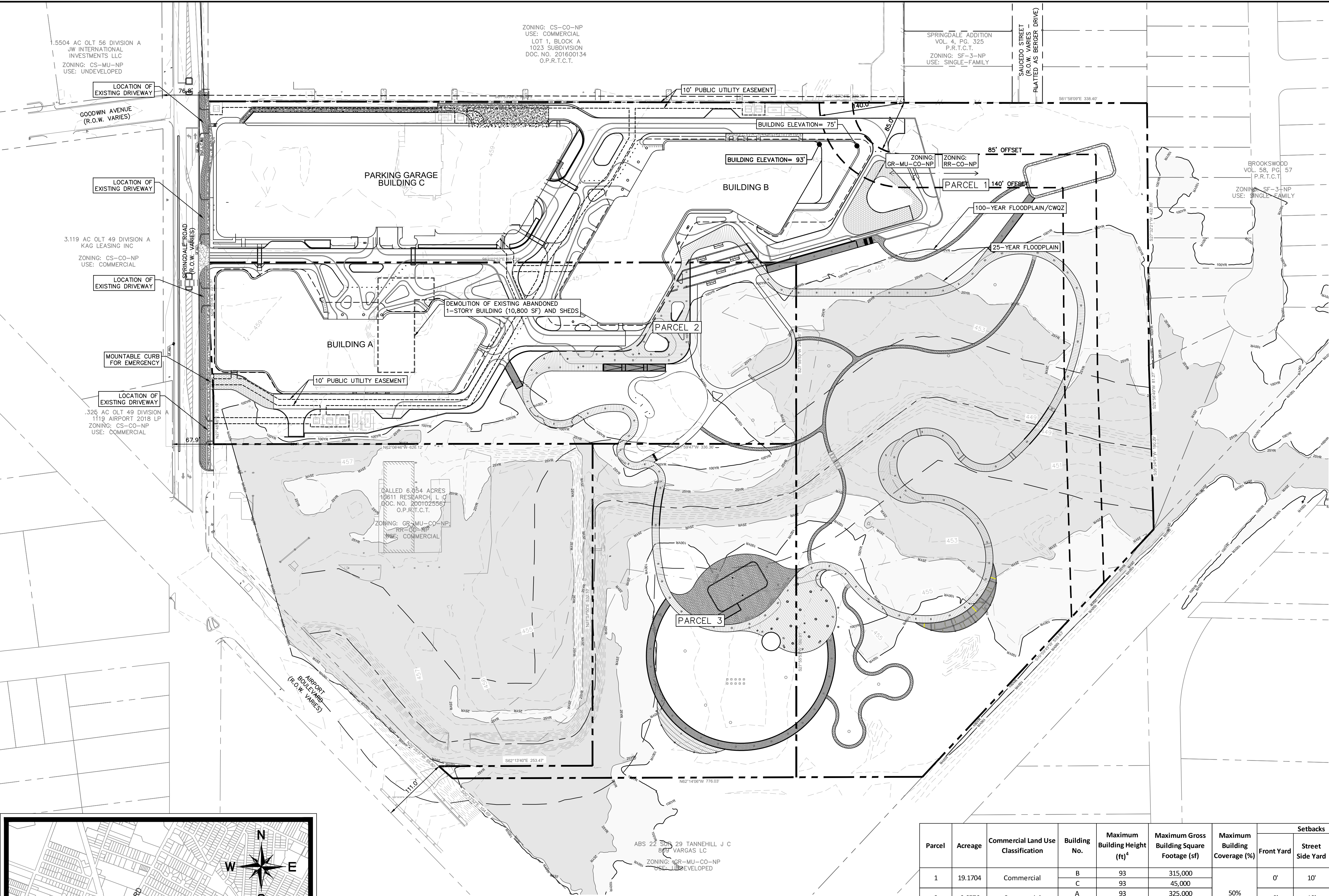
 4WARD <i>Land Surveying</i> A Limited Liability Company PO Box 90876, Austin Texas 78709 WWW.4WARDLS.COM (512) 537-2384 TBPLS FIRM #10174300	Date:	10/7/2020
	Project:	00773
	Scale:	N/A
	Reviewer:	PRB
	Tech:	EBD
	Field Crew:	JZ/FH
	Survey Date:	JUL. 2020
	Sheet:	7 OF 7



Plotted By: Hudson, Harrison Date: May 06, 2021 06:56:02am File Path: K:\SAU-Civil\069268300-SPRINGDALE-COMMERCIAL\Cod-Exhibits\PlanSheets\Zoning-Exhibits\20201119-Land Plan Exhibit.dwg
This document, together with the concepts and designs presented herein, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.



VICINITY MAP
SCALE: 1" = 1000'



LEGEND

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

NOTES:

- BUILDING SQUARE FOOTAGE IS APPROXIMATE AND CAN BE TRANSFERRED AMONG BUILDINGS SO LONG AS THE TOTAL GROSS BUILDING SQUARE FOOTAGE DOES NOT EXCEED 775,000 SQUARE FEET. "GROSS BUILDING SQUARE FOOTAGE" MEANS THE TOTAL ENCLOSED AREA OF ALL FLOORS IN A BUILDING WITH A CLEAR HEIGHT OF MORE THAN SIX FEET, MEASURED TO THE OUTSIDE SURFACE OF THE EXTERIOR WALLS; THE TERM INCLUDES LOADING DOCKS AND EXCLUDES ATRIUM AIRSPACE, PARKING FACILITIES, DRIVEWAYS, BALCONIES, OUTDOOR TERRACES, AND ENCLOSED LOADING BERTHS AND OFF-STREET MANEUVERING AREAS.
- OVERALL IMPERVIOUS COVER FOR THE GROSS SITE AREA WILL NOT EXCEED 50% AND FLOOR-TO-AREA RATIO 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.
- FINAL LOCATION OF BOARDWALK DEPENDENT ON APPROVAL OF THE FLOODPLAIN MODELING SUBMITTED WITH THE SITE PLAN.
- GATED ROADWAYS ARE PROHIBITED.
- THE BASE ZONING FOR THIS PUD IS COMMUNITY COMMERCIAL (GR), EXCEPT TO THE EXTENT THAT THIS BASE ZONING HAS BEEN MODIFIED AS SET FORTH IN THIS LAND USE PLAN AND THE ACCOMPANYING PUD ORDINANCE.
- ELECTRICAL EASEMENTS SHALL BE REQUIRED FOR ALL DEVELOPMENTS. THEIR LOCATION AND SIZE ON-SITE WILL BE DETERMINED AT THE SUBDIVISION PLAN/SITE PLAN SUBMITTAL AND MAY REQUIRE MORE SPACE THAN MINIMUM BUILDING SETBACK.
- DEVELOPMENT WILL COMPLY WITH CITY CODE SECTION 25-2-516 (DEVELOPMENT NEAR A HAZARDOUS PIPELINE)

UTILITY NOTES:

- WATER SERVICE TO CONNECT TO CITY OF AUSTIN EXISTING 8" CI PUBLIC WATER LINE IN SPRINGDALE ROAD.
1.1. TOTAL PEAK DAILY DEMAND = 525,583 GALLONS PER DAY.
- WASTEWATER SERVICE TO EXTEND AND CONNECT TO CITY OF AUSTIN EXISTING 8" CONC. WASTEWATER LINE IN SAUCEDO STREET.
2.1. PEAK WET WEATHER FLOW = 286,569 GALLONS PER DAY
- SUBJECT TO TCEQ APPROVAL, WATER QUALITY AND DETENTION TO BE PROVIDED BY A MIXTURE OF RAIN GARDENS AND BIORETENTION PONDS.

Parcel	Acreage	Commercial Land Use Classification	Building No.	Maximum Building Height (ft) ⁴	Maximum Gross Building Square Footage (sf)	Maximum Building Coverage (%)	Setbacks			Minimum Lot Size (sf)	Minimum Corner Lot Area (sf)	Minimum Lot Width (ft)	Minimum Dwelling Units Per Lot
							Front Yard	Street Side Yard	Rear Yard				
1	19.1704	Commercial	B	93	315,000	50%	0'	10'	-	5,750	5,750	50	Not Permitted
2	6.6576	Commercial	C	93	45,000		0'	10'	-				
3	4.3726	Commercial	A	93	325,000		0'	10'	-				
			B	93	90,000		0'	10'	-				
Total	30.20		-	-	775,000								

- All uses in effect on the date of this ordinance specified as permitted uses and conditional uses in the community commercial (GR) district, and Electronic Prototype Assembly, Electronic Testing, Research Assembly Services, and Research Testing Services uses, as provided in the City Code are permitted uses in the Springdale Green PUD.
- The ground floor of Building C (parking garage) shall contain a minimum of 3,600 square feet for commercial uses.
- The following land uses are prohibited on the property: Automotive rental, Automotive repair services, Automotive sales, Automotive washing (of any type), Drop-off recycling collection, Exterminating services, Funeral services, Community garden, and Service station.
- Section 25-2-1063(C) (Height Limitations and Setbacks for Large Sites) is modified to waive the compatibility standards as necessary to allow the buildings shown in Exhibit "C" (Land Use Plan) to achieve 75 feet of height at 85 feet from the property line of an SF-5 or more restrictive zoning district and to achieve 93 feet of height at 140 feet from the property line of an SF-5 or more restrictive zoning district.

Parking Garage Summary		
Parcel	Garage No.	Maximum Garage Height (ft)
1	C	93
2	-	-
3	-	-

Baseline for Determining Development Bonuses per Section 13.3.3	674,853
Bonus Area Square Footage	100,147
Maximum Square Footage	775,000

⁴Baseline determined using GR base zoning district and applicable compatibility standards.

Exhibit C

SPRINGDALE GREEN

1011 SPRINGDALE RD
CITY OF AUSTIN
TRAVIS COUNTY COUNTY, TEXAS

SHEET NUMBER

EXHIBIT

LAND USE PLAN

069268300
AUGUST 2020
SCALE: AS SHOWN
DESIGNED BY: KB
DRAWN BY: KB
CHECKED BY: HH

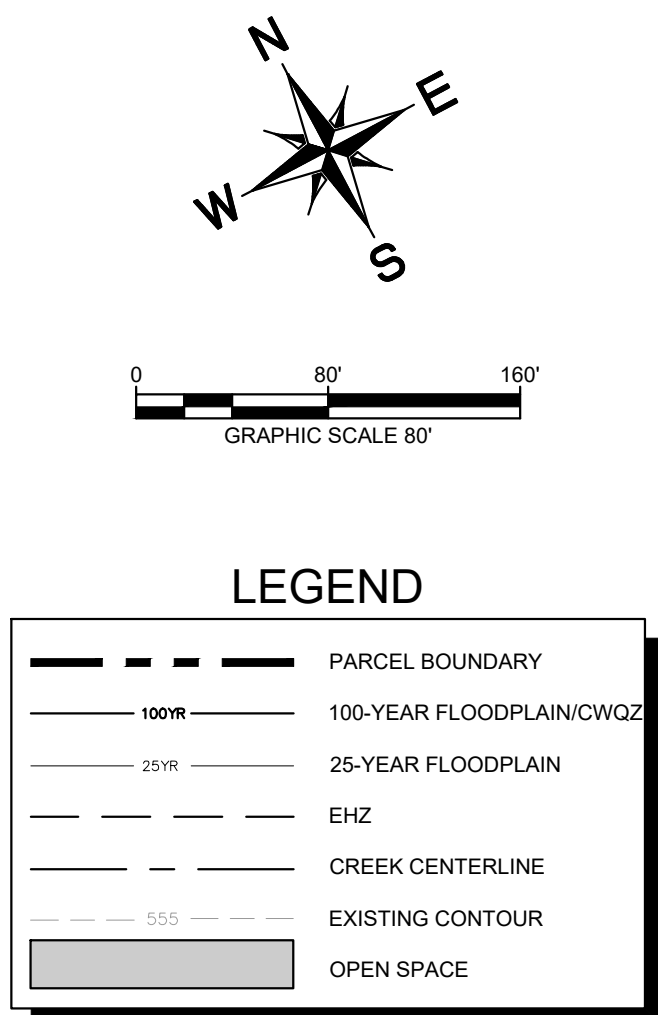
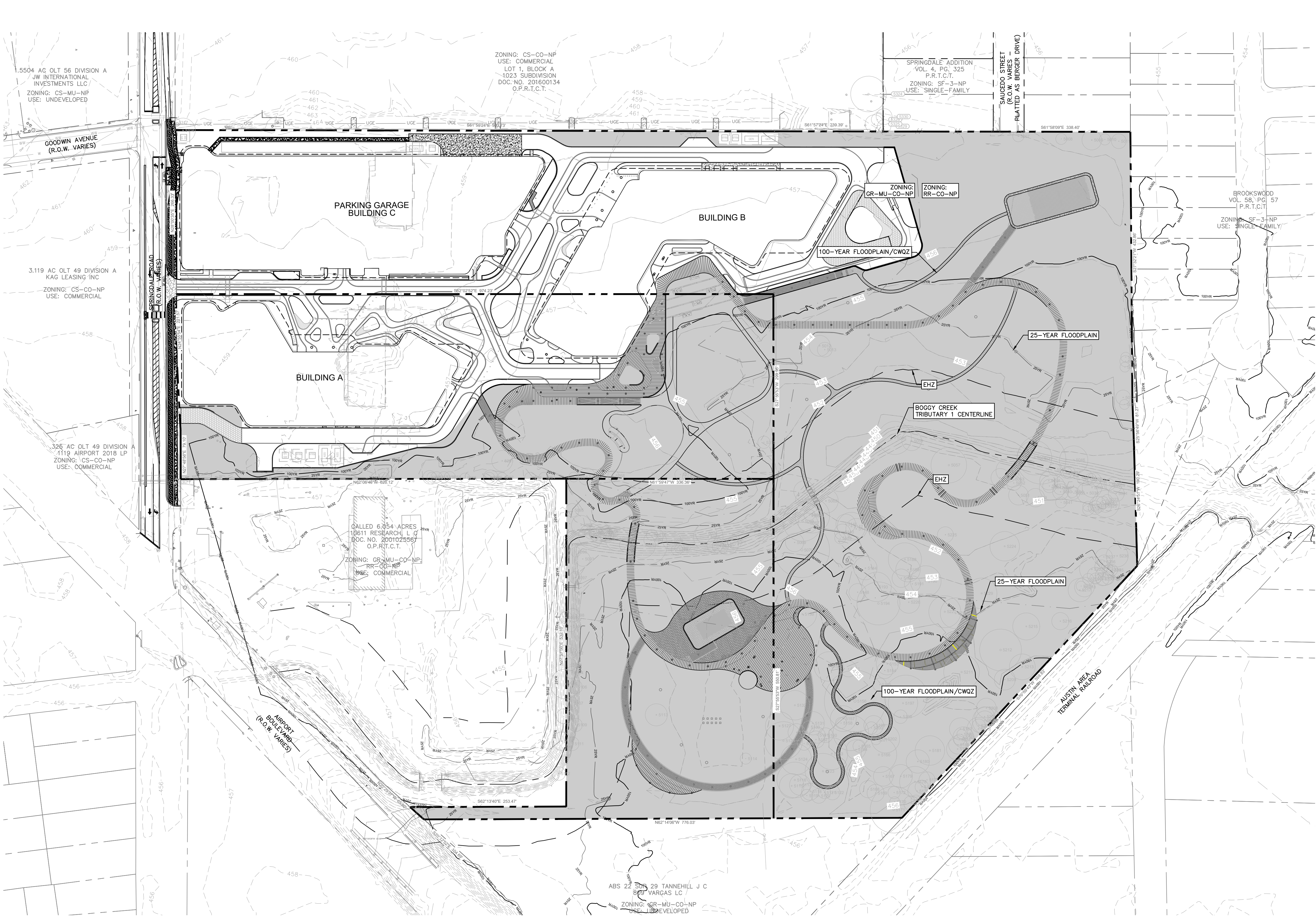
Kimley»Horn

2600 VIA FORTUNA, TERRACE 1, SUITE 300
AUSTIN, TX 78746
PHONE: 512-418-1791 FAX: 512-418-1791
© 2020 KIMLEY-HORN AND ASSOCIATES, INC.
TbPE Firm No. 928

FOR REVIEW ONLY
Not for construction or permit purposes.
Kimley»Horn
Engineer: HARRISON M. HUDSON
P.E. No. 159973 Date: 07/01/19

Revisions Table

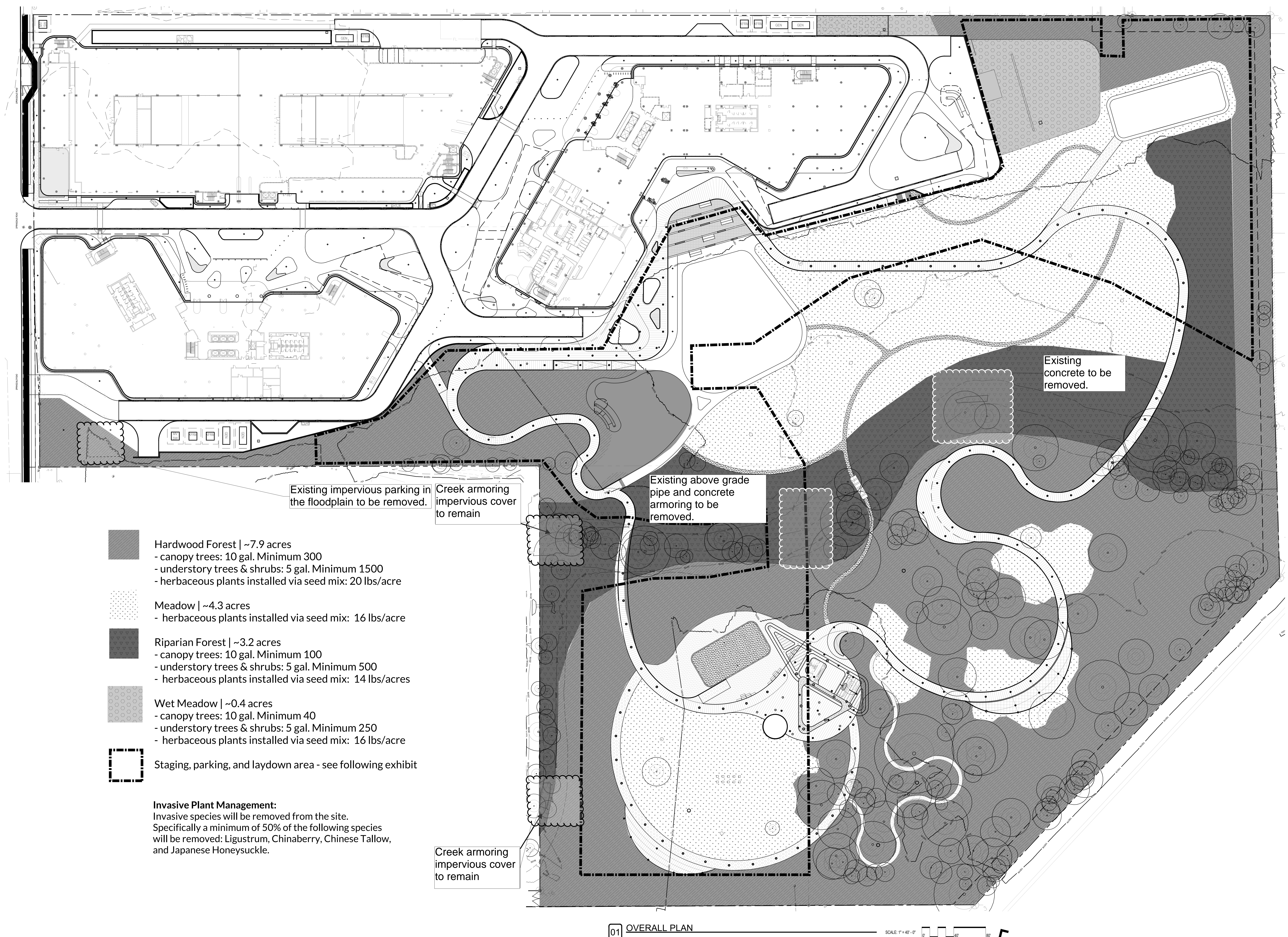
BY DATE



- NOTES:**
1. THIS EXHIBIT INCLUDES PRIMARY OPEN SPACE AREAS. ADDITIONAL OPEN SPACE AREAS INCIDENTAL TO THE PROPERTY LOCATED BETWEEN BUILDINGS, PARKING AREAS, AND STREETS IS ALLOWED TO FURTHER INCREASE THE OVERALL OPEN SPACE PROVIDED PENDING APPROVAL THROUGH THE SITE PLAN REVIEW PROCESS.

Open Space (Per City Code, Chapter 25-2, Subchapter B, Article 2, Division 5, Section 2.3.1)				
Primary Land Use	Land Use Acreage	Required Open Space	Required Open Space (AC)	Provided Open Space (AC)
Nonresidential Tracts				
Office/Retail/Restaurant/Hotel	30.20	20%	6.04	19.82
228% more Open Space provided than required				

EXHIBIT	SPRINGDALE GREEN 1011 SPRINGDALE RD CITY OF AUSTIN TRAVIS COUNTY, TEXAS	OPEN SPACE PLAN	KHA PROJECT 069254201	<div>Kimley»Horn</div> <div>2600 VA FORTUNA, TERRACE 1, SUITE 300 AUSTIN, TX 78746 PHONE: 512-418-1791 FAX: 512-418-1791 WWW.KIMLEY-HORN.COM © 2021 KIMLEY-HORN AND ASSOCIATES, INC. TBPE Firm No. 928</div>			
			DATE AUGUST 2020				
			SCALE: AS SHOWN				
			DESIGNED BY: KB				
			DRAWN BY: ME				
			CHECKED BY: HH				
				No.	REVISIONS	DATE	BY



- Hardwood Forest | ~7.9 acres**
 - canopy trees: 10 gal. Minimum 300
 - understory trees & shrubs: 5 gal. Minimum 1500
 - herbaceous plants installed via seed mix: 20 lbs/acre
- Meadow | ~4.3 acres**
 - herbaceous plants installed via seed mix: 16 lbs/acre
- Riparian Forest | ~3.2 acres**
 - canopy trees: 10 gal. Minimum 100
 - understory trees & shrubs: 5 gal. Minimum 500
 - herbaceous plants installed via seed mix: 14 lbs/acres
- Wet Meadow | ~0.4 acres**
 - canopy trees: 10 gal. Minimum 40
 - understory trees & shrubs: 5 gal. Minimum 250
 - herbaceous plants installed via seed mix: 16 lbs/acre
- Staging, parking, and laydown area - see following exhibit**

Invasive Plant Management:
Invasive species will be removed from the site. Specifically a minimum of 50% of the following species will be removed: Ligustrum, Chinaberry, Chinese Tallow, and Japanese Honeysuckle.

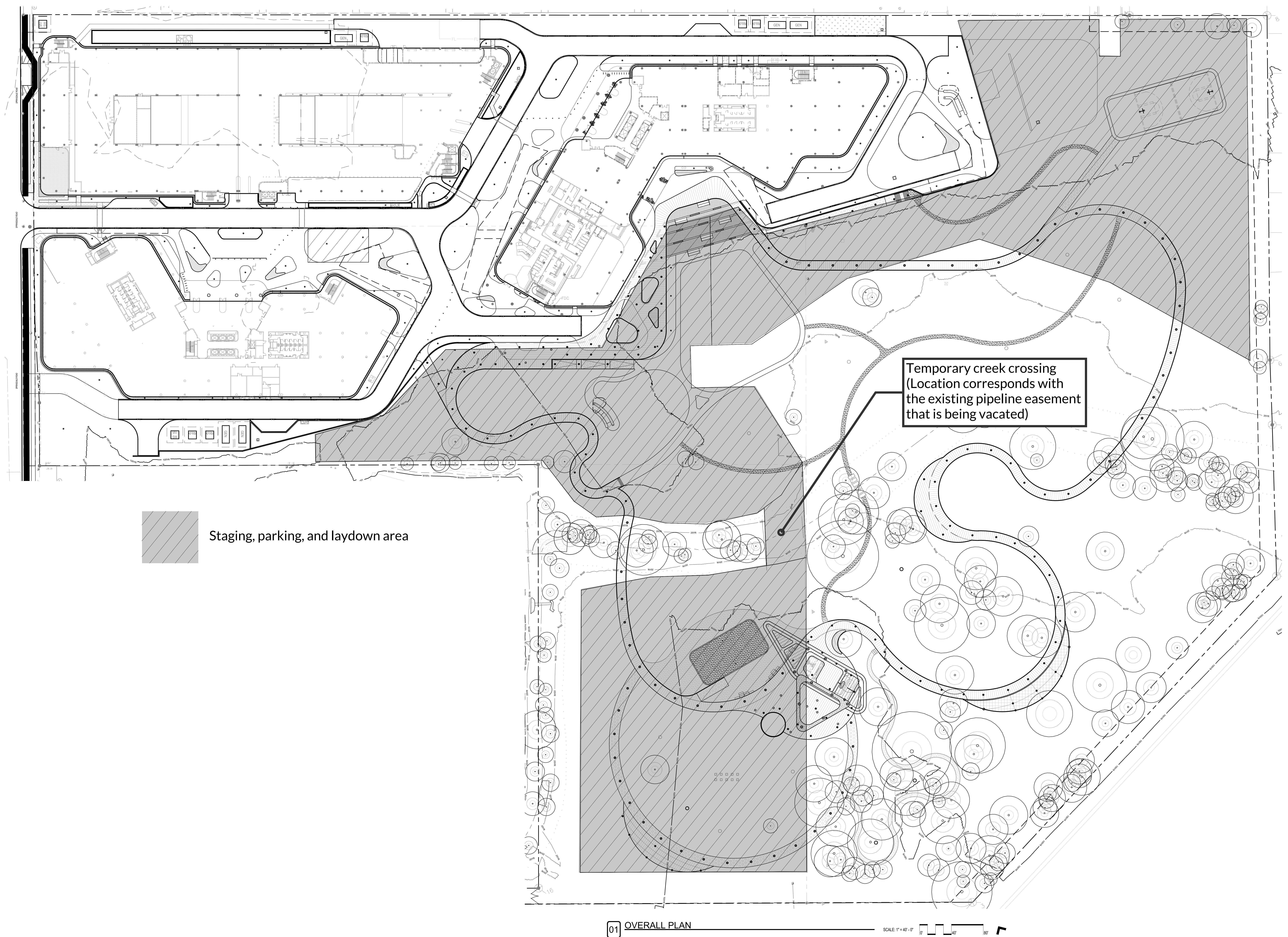
Hardwood Forest	
Canopy Trees	
Bur Oak	<i>Quercus macrocarpa</i>
Cedar Elm	<i>Ulmus crassifolia</i>
Chinquapin Oak	<i>Quercus muehlenbergia</i>
Green Ash	<i>Fraxinus pennsylvanica</i>
Lacey Oak	<i>Quercus laceyi</i>
Live Oak	<i>Quercus virginiana</i>
Monterrey Oak	<i>Quercus polymorpha</i>
Pecan	<i>Carya illinoensis</i>
Texas Ash	<i>Fraxinus texana</i>
Texas Sycamore	<i>Platanus occidentalis</i>
Understory Trees	
Black Willow	<i>Salix nigra</i>
Eastern Red Cedar	<i>Juniperus virginiana</i>
Eve's Necklace	<i>Sophora affinis</i>
Mexican Buckeye	<i>Ungnadia speciosa</i>
Mexican Plum	<i>Prunus mexicana</i>
Possumhaw Holly	<i>Ilex decidua</i>
Texas Mountain Laurel	<i>Sophora secundiflora</i>
Texas Persimmon	<i>Diospyros texana</i>
Texas Redbud	<i>Cercis canadensis</i> var. <i>texensis</i>
Yaupon Holly	<i>Ilex vomitoria</i>
Understory Shrubs	
Agarita	<i>Mahonia trifoliolata</i>
American Beautyberry	<i>Callicarpa americana</i>
Bear Grass	<i>Nolina texana</i>
Cedar Sage	<i>Salvia roemeriana</i>
Fragrant Sumac	<i>Rhus aromatica</i>
Red Buckeye	<i>Aesculus pavia</i>
Shrubby Boneset	<i>Ageratina havanensis</i>
Turks Cap	<i>Malvaviscus arboreus</i> var. <i>drummondii</i>
Twistleaf Yucca	<i>Yucca rupicola</i>
Vines (Seed)	
Passion Vine	<i>Passiflora incarnata</i>
Virginia Creeper	<i>Parthenocissus quinquefolia</i>
Herbs (Seed)	
Black-eyed Susan	<i>Rudbeckia hirta</i>
Clasping Coneflower	<i>Dracopis amplexicaulis</i>
Englemann's Daisy	<i>Engelmannia peristenia</i>
Fall Aster	<i>Aster oblongifolius</i>
Missouri Primrose	<i>Oenothera missouriensis</i>
Purple Coneflower	<i>Echineacea angustifolia</i>
Virginia Frostweed	<i>Verbesina virginica</i>
Grasses (Seed)	
Cherokee Sedge	<i>Carex cherokeensis</i>
Inland Sea Oats	<i>Chasmanthium latifolium</i>
Lindheimer's Muhly	<i>Muhlenbergia lindheimeri</i>
Little Bluestem	<i>Schizachyrium scoparium</i>
Pine Muhly	<i>Muhlenbergia dubia</i>
Virginia Wildrye	<i>Elymus virginicus</i>
Groundcover (Seed)	
Frogfruit	<i>Phyla nodiflora</i>
Horseherb	<i>Calypotcarpus vialis</i>
Wet Meadow	
Canopy Trees	
Green Ash	<i>Fraxinus pennsylvanica</i>
Texas Sycamore	<i>Platanus occidentalis</i>
Understory Trees	
Possumhaw Holly	<i>Ilex decidua</i>
Roughleaf Dogwood	<i>Cornus drummondii</i>
Understory Shrubs	
Coralberry	<i>Symphoricarpos orbiculatus</i>
False Indigo	<i>Amorpha fruticosa</i>
Vines (Seed)	
Passion Vine	<i>Passiflora incarnata</i>
Herbs (Seed)	
Beebalm	<i>Monarda fistulosa</i>
Clasping Coneflower	<i>Dracopis amplexicaulis</i>
Virginia Frostweed	<i>Verbesina virginica</i>
Grasses (Seed)	
Cherokee Sedge	<i>Carex cherokeensis</i>
Horsetail	<i>Equisetum laevigatum</i>
Inland Sea Oats	<i>Chasmanthium latifolium</i>
Lindheimer's Muhly	<i>Muhlenbergia lindheimeri</i>
Switchgrass	<i>Panicum virgatum</i>
Virginia Wildrye	<i>Elymus virginicus</i>
Groundcover (Seed)	
Frogfruit	<i>Phyla nodiflora</i>
Horseherb	<i>Calypotcarpus vialis</i>

Meadow	
Understory Trees	
Texas Kidneywood	<i>Eysenhardtia texana</i>
Texas Persimmon	<i>Diospyros texana</i>
Understory Shrubs	
Agarita	<i>Mahonia trifoliolata</i>
Bear Grass	<i>Nolina texana</i>
Hardy Spineless Prickly Pear	<i>Opuntia ellisiana</i>
Red Yucca	<i>Hesperaloe parviflora</i>
Spineless Prickly Pear	<i>Opuntia gomei</i>
Twistleaf Yucca	<i>Yucca rupicola</i>
Vines (Seed)	
Passion Vine	<i>Passiflora incarnata</i>
Herbs (Seed)	
Beebalm	<i>Monarda fistulosa</i>
Black-eyed Susan	<i>Rudbeckia hirta</i>
Clasping Coneflower	<i>Dracopis amplexicaulis</i>
Englemann's Daisy	<i>Engelmannia peristenia</i>
Fall Aster	<i>Aster oblongifolius</i>
Gaura	<i>Gaura lindheimeri</i>
Goldenrod	<i>Solidago altissima</i>
Gregg's Mistflower	<i>Conoclinium greggii</i>
Illinois Bundleflower	<i>Desmanthus illinoensis</i>
Lemon Beebalm	<i>Monarda citriodora</i>
Maximilian Sunflower	<i>Helianthus maximiliani</i>
Mealy Blue Sage	<i>Salvia farinacea</i>
Missouri Primrose	<i>Oenothera missouriensis</i>
Mistflower	<i>Conoclinium coelestinum</i>
Plains Coreopsis	<i>Coreopsis tinctoria</i>
Purple Coneflower	<i>Echineacea angustifolia</i>
Slenderleaf Four-nerve Daisy	<i>Tetranneuris linearifolia</i>
Grasses (Seed)	
Big Bluestem	<i>Andropogon gerardii</i>
Blue Grama	<i>Bouteloua gracilis</i>
Deer Muhly	<i>Muhlenbergia rigens</i>
Lindheimer's Muhly	<i>Muhlenbergia lindheimeri</i>
Little Bluestem	<i>Schizachyrium scoparium</i>
Sideoats Grama	<i>Bouteloua curtipendula</i>
Virginia Wildrye	<i>Elymus virginicus</i>
Groundcover (Seed)	
Frogfruit	<i>Phyla nodiflora</i>
Horseherb	<i>Calypotcarpus vialis</i>
Wet Meadow	
Canopy Trees	
Green Ash	<i>Fraxinus pennsylvanica</i>
Texas Sycamore	<i>Platanus occidentalis</i>
Understory Trees	
Possumhaw Holly	<i>Ilex decidua</i>
Roughleaf Dogwood	<i>Cornus drummondii</i>
Understory Shrubs	
Coralberry	<i>Symphoricarpos orbiculatus</i>
False Indigo	<i>Amorpha fruticosa</i>
Vines (Seed)	
Passion Vine	<i>Passiflora incarnata</i>
Herbs (Seed)	
Beebalm	<i>Monarda fistulosa</i>
Clasping Coneflower	<i>Dracopis amplexicaulis</i>
Virginia Frostweed	<i>Verbesina virginica</i>
Grasses (Seed)	
Cherokee Sedge	<i>Carex cherokeensis</i>
Horsetail	<i>Equisetum laevigatum</i>
Inland Sea Oats	<i>Chasmanthium latifolium</i>
Lindheimer's Muhly	<i>Muhlenbergia lindheimeri</i>
Switchgrass	<i>Panicum virgatum</i>
Virginia Wildrye	<i>Elymus virginicus</i>
Groundcover (Seed)	
Frogfruit	<i>Phyla nodiflora</i>
Horseherb	<i>Calypotcarpus vialis</i>

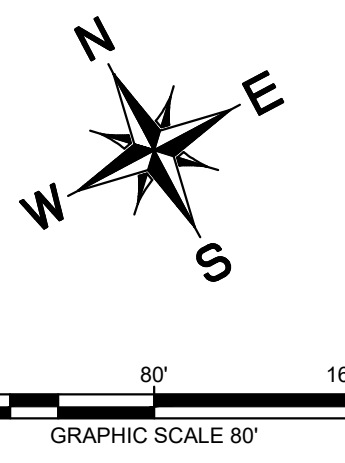
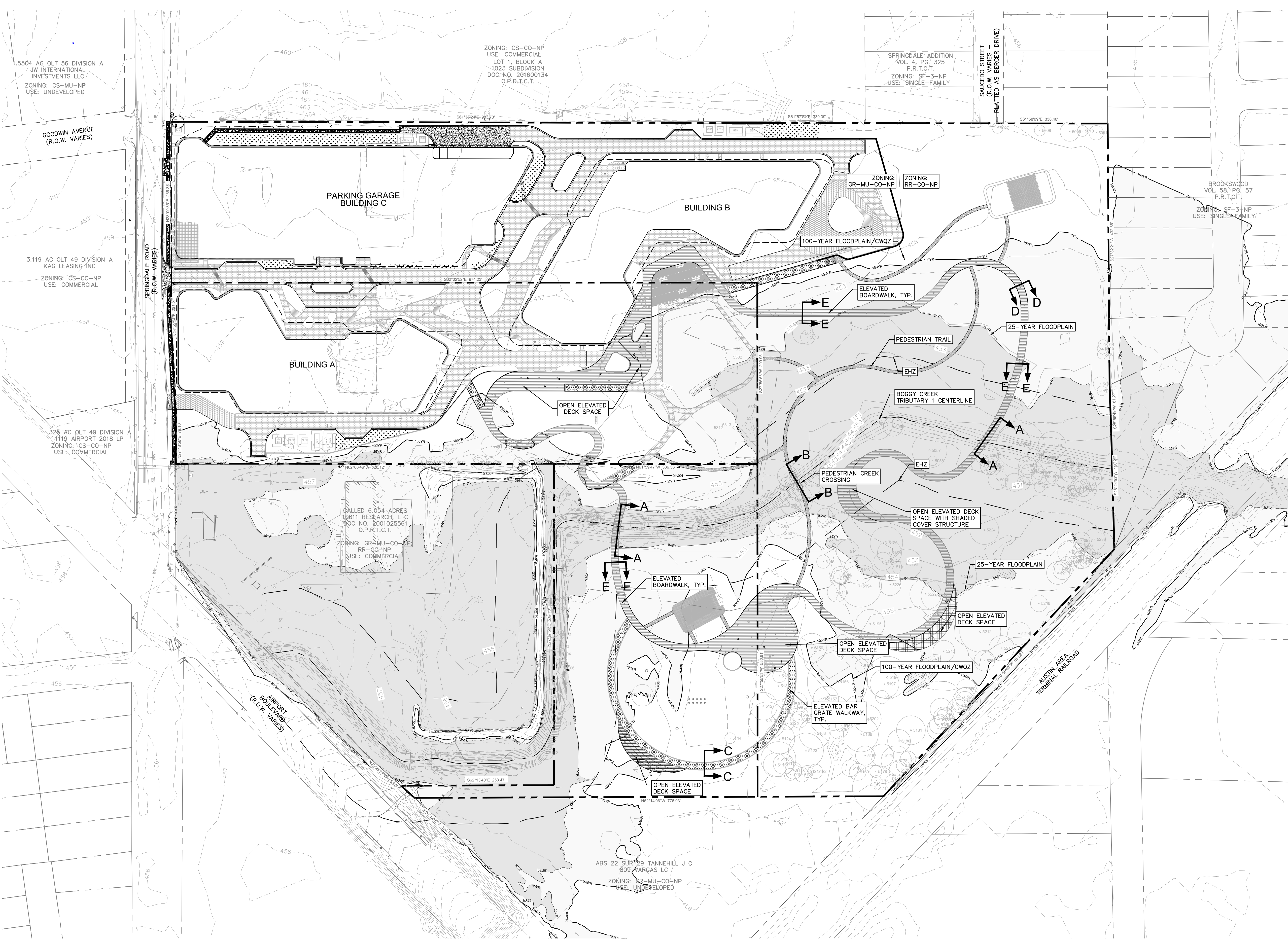
Riparian Forest	
Canopy Trees	
Bald Cypress	<i>Taxodium distichum</i>
Bur Oak	<i>Quercus macrocarpa</i>
Cedar Elm	<i>Ulmus crassifolia</i>
Green Ash	<i>Fraxinus pennsylvanica</i>
Live Oak	<i>Quercus virginiana</i>
Monterrey Oak	<i>Quercus polymorpha</i>
Pecan	<i>Carya illinoensis</i>
Texas Sycamore	<i>Platanus occidentalis</i>
Understory Trees	
Black Willow	<i>Salix nigra</i>
Eve's Necklace	<i>Sophora affinis</i>
Mexican Buckeye	<i>Ungnadia speciosa</i>
Mexican Plum	<i>Prunus mexicana</i>
Possumhaw Holly	<i>Ilex decidua</i>
Roughleaf Dogwood	<i>Cornus drummondii</i>
Texas Persimmon	<i>Diospyros texana</i>
Texas Redbud	<i>Cercis canadensis</i> var. <i>texensis</i>
Yaupon Holly	<i>Ilex vomitoria</i>
Understory Shrubs	
Agarita	<i>Mahonia trifoliolata</i>
American Beautyberry	<i>Callicarpa americana</i>
Coralberry	<i>Symphoricarpos orbiculatus</i>
False Indigo	<i>Amorpha fruticosa</i>
Red Buckeye	<i>Aesculus pavia</i>
Shrubby Boneset	<i>Ageratina havanensis</i>
Turks Cap	<i>Malvaviscus arboreus</i> var. <i>drummondii</i>
Vines (Seed)	
Virginia Creeper	<i>Parthenocissus quinquefolia</i>
Herbs (Seed)	
Beebalm	<i>Monarda fistulosa</i>
Clasping Coneflower	<i>Dracopis amplexicaulis</i>
Fall Aster	<i>Aster oblongifolius</i>
Fall Obedient Plant	<i>Physostegia virginiana</i>
Goldenrod	<i>Solidago altissima</i>
Milkweed	<i>Asclepias texana</i>
Mistflower	<i>Conoclinium coelestinum</i>
Purple Prairie Coneflower	<i>Dalea purpurea</i> var. <i>purpurea</i>
Virginia Frostweed	<i>Verbesina virginica</i>
Grasses (Seed)	
Cherokee Sedge	<i>Carex cherokeensis</i>
Horsetail	<i>Equisetum laevigatum</i>
Inland Sea Oats	<i>Chasmanthium latifolium</i>
Lindheimer's Muhly	<i>Muhlenbergia lindheimeri</i>
Little Bluestem	<i>Schizachyrium scoparium</i>
Switchgrass	<i>Panicum virgatum</i>
Virginia Wildrye	<i>Elymus virginicus</i>

SOIL DECOMPACTION REQUIREMENTS FOR THE STAGING, PARKING, AND LAYDOWN AREA ON THE RESTORATION PLAN FOR SUBMITTAL TO THE OWNER:

1. THIS WORK SHALL CONSIST OF PERFORMING ALL REQUIRED ACTIVITIES FOR SOIL DECOMPACTION IN AREAS SHOWN IN THE STAGING, PARKING, AND LAYDOWN AREA ON THE RESTORATION PLAN. THE SCOPE OF WORK INCLUDES ALL LABOR, MATERIALS, TOOLS, SUPPLIES, EQUIPMENT, FACILITIES, TRANSPORTATION AND SERVICES NECESSARY FOR PERFORMING ALL OPERATIONS IN CONNECTION WITH SOIL DECOMPACTION, COMPLETE AS SPECIFIED HEREIN.
 2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR SUPPLYING ALL SUPPLIES AND EQUIPMENT IN SUFFICIENT QUANTITIES SO AS TO PERFORM SOIL DECOMPACTION AS NECESSARY WITHOUT DELAYING CONSTRUCTION PROGRESS.
 3. THE SUBMITTAL REQUIREMENTS OF THIS SPECIFICATION SHALL INCLUDE THE TEST RESULTS, INFORMATION ABOUT PROPOSED EQUIPMENT, AND SAMPLES NECESSARY FOR APPROVAL OF DECOMPACTION TECHNIQUES AND METHODS.
 4. SOIL COMPACTION TESTING SHALL BE PERFORMED BOTH BEFORE AND AFTER MODIFICATION OF SOIL, UNLESS OTHERWISE SPECIFIED BY THE LANDSCAPE ARCHITECT.
 5. SOIL COMPACTION TESTING SHALL INCLUDE WRITTEN RESULTS AND MAPPED LOCATIONS OF TESTS PROVIDED TO THE LANDSCAPE ARCHITECT AND OWNER. A MINIMUM OF TWO TESTS PER 5,000 SQUARE FEET ARE REQUIRED. TEST RESULTS SHALL BE REPORTED IN PERCENT OF STANDARD PROCTOR DENSITY OR BULK DENSITY (G/CM3) UNLESS OTHERWISE SPECIFIED BY THE LANDSCAPE ARCHITECT. FOR SURFACE DECOMPACTION, MEASURE AT BOTH THE SURFACE AND AT SIX (6) INCHES DEPTH. FOR SUBSURFACE DECOMPACTION, MEASURE AT A DEPTH OF BOTH 12 AND 18 INCHES.
 6. PROVIDE WRITTEN INFORMATION ON TYPE AND SIZE OF EQUIPMENT PROPOSED TO PRODUCE THE DESIRED DECOMPACTION RESULTS.
 7. PROVIDE A ONE GALLON SAMPLE OF THE COMPOST AND MULCH MATERIAL AT THE SAME TIME AS A LAB ANALYSIS SUPPLIED BY THE PRODUCER TO THE LANDSCAPE ARCHITECT VERIFYING THAT THE PRODUCTS MEET THE REQUIREMENTS OF THE CITY OF AUSTIN STANDARD SPECIFICATION 661S. LAB ANALYSES FOR COMPOST SHALL BE DATED WITHIN 90 CALENDAR DAYS OF THE TIME OF SUBMITTAL.
 8. PRODUCER SHALL PROVIDE A LETTER STATING THE LENGTH OF THE COMPOSTING PERIOD FOR COMPOST, AND LISTING THE SOURCE MATERIALS BY VOLUME FOR COMPOST AND MULCH.
 9. FOR DECOMPACTION WORK UNDER TREES, PROVIDE QUALIFIED ARBORIST CREDENTIALS, INCLUDING PROOF OF CERTIFICATION FROM THE INTERNATIONAL SOCIETY OF ARBORICULTURE, LICENSES, RESUME AND REFERENCES FOR THE SUPERVISOR OF THE WORK TO BE PERFORMED WITHIN THE CRZ OF EXISTING TREES TO REMAIN.
- CONSTRUCTION METHODS FOR THE STAGING, PARKING, AND LAYDOWN AREA ON THE RESTORATION PLAN:
1. BEFORE INITIATION OF DECOMPACTION ACTIVITIES, ALL REQUIRED EROSION CONTROL AND ENVIRONMENTAL MEASURES SHALL BE IN PLACE AS INDICATED ON THE CIVIL ENGINEER'S SITE PLAN DRAWINGS, AND THE DEPTH(S) AND LOCATION(S) OF ALL UNDERGROUND UTILITIES SHALL BE VERIFIED. THE SURFACE OF THE SUBGRADE SHALL BE SHAPED IN GENERAL CONFORMITY WITH THE TYPICAL SECTIONS, LINES, AND GRADES INDICATED ON THE DRAWINGS BY THE REMOVAL OF EXISTING MATERIAL OR BY THE ADDITION OF APPROVED MATERIAL AS ESTABLISHED BY THE ENGINEER OR LANDSCAPE ARCHITECT.
 2. COMPACTION LEVELS THAT ARE DETRIMENTAL TO ROOT GROWTH ARE DEPENDENT ON SOIL TYPE, WHICH TYPICALLY VARIES FROM SITE TO SITE AND MUST BE DETERMINED BY THE LANDSCAPE ARCHITECT OR SOILS CONSULTANT BEFORE TESTING OCCURS.
 3. COMPACTION RATING OF ALL AFFECTED SOILS SHALL BE BETWEEN 75 AND 85 PERCENT STANDARD PROCTOR DENSITY WITH A PENETRATION RESISTANCE BETWEEN 75 TO 175 PSI.
 4. ALL SOIL MANAGEMENT ACTIVITIES INCLUDING AMENDMENT AND/OR DECOMPACTION MUST OCCUR AT A SOIL MOISTURE CONTENT BETWEEN FIVE (5) AND 20 PERCENT MEASURED AT THE DEPTH OF THE WORK.
 5. COMPACTED SURFACE SOIL (0 - 6 INCH SOIL DEPTH) - DO NOT USE ROTO-TILLER. USE DISC PLOW / HARROW TO LOOSEN SOIL TO UNIFORM CLOD SIZE. DO NOT OVER CULTIVATE IN ORDER TO PRESERVE EXISTING SOIL STRUCTURE. MAKE A MINIMUM OF TWO PASSES ALONG PERPENDICULAR PATHS. BETWEEN PASSES, TOP-DRESS WITH COMPOST AS REQUIRED TO BRING THE SOIL ORGANIC MATTER CONTENT TO A MINIMUM OF THREE (3) TO SIX (6) PERCENT BY WEIGHT.
 6. COMPACTED SUBSOIL (6 - 18 INCH SOIL DEPTH) : AFTER ROUGH GRADING AND REMOVING ALL PLANTS AND DEBRIS FROM THE SURFACE, LOOSEN THE SOIL BY DRAGGING A RIPPING SHANK OR CHISEL THROUGH THE SOIL TO A DEPTH OF 18 INCHES FROM FINISHED GRADE. THE LANDSCAPE ARCHITECT SHALL SPECIFY THE APPROPRIATE DEPTH OF RIPPING BASED UPON SITE CONDITIONS. SHANK SPACING VARIES WITH SOIL MOISTURE, SOIL TYPE, AND DEGREE AND DEPTH OF COMPACTION. SHANK SPACING SHALL BE AS SPECIFIED BY THE LANDSCAPE ARCHITECT. AT LEAST THREE (3) SEPARATE SERIES OR PATTERNS OF MOVEMENT ARE REQUIRED. THE FIRST SERIES OR PATTERN OF PASSES IS APPLIED LENGTHWISE, PARALLEL WITH THE LONGEST SPREAD OF THE SITE; GRADUALLY PROGRESSING ACROSS THE SITE'S WIDTH, WITH EACH SUCCESSIVE PASS. THE SECOND SERIES RUNS OBLIQUELY, CROSSING THE FIRST SERIES AT AN ANGLE OF ABOUT 45 DEGREES. THE THIRD SERIES RUNS AT RIGHT ANGLE OR 90 DEGREES TO THE FIRST SERIES. BETWEEN PASSES, TOP-DRESS WITH COMPOST AS REQUIRED TO BRING THE SOIL ORGANIC MATTER CONTENT TO A MINIMUM OF TWO (2) TO FOUR (4) PERCENT BY WEIGHT.
 7. COMPACTED SOIL WITHIN THE CRITICAL ROOT ZONE OF EXISTING ESTABLISHED TREES: A.F.M. (AIR EXCAVATION, FERTILIZATION, MULCHING) OR VERTICAL MULCHING.
 8. TWO TECHNIQUES ARE DESCRIBED BASED ON TREE LOCATION RELATIVE TO THE FLOODPLAIN AND POTENTIAL FOR ADVERSE EROSION. AN INTERNATIONAL SOCIETY OF ARBORICULTURE (ISA) CERTIFIED ARBORIST SHOULD OVERSEE WORK UNDER TREES AT ALL TIMES.
 9. UNDER NO CIRCUMSTANCES SHOULD DECOMPACTION WORK BE DONE IN THE ONE-QUARTER (¼) CRITICAL ROOT ZONE.
 10. REMOVE THE TOPS OF ALL PLANTS TO BE REMOVED FROM THE ROOT ZONE. REMOVE SOD WITH A WALK BEHIND SOD CUTTER. ONLY GRUB-OUT THE ROOTS OF INVASIVE PLANTS TO BE REMOVED.
 11. PRIOR TO BEGINNING WORK, THE PROPOSED AREA SHALL BE SUFFICIENTLY WETTED TWENTY-FOUR (24) HOURS IN ADVANCE TO MINIMIZE DUST TO THE GREATEST EXTENT POSSIBLE.
 12. USE A PNEUMATIC AIR EXCAVATION TOOL.
 13. METHOD 1 - A.F.M.: IN A LOCATION OUTSIDE THE FLOODPLAIN AND ON SLOPES OF 3:1 OR LESS, USE A PNEUMATIC AIR TOOL TO LOOSEN THE TOP NINE (9) INCHES OF THE SOIL WITHIN 50 PERCENT OF THE AREA WITHIN THE TREE DRIPLINE. SURFACE ROOTS MAY MOVE AND SEPARATE FROM SOIL DURING THIS PROCESS BUT THE BARK ON ROOTS SHOULD NOT BE BROKEN. INCORPORATE ORGANIC FERTILIZERS TO PROVIDE NUTRIENTS AS INDICATED AS DEFICIENT BY THE SOIL TEST AND AS RECOMMENDED BY THE LANDSCAPE ARCHITECT OR SOIL CONSULTANT. ANY FERTILIZER TREATMENT SHOULD BE APPLIED A CERTIFIED ARBORIST. ADD THREE (3) INCHES OF COMPOST OVER THE SOIL IMMEDIATELY AFTER AERATION. USE A PNEUMATIC AIR TOOL TO MIX THE COMPOST INTO THE TOP SIX (6) INCHES OF THE LOOSENEED SOIL. APPLY A MINIMUM OF FOUR (4) INCHES OF SHREDDED HARDWOOD MULCH ACROSS THE AREA BETWEEN THE DRIPLINE TO WITHIN ONE (1) FOOT FROM THE TRUNK.
 14. METHOD 2 - VERTICAL MULCHING: THIS TECHNIQUE IS SUITABLE FOR A FLOODPLAIN OR OTHER LOCATION SUBJECT TO ADVERSE EROSION. USE A PNEUMATIC AIR TOOL TO MAKE ONE (1) INCH MINIMUM DIAMETER HOLES TO A DEPTH OF TWELVE (12) INCHES WITH HOLES THREE (3) FEET ON CENTER FROM THE HALF CRITICAL ROOT ZONE (CRZ) TO THE DRIPLINE. FUNNEL COMPOST INTO THE HOLES. APPLY A MINIMUM OF FOUR (4) INCHES OF SHREDDED HARDWOOD MULCH ACROSS THE AREA BETWEEN THE DRIPLINE TO WITHIN ONE (1) FOOT FROM THE TRUNK.
 15. WORK IN SECTIONS SUCH THAT THE ENTIRE PROCESS - INCLUDING ANY PROPOSED IRRIGATION - CAN BE COMPLETED IN ONE DAY FOR EACH SECTION. APPLY TEN (10) GALLONS OF WATER PER INCH IN DIAMETER OF DBH OVER THE LOOSENEED SOIL AT THE COMPLETION OF EACH DAY'S WORK EXCEPT DURING PRECIPITATION EVENTS OF HALF INCH OR GREATER. DURING DROUGHT OR OTHER PROLONGED DRY PERIODS, CONTINUE TO PROVIDE SUPPLEMENTAL WATER FOR ONE (1) TO THREE (3) WEEKS MINIMUM AFTER TREATMENT.
 16. DECOMPACTED TREE ROOT ZONES SHOULD BE ACCESS-RESTRICTED USING STEEL POSTS AND CHAIN BARRIERS, AT MINIMUM, OR APPROVED EQUAL UNTIL CERTIFICATE OF OCCUPANCY HAS BEEN ISSUED. THE BARRIERS SHALL BE ERCTED AT THE EDGE OF THE DECOMPACTED ZONES AROUND AN ENTIRE TREE OR TREE CLUSTER, PER THE PLANS, WITHOUT DRIVING POSTS INTO ROOTS OVER TWO (2) INCHES IN DIAMETER.
 17. PROTECTION OF DECOMPACTED SOILS: AFTER ANY DECOMPACTION ACTIVITIES HAVE TAKEN PLACE DO NOT ALLOW VEHICLES, EQUIPMENT, OR STOCKPILING OF CONSTRUCTION MATERIALS ON PREVIOUSLY-DECOMPACTED SOIL.
 18. THE CONTRACTOR SHALL PROTECT DECOMPACTED SOIL FROM DAMAGE INCLUDING CONTAMINATION AND RE-COMPACTION DUE TO OTHER SOIL INSTALLATION, PLANTING OPERATIONS, AND OPERATIONS BY OTHER CONTRACTORS. MAINTAIN PROTECTION OF DECOMPACTED AREAS UNTIL PROJECT ACCEPTANCE. UTILIZE FENCING AND MATTING AS REQUIRED OR DIRECTED TO PROTECT THE FINISHED SOIL WORK. TREAT, REPAIR OR REPLACE DAMAGED DECOMPACTED SOIL IMMEDIATELY.
 19. REPAIR OF RE-COMPACTED SOILS: AFTER DECOMPACTION HAS TAKEN PLACE, ANY SOIL THAT BECOMES RE-COMPACTED TO A DENSITY GREATER THAN 85% STANDARD PROCTOR DENSITY OR PENETRATION RESISTANCE OF 225 PSI SHALL BE DECOMPACTED AGAIN.
 20. LOOSEN COMPACTED SOIL AND REPLACE SOIL THAT HAS BECOME CONTAMINATED AS DETERMINED BY THE LANDSCAPE ARCHITECT OR SOILS CONSULTANT. RE-COMPACTED AND/OR CONTAMINATED SOIL SHALL BE LOOSENEED OR REPLACED AT NO EXPENSE TO THE OWNER.
 21. WHERE MODIFIED EXISTING SOIL HAS BECOME COMPACTED OR CONTAMINATED AND NEEDS TO BE REPLACED, PROVIDE IMPORTED SOIL THAT IS OF SIMILAR COMPOSITION, DEPTH AND DENSITY AS THE SOIL THAT WAS REMOVED.



Plotted By: Bissay, Kendyl Date: November 30, 2020 07:21:12pm File Path: K:\SAU-Civil\069268300-SPRINGDALE-COMMERCIAL\Cod-Exhibits\PlanSheets\Zoning-Exhibits\20201119 - Creek Plan Exhibit.dwg
This document, together with the concepts and designs presented herein, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.



LEGEND

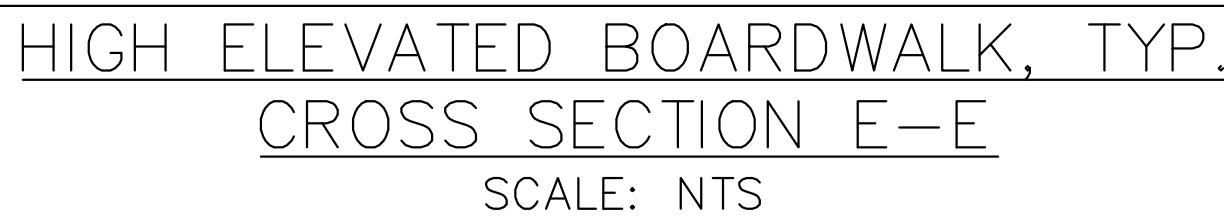
	PARCEL BOUNDARY
	100-YR FLOODPLAIN/CWQZ
	25-YR FLOODPLAIN
	EHZ
	CREEK CENTERLINE
	EXISTING CONTOUR

- NOTES:**
- DEVELOPMENT WITHIN THE CWQZ SHALL INCLUDE RESTORATION OF THE WOODLAND AND RIPARIAN WOODLAND IN THE 25-YEAR FLOODPLAIN, PURSUANT TO THE RESTORATION PLAN.
 - CONSTRUCTION OF THE PEDESTRIAN BRIDGES TO BE STEEL FRAME WITH WOOD OR METAL DECKING AT A MAXIMUM OF 12 FT WIDE AND SHALL ALLOW FOR PIER SUPPORTS IN THE CWQZ, INCLUDING THE EROSION HAZARD ZONE. THE PEDESTRIAN BRIDGE IS TO BE CONSTRUCTED AS PART OF THE SITE PLAN FOR SPRINGDALE GREEN PUD.
 - THE CONSTRUCTION IN THE CWQZ MAY ALSO INCLUDE ELEVATED BOARDWALKS WITH SHADED AREAS AND SUPPORT PIERS THAT ARE LARGER THAN 12 FEET WIDE IN SOME PLACES; HOWEVER, THE AREAS AUGMENTED BY EXPANDED DECKS (OPEN SPACE) THAT ARE GREATER THAN 12 FEET WIDE SHALL NOT EXCEED 25% OF THE TOTAL LINEAR FEET OF THE BOARDWALK WITHIN THE CRITICAL WATER QUALITY ZONE.
 - DURING CONSTRUCTION OF THE SPRINGDALE GREEN PUD, THE REQUIREMENTS UNDER SECTION 25-8-261 CRITICAL WATER QUALITY ZONE DEVELOPMENT ARE MODIFIED TO ALLOW THE FOLLOWING:
 - CONSTRUCTION STAGING AREAS, INCLUDING LAYDOWN AREA FOR BUILDING MATERIALS, TEMPORARY CONSTRUCTION OFFICE, STORAGE OF BUILDING CONSTRUCTION EQUIPMENT AND VEHICLES, DAYTIME PARKING OF PERSONAL VEHICLES, AND TEMPORARY ACCESS ROADS SHALL BE PERMITTED WITHIN THE CWQZ OUTSIDE THE 25-YEAR FLOODPLAIN.
 - WITHIN THE 25-YR FLOODPLAIN, CONSTRUCTION ACTIVITIES ASSOCIATED WITH PERMITTED STRUCTURES, TEMPORARY ACCESS ROADS AND NO MORE THAN THREE BRIDGES (NO GREATER THAN 16' WIDE) ACROSS THE BOGGY CREEK TRIBUTARY 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.

	KHA PROJECT 069268300		DATE AUGUST 2020		SCALE: AS SHOWN		DESIGNED BY: KB		DRAWN BY: KB		CHECKED BY: HH	
	CREEK PLAN											
	SPRINGDALE GREEN 1011 SPRINGDALE RD CITY OF AUSTIN TRAVIS COUNTY COUNTY, TEXAS											
	EXHIBIT											
2600 VIA FORTUNA, TERRACE 1, SUITE 300 AUSTIN, TX 78746 PHONE: 512-418-1717 FAX: 512-418-7791 © 2020 KIMLEY-HORN AND ASSOCIATES, INC. TPE Firm No. 928												
REVISIONS No. DATE BY												

Exhibit F

Plotted By: Bissey, Kendyl Date: November 30, 2020 06:40:04pm File Path: K:\SAU_Civil\069268300 SPRINGDALE COMMERCIAL\Cad\Exhibits\PlanSheets_Zoning Exhibits\20201119 - Creek Plan Exhibit.dwg



Kimley»Horn

KHA PROJECT 069268300	DATE AUGUST 2020	SCALE: AS SHOWN	DESIGNED BY: KB	DRAWN BY: KB	CHECKED BY: HH
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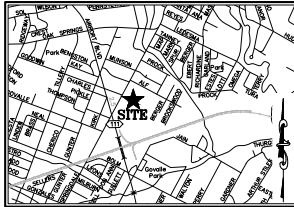
CREEK CROSS SECTIONS

SPRINGDALE GREEN
1011 SPRINGDALE RD
CITY OF AUSTIN
TRAVIS COUNTY COUNTY, TEXAS

EXHIBIT

VICINITY MAP

SCALE: 1" = 2000'



LEGAL DESCRIPTION:

BEING 6.6576 ACRES OF LAND, MORE OR LESS, OUT OF THE JESSE TANNER SURVEY, ABSTRACT NO. 22, IN TRAVIS COUNTY, TEXAS, BEING ALL THAT SAME PROPERTY CONVEYED IN WARRANTY DEED WITH VENDOR'S LIEN EXECUTED BY PIZZA PARTNERS, A TEXAS GENERAL PARTNERSHIP, TO THE VOICE OF THE CORNERSTONE CHURCH CORP., DATED JANUARY 26, 2000, RECORDED IN DOCUMENT NO. 2000045674, AMENDED WARRANTY DEED WITH VENDOR'S LIEN IN DOCUMENT NO. 2003045604 AND IN SECOND AMENDED WARRANTY DEED WITH VENDOR'S LIEN IN DOCUMENT NO. 2011514774, OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, HAVE AND EXCEPT THAT PORTION CONVEYED TO THE CITY OF AUSTIN IN STREET DEED, DATED SEPTEMBER 8, 1987 IN VOLUME 10505, PAGE 485, OF THE REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS.

TITLE COMMITMENT NOTES:

COMMITMENT FOR TITLE INSURANCE PREPARED BY: OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY

UT, NO. 19, 2413.M

EFFECTIVE DATE: AUGUST 12, 2019

ISSUED: AUGUST 23, 2019

THE SURVEYOR HAS RELIED UPON THE REFERENCED COMMITMENT FOR TITLE REGARDING EASEMENTS, RESTRICTIONS, AND OTHER MATTERS AFFECTING THIS PROPERTY. NO ADDITIONAL RESEARCH WAS DONE FOR THE PURPOSE OF THIS SURVEY. ITEMS LISTED ARE WORKED ACCORDING TO THE COMMITMENT, FOLLOWED BY SURVEYOR'S NOTES AND/OR OBSERVATIONS SHOWN IN BRACKETS. []

1) THE FOLLOWING RESTRICTIVE COVENANTS OF RECORD ITEMIZED BELOW (WE MUST EITHER INSERT SPECIFIC RECORDING DATA OR DELETE THIS EXCEPTION):

THOSE RESTRICTIVE COVENANTS OF RECORD IN/UNDER 13017/1400, 13017/1403, 13025/1076, 13026/1081, 2003045604 AND 2011514774, OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, [SUBJECT TO]

10) THE FOLLOWING MATTERS AND ALL TERMS OF THE DOCUMENTS CREATING OR OFFERING EVIDENCE OF THE MATTERS:

F. EASEMENT EXECUTED BY G.F. HAMMOND AND WIFE, MRS. MAUDE M. HAMMOND, TO TEXAS POWER & LIGHT COMPANY, DATED JUNE 15, 1928, RECORDED IN/UNDER VOLUME 414, PAGE 486, OF THE OFFICIAL RECORDS OF TRAVIS COUNTY, TEXAS, [POSSIBLY SUBJECT TO - NO DESCRIPTION GIVEN FOR AFFECTED TRACT]

G. EASEMENT EXECUTED BY G.F. HAMMOND AND WIFE, MRS. MAUDE M. HAMMOND, TO TEXAS POWER & LIGHT COMPANY, DATED MARCH 15, 1928, RECORDED IN/UNDER VOLUME 414, PAGE 486, OF THE OFFICIAL RECORDS OF TRAVIS COUNTY, TEXAS, [POSSIBLY SUBJECT TO - NO DESCRIPTION GIVEN FOR AFFECTED TRACT]

H. EASEMENT EXECUTED BY G.F. HAMMOND AND WIFE, MRS. MAUDE M. HAMMOND, TO TEXAS POWER & LIGHT COMPANY, DATED MARCH 15, 1928, RECORDED IN/UNDER VOLUME 414, PAGE 486, OF THE OFFICIAL RECORDS OF TRAVIS COUNTY, TEXAS, [POSSIBLY SUBJECT TO - NO DESCRIPTION GIVEN FOR AFFECTED TRACT]

I. EASEMENT RESERVED IN WARRANTY DEED EXECUTED BY TEXAS PIPE LINE COMPANY, TO MAGNOLIA PETROLEUM COMPANY, DATED DECEMBER 17, 1947, RECORDED IN/UNDER VOLUME 873, PAGE 585, OF THE OFFICIAL RECORDS OF TRAVIS COUNTY, TEXAS, [SUBJECT TO - SHOWN ON SURVEY]

J. EASEMENT EXECUTED BY HUMBLE OIL & REFINING COMPANY, A TEXAS CORPORATION, TO GULF REFINING COMPANY, A CORPORATION, DATED JUNE 10, 1954, RECORDED IN/UNDER VOLUME 1474, PAGE 64 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, [DOES NOT AFFECT]

K. EASEMENT EXECUTED BY HUMBLE OIL & REFINING COMPANY, A DELAWARE CORPORATION, TO GULF REFINING COMPANY, DATED MARCH 15, 1958, RECORDED IN/UNDER VOLUME 3474, PAGE 1769, OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, [DOES NOT AFFECT]

L. SIDEWALK AND PUBLIC UTILITY EASEMENT EXECUTED BY MOBIL OIL CORPORATION, FORMERLY NAMED SOCONY-VACUUM OIL COMPANY, INCORPORATED, THAT NAME ONLY CHANGED TO SOCONY MOBIL OIL COMPANY, INC. ON APRIL 1955, WHICH NAME CHANGED TO MOBIL OIL COMPANY, INC. ON MAY 18, 1966, TO THE CITY OF AUSTIN, DATED SEPTEMBER 23, 1977, RECORDED IN/UNDER VOLUME 5988/742, OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, [DOES NOT AFFECT - EASEMENT FALLS WITHIN STREET DEED TRACT (10505/485)]

M. EASEMENT PUBLIC APPOINTANCES EXECUTED BY MOBIL OIL CORPORATION, TO TEXACO PIPELINE, INC., A CORPORATION OF DELAWARE, DATED MARCH 26, 1997, RECORDED IN/UNDER VOLUME 11452/246, OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, [SUBJECT TO - SHOWN ON SURVEY]

N. TERMS, CONDITIONS AND STIPULATIONS CONTAINED IN EASEMENT AND MAINTENANCE AGREEMENT EXECUTED BY AND BETWEEN CITGO PETROLEUM CORPORATION, A DELAWARE CORPORATION, EXXON COMPANY, U.S.A., A DIVISION OF EXXON CORPORATION, A NEW JERSEY CORPORATION (FORMERLY KNOWN AS HUMBLE OIL & REFINING COMPANY, MOBIL OIL CORPORATION, A NEW YORK CORPORATION (FORMERLY KNOWN AS MAGNOLIA PETROLEUM COMPANY), STAR ENTERPRISE, A NEW YORK GENERAL PARTNERSHIP AND TEXACO PIPELINE, INC., A DELAWARE CORPORATION (SUCCESSOR IN INTEREST TO THE TEXAS PIPELINE COMPANY, A TEXAS CORPORATION, AND EACH OTHER, DATED AUGUST 31, 1994, RECORDED IN/UNDER 12538/465, OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, [SUBJECT TO - SHOWN ON SURVEY]

O. TERMS, CONDITIONS AND STIPULATIONS CONTAINED IN AGREEMENT FOR ACCESS TO PREMISES AFTER TRANSFER OF TITLE EXECUTED BY AND BETWEEN MOBIL OIL CORPORATION, A NEW YORK CORPORATION, AND PIZZA PROPERTY PARTNERS, DATED SEPTEMBER 8, 1987, RECORDED IN/UNDER 13017/1407, AS CORRECTED IN 13025/1087 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, [SUBJECT TO]

TREE LIST

NUMBER	DESCRIPTION
5001	16" COTTONWOOD 10-7-5
5002	12" HACKBERRY 8-7
5003	2" LIVE OAK
5004	9" HACKBERRY
5005	16" CEDAR ELM 9-7-6
5006	10" CEDAR ELM 8-4
5007	9" HACKBERRY
5008	9" HACKBERRY
5009	16" HACKBERRY 11-9
5010	9" HACKBERRY
5011	12" HACKBERRY 9-5
5012	12" COTTONWOOD 12-10
5013	12" COTTONWOOD
5014	9" HACKBERRY
5015	9" HACKBERRY
5016	6" HACKBERRY
5017	12" COTTONWOOD 10-4
5018	8" CEDAR ELM
5019	13" ASH
5020	9" ASH
5021	9" ASH
5022	22" CEDAR ELM 16-11
5023	8" ASH
5024	10" CEDAR ELM
5025	10" PECAN
5026	13" PECAN
5027	11" PECAN
5028	9" PECAN
5029	8" PECAN
5030	17" PECAN
5031	16" PECAN
5032	11" ASH
5033	9" ASH
5034	13" ASH
5035	10" CEDAR ELM
5036	9" CEDAR ELM
5037	10" ASH
5038	9" CEDAR ELM
5039	11" CEDAR ELM AD*
5040	13" PECAN
5041	13" PECAN
5042	21" CEDAR ELM
5043	11" CEDAR ELM
5044	16" PECAN
5045	10" ASH
5046	23" MESQUITE 11-9-6-5-4 AD*
5047	40" ASH
5048	27" ASH 21-11
5049	16" PECAN 10-10
5050	11" CHINESE PISTACHE
5051	16" PECAN
5052	12" CEDAR ELM
5053	13" CEDAR ELM
5054	14" CEDAR ELM
5055	16" CEDAR ELM 15-7
5056	16" CEDAR ELM 13-4
5057	29" MESQUITE 17-11-7-8
5058	8" MESQUITE
5059	16" CEDAR ELM 12-8
5060	22" CEDAR ELM 20-13
5061	16" CEDAR ELM 9-8-8
5062	20" PECAN
5063	17" HACKBERRY 9-8-8
5064	11" HACKBERRY
5065	28" PECAN
5066	9" HACKBERRY
5067	16" HACKBERRY
5068	35" HACKBERRY 23-11-6-5 AD*
5069	16" HACKBERRY
5070	45" AMERICAN ELM
5071	15" ASH
5072	17" ASH 11-7-5
5073	15" ASH 8-4-3
5074	13" ASH 8-7
5075	24" HACKBERRY 16-16
5076	17" CEDAR
5077	8" ASH
5078	9" ASH
5079	15" ASH 10-9

TREE LIST

NUMBER	DESCRIPTION
5080	12" AMERICAN ELM 8-7
5081	9" HACKBERRY
5082	35" AMERICAN ELM 9-9-8-7-6-8
5083	21" ASH 8-8-6-4-5
5084	11" ASH 8-6
5085	20" ASH 11-8-8
5086	11" CEDAR ELM
5087	11" HACKBERRY
5088	9" HACKBERRY
5089	17" AMERICAN ELM 14-6
5090	9" AMERICAN ELM
5091	10" HACKBERRY
5092	20" ASH 8-7-6-6-5
5093	12" HACKBERRY
5094	16" HACKBERRY 9-8-5
5095	11" HACKBERRY
5096	8" AMERICAN ELM
5097	10" ASH
5098	11" ASH
5099	10" ASH
5100	9" ASH
5101	9" WALNUT
5102	8" AMERICAN ELM
5103	10" ASH
5104	10" ASH
5105	24" BOX ELDER 9-8-7-7
5106	11" WALNUT
5107	10" BOX ELDER
5108	12" AMERICAN ELM 8-7
5109	11" CEDAR ELM
5110	10" BOX ELDER 11-8
5111	11" ASH
5112	11" CEDAR ELM
5113	10" COTTONWOOD
5114	9" HACKBERRY
5115	25" AMERICAN ELM
5116	29" AMERICAN ELM AD*
5117	17" PECAN
5118	14" PECAN
5119	10" PECAN
5120	16" CEDAR ELM
5121	10" PECAN
5122	10" PECAN
5123	29" AMERICAN ELM
5124	10" ASH
5125	11" HACKBERRY
5126	31" PECAN 17-15-13
5127	23" PECAN
5128	14" PECAN
5129	11" PECAN
5130	10" PECAN
5131	19" PECAN
5132	24" AMERICAN ELM
5133	11" CHINA BERRY
5134	12" CHINA BERRY 8-7
5135	11" CHINA BERRY
5136	14" CHINA BERRY 8-6-5
5137	11" HACKBERRY
5138	23" CEDAR ELM
5139	16" BOX ELDER
5140	13" HACKBERRY
5141	16" AMERICAN ELM
5142	23" AMERICAN ELM
5143	17" PECAN
5144	19" PECAN
5145	11" CHINA BERRY
5146	13" CHINA BERRY 9-7
5147	12" CHINA BERRY 9-6
5148	25" AMERICAN ELM
5149	16" CHINA BERRY 12-8
5150	24" HACKBERRY 17-10-4
5151	13" HACKBERRY
5152	9" CHINA BERRY
5153	16" PECAN
5154	13" PECAN
5155	17" AMERICAN ELM
5156	50" PECAN
5157	21" AMERICAN ELM
5158	9" PECAN

TREE LIST

TREE LIST

ALTA/NSPS LAND TITLE,
TOPOGRAPHIC AND TREE SURVEY
OF 6.6576 ACRES OUT OF
THE JESSE C. TANNERHILL
SURVEY NO. 29, ABSTRACT NO. 22
City of Austin,
Travis County, Texas

ALTA/NSPS CERTIFICATION:

TO: OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY, PROMINENT TITLE, LLC, GMA REAL ESTATE INVESTMENTS, LLC, THE VOICE OF THE CORNERSTONE CHURCH CORP.

THIS IS TO CERTIFY THAT THIS MAP OR PLAN AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2016 MINIMUM STANDARD DETAIL REQUIREMENTS OF THE ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1-4, 7(a), 8-9 AND 13-14 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON OCTOBER 10, 2018.

STEVEN M. DUARTE, RPLS
TEXAS REGISTRATION NO. 5940

4/21/2020
DATE



NOTE:
SEE SHEET 1 OF 2 FOR SURVEY MAP

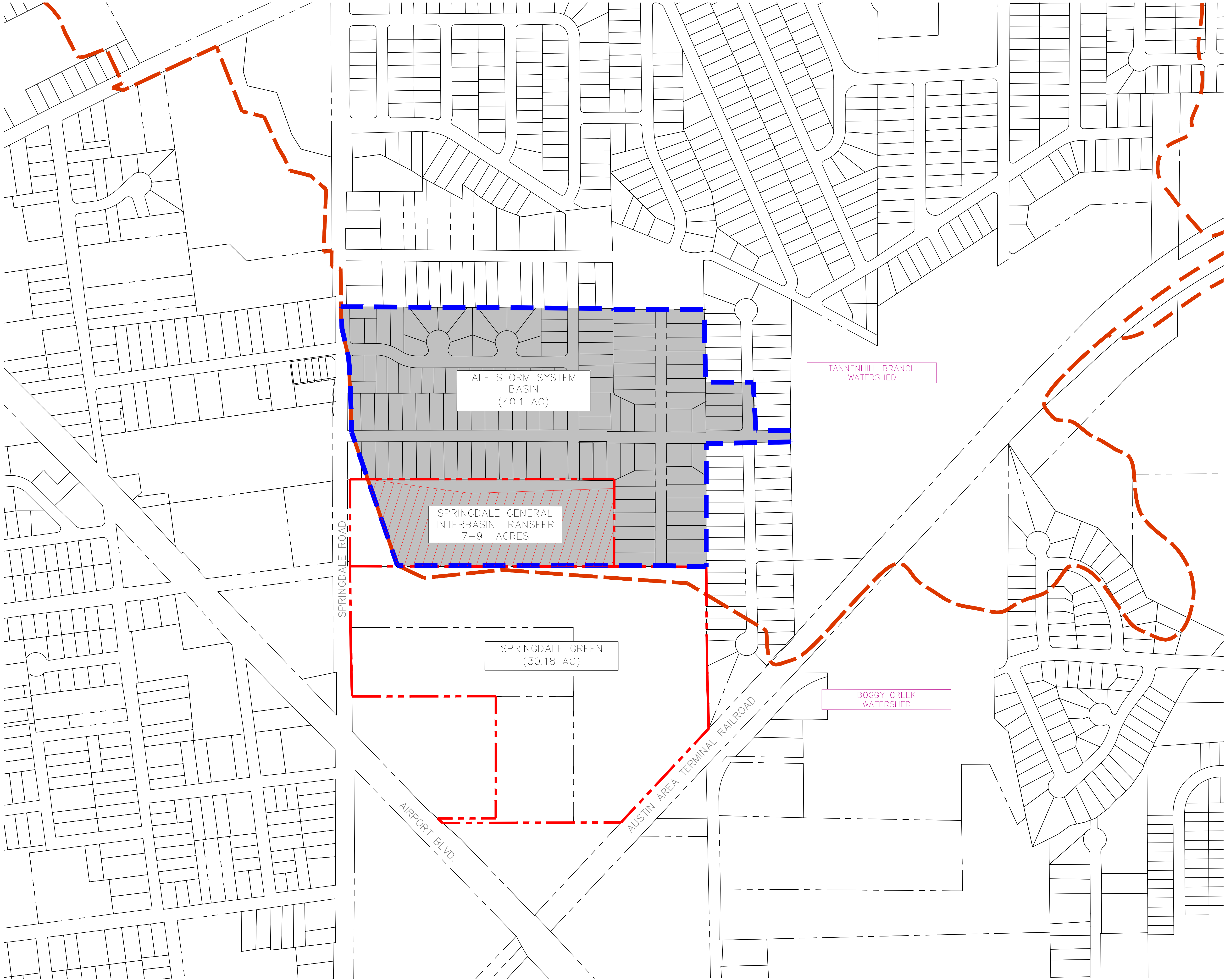
NO.	DATE	REVISION	BY	DATE
1	11/13/19	ADD CALLED FOR A LINE THAT IS SURVEYED	PHB	



Date: 4/21/2020
Project: 00772
Scale: N/A
Revised: PHB
Title: 16
Field Crew: TSP, 2019
Survey Date: 10/10/2018
Sheet: 2 OF 3
APP: 00772 (0/revision) 0200-04-31-Utility land survey/00772, 10/20/20-04-31-adj

Plotted By: Hudson, Harrison Date: April 28, 2021 10:25:20am File Path: K:\SAU-Civil\069268300 SPRINGDALE COMMERCIAL\Coa\Exhibits\PlanSheets\Zoning Exhibits\20210329 - Existing Drainage Area Map.dwg

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0 300' 600'

GRAPHIC SCALE 300'

LEGEND

- PROPERTY LINE
- EXISTING DRAINAGE DIVIDE
- ALF DRAINAGE SYSTEM AREA
- INTERBASIN TRANSFER AREA

Exhibit H

SPRINGDALE GREEN 1011 SPRINGDALE RD CITY OF AUSTIN TRAVIS COUNTY COUNTY, TEXAS	INTERBASIN TRANSFER EXHIBIT				KHA PROJECT 069268300	Kimley»Horn 2600 VIA FORTUNA, TERRACE 1, SUITE 300 AUSTIN, TX 78746 PHONE: 512-418-7777 FAX: 512-418-7791 © 2020 KIMLEY-HORN AND ASSOCIATES, INC. TBPE Firm No. 928	REVISIONS No.	DATE BY
	SHEET NUMBER EXHIBIT	DATE AUGUST 2020	SCALE: AS SHOWN DESIGNED BY: KB DRAWN BY: KB CHECKED BY: HH					