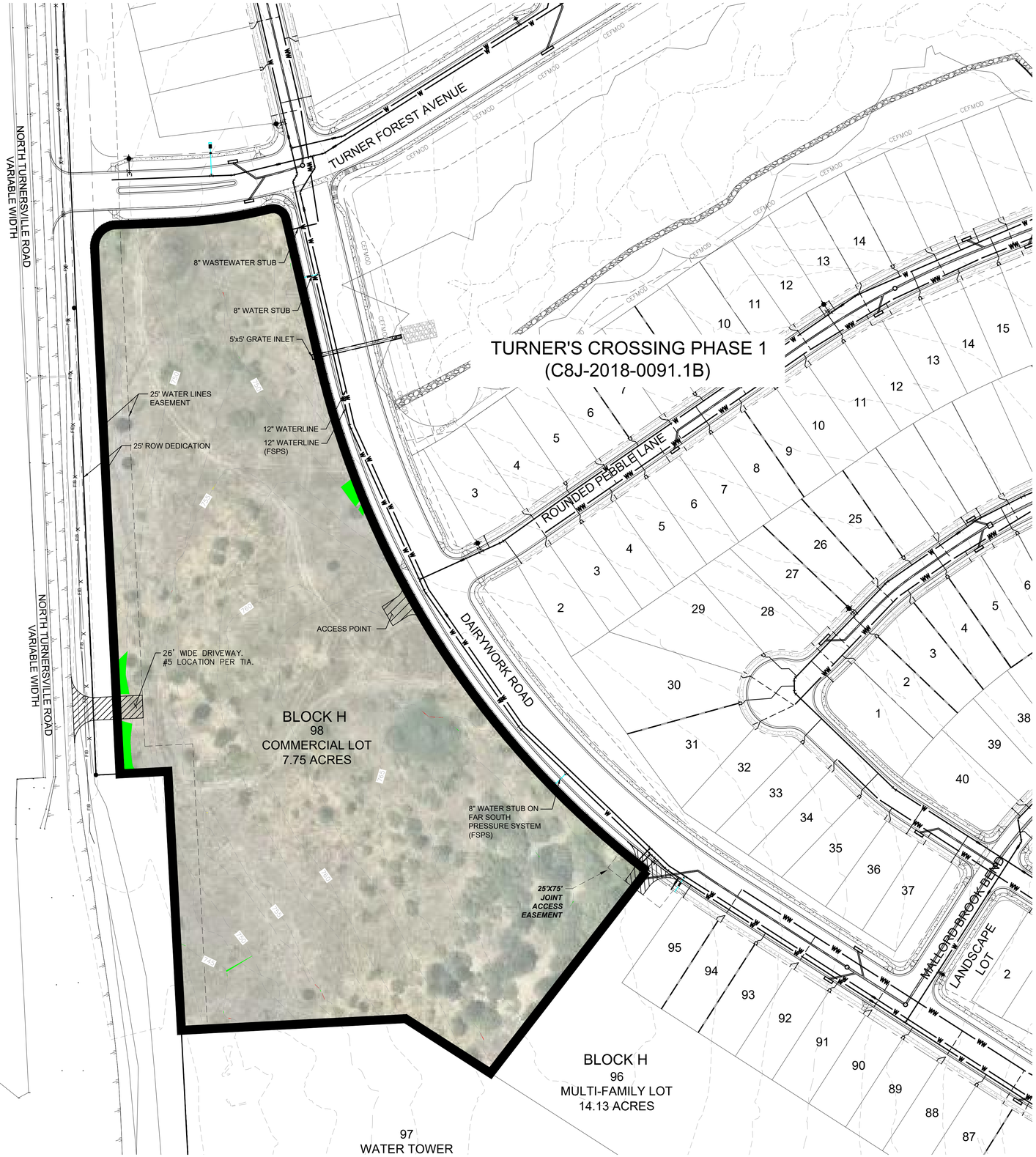


N

W E

S

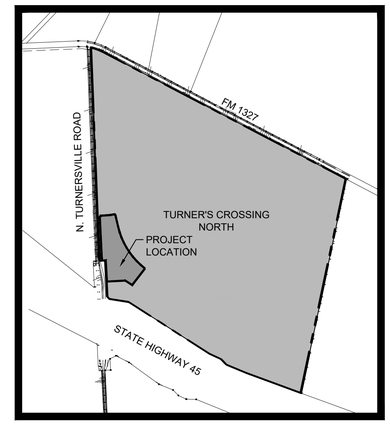
0 60' 120'

GRAPHIC SCALE 60'

Slopes Table

Number	Minimum Slope	Maximum Slope	Area (Acres)	Color
1	0.00%	15.00%	7.63	
2	15.00%	25.00%	0.12	
3	25.00%	35.00%	0.00	
4	35.00%	100.00%	0.00	

CONTRAINTS	
JURISDICTION	CITY OF AUSTIN ETJ
ZONING	NONE (ETJ)
LAND USE	COMMERCIAL (PER PRELIMINARY PLAN)
FINAL PLAT	APPROVED WITH ALTERNATIVE FISCAL. RECORDATION PENDING COMPLETION OF PHASE 1 INFRASTRUCTURE
TIA	APPROVED BY TRAVIS COUNTY, COA, TXDOT. IMPROVEMENTS TO TURNERSVILLE ROAD AND FM 1327 REQUIRED AND ARE IN PROCESS.
ENTRANCES	TWO ENTRANCES ALONG DAIRYWORK ROAD, AND ENTRANCE ALONG TURNERSVILLE ROAD. DRIVEWAY #5 PER TIA
IMPERVIOUS COVER	N/A
IMPERVIOUS COVER BY WATERSHED	65%
WATERSHED	RINARD CREEK
MINIMUM LOT WIDTH	N/A
MAXIMUM BUILDING COVERAGE	N/A
MAXIMUM BUILDING COVERAGE WITH ACCESORY BUILDING	N/A
LANDSCAPE REQUIREMENT	N/A
MAXIMUM HEIGHT	N/A
MAXIMUM DENSITY	N/A
COMPATABILITY SETBACKS	NONE. NOT REQUIRED IN ETJ
FRONT YARD SETBACK	N/A
SIDE YARD SETBACK	N/A
REAR YARD SETBACK	N/A
CRITICAL ENVIRONMENTAL FEATURE	N/A
TREE MITIGATION	NONE. NOT REQUIRED IN ETJ.
PROTECTED TREES ON SITE	NONE
720' CONTOUR LINE	STRUCTURES LOCATED ABOVE A PROPOSED 720' CONTOUR ELEVATION MUST TIE INTO THE FSPS WATERLINE DUE TO PRESSURE
WATER QUALITY POND	NEED TO PROVIDE ON SITE
DETENTION POND	NEED TO PROVIDE ON SITE
OFFSITE IMPROVEMENTS	TURNER'S CROSSING PHASE 1 SCHEDULED TO BEGIN CONSTRUCTION JULY 2020. EXPECTED COMPLETION DATE OF JULY 2021.



VICINITY MAP
SCALE: 1"=1,000'

No.	REVISIONS	DATE	BY

C8J-2018-0091.1B

Kimley»Horn
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WWW.KIMLEY-HORN.COM
TEXAS REGISTERED ENGINEERING FIRM F-928

KHA PROJECT 067783111
DATE JUNE 2020
SCALE: AS SHOWN
DESIGNED BY: JDR
DRAWN BY: JDR
CHECKED BY: JWM

BLOCK H, LOT 98 COMMERCIAL CONSTRAINTS MAP

TURNER'S CROSSING NORTH - PHASE 1

CITY OF AUSTIN ETJ
TRAVIS COUNTY, TEXAS

SHEET NUMBER

Plotted By:Rogers, Jeremy Date:December 02, 2020 05:16:35pm File Path:K:\AUS_Civil\067783111 Turner's Crossing\NORTH-PHASE 1\Cad\Exhibits\MARKETING-CONSTRAINTS MAPS\Multi-Family Constraints - North-Commercial - Lot 98.dwg
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