

Throuwer Design

P. O. Box 41957
Austin, Texas 78704
(512) 476-4456

November 26, 2012

Mr. Greg Guernsey, Director
Planning & Development Review
City of Austin
P.O. Box 1088
Austin, Texas 78767

RE: Covered Bridge Planned Unit Development – C14-2012-0055

Dear Mr. Guernsey,

This letter is submitted on behalf of all the applicants represented by this firm for the above referenced application. The purpose of this correspondence is to summarize the project and provide a statement of the purpose of the proposed Covered Bridge Planned Unit Development (PUD), the Land Use Plan, the Conceptual Plans, the Site Development Regulations, and, briefly discuss why the proposed Covered Bridge PUD meets the applicable requirements set forth in the Land Development Code (LDC) and should be approved by the City of Austin.

The proposed Covered Bridge PUD will include multiple uses across the property, provide extensive open space and is justified by the unique topography, site conditions, location, and design elements of the project. The PUD boundary totals 38.122 acres and is comprised of four tracts as show on Attachment #1. These four tracts are as follows:

Tract 1 –

Owner –	PPF AMLI Covered Bridge Drive, LLC
Size -	14.88 acres
Legal description –	Lots 1-A thru 7-A, Amended Plat of the Amended Plat of Lots 53-55, Block D, Covered Bridge Subdivision, Section 2 and Lots 1-4, Block A, Covered Bridge Subdivision, Section 7 recorded in

Document #201000036, Case # C8-2009-0119.0A. (See Attachment #2).

Current Zoning - "GR-NP", Community Commercial

Current FLUM - Mixed-use

Tract 2 –

Owner – CBAL Whitecrow, LLC

Size - 13.89 acres

Legal description – Lots 1 & 2, Block A, Covered Bridge Subdivision, Section 8 recorded in Document #200400100, Case # C8-03-0118.0A. (See Attachment #3).

Current Zoning - "SF-6-NP", Townhouse and Condominium Residence

Current FLUM - Multifamily

Tract 3 -

Owner – Covered Bridge Section 8, LLC

Size - 3.255 acres

Legal description – Lots 3 & 4, Block A, Covered Bridge Subdivision, Section 8 recorded in Document #200400100, Case # C8-03-0118.0A. (See Attachment #3).

Current Zoning - "MF-1-NP", Multifamily Residence Limited Density

Current FLUM - High-Density Single Family (Lot 3) & Multifamily (Lot 4)

Tract 4 -

Owner – CBAL Whitecrow, LLC

Size - 6.097 acres

Legal description – Portion of Lot A, Whitecrowe Addition recorded in Plat Book 87, Pages 15A, 15B, Case # C8s-84-069. (See Attachment #4).

Current Zoning - "RR", Rural Residential

Current FLUM - Rural Residential

The subject property is currently 11 subdivided lots and 1 portion of a legal lot. The portion of a legal lot is all of Tract 4 and will be addressed after finalization of this PUD process by means of

amending the two existing plats of Whitecrowe Addition and Lots 1 & 2, Covered Bridge Subdivision, Section 8.

Existing development of the PUD property is solely an unpaved driveway on Tract 4 as a part of the City's Oak Hill Regional Detention Pond Site Plan # SPC-94-0373D for which the proposed Covered Bridge PUD will provide water quality for a majority of the driveway that was upgraded by the City of Austin without any water quality facilities. This driveway also serves the existing house located on the remainder portion of the Lot A, Whitecrowe Addition that is outside the boundary of the Covered Bridge PUD. This unpaved driveway is currently within an access easement that serves all the properties contained within the PUD application, except Tract 3. This access easement will be modified prior to PUD approval to address issues raised by the multiple property owners.

The attached Land Use Plan (See Exhibit A) outlines the locations of the proposed uses within the PUD boundary, and the superiority elements that correspond to the Land Use Plan. The following is a description of the site development regulations, related code modifications, and superiority elements that correspond to the Land Use Plan.

Estimate for Development under Existing Zoning

Tract 1 has entitlements associated with Restrictive Covenants which were required by the City and recorded at Volume 10028, Page 0356 of the County Records (See Attachment 5) and in condition with Zoning Ordinance 86 1120-B (See Attachment 6), that allow extensive development. These entitlements include 50% impervious cover, a maximum building area of 105,500 s.f., two curb cuts to SH 71, and development pursuant to the regulations to the Williamson Creek Watershed, Ordinances 801218-W, and 810319-M with certain exclusions from the strict application of even those ordinances. Subdivision plats for this property have been approved by the City in accordance with the mentioned watershed regulations. Furthermore, two Site Development Permits have been issued in conformance to the applicable rules under Case #'s SP-2005-1513C, and, SP-2008-0226C. The latest multiple phased Site Development Permit includes several high-intensity commercial buildings. The entitlements are perpetual with this property and many uses can be accommodated including a car dealership (for which recent interest has been shown), gas station or other more intense commercial developments. As such, the entitlements would allow for 7.44 acres of impervious cover and standard sedimentation / filtration water quality.

Tract 2 also has subdivision plat approval by the City in accordance with the mentioned watershed regulations. The owners have not yet obtained a site development permit, but this tract is also subject to the Restrictive Covenants mentioned above, which permit up to 50% impervious cover and 72 residential units. Approximately 6.945 acres of allowable impervious cover can be used for single-family detached housing or multifamily housing. The prior owner has already paid all the parkland fees for 52 residential units which would not be used due to the nature of the planned use on Tract 2.

Tract 3 also has subdivision plat approval by the City in accordance with the mentioned watershed regulations. The owners have not yet obtained a site development permit, but this tract is also subject to the Restrictive Covenants mentioned above, which permit up to 50% impervious cover and 78 residential units. Approximately 1.6275 acres of impervious cover can be used for single-family detached housing or multifamily housing.

Tract 4 is primarily the access easement property that serves multiple property owners. The current driveway varies in width and is approximately 1.038 acres of impervious cover. This driveway is allowed to be expanded to 25' in width to accommodate for access to the multiple residential units which it will serve. A 25' driveway would equate to 1.386 acres of impervious cover. The new driveway will be an all-weather driveway that will be an upgrade over the existing City access to the Oak Hill Regional Pond.

The combined development entitlements afforded to the property today entail 17.3985 acres of impervious cover, 105,500 s.f. of commercial building area, 150 residential units, and standard sedimentation / filtration water quality.

Proposed Site Development Regulations

The overall proposed base zoning and overlay district for the Covered Bridge PUD is "GR-MU", Community Commercial - Mixed-Use. All permitted land uses in the "GR-MU" base zoning district shall be permitted except as modified under Exhibit B which clarifies prohibited uses, accessory uses, and permitted uses and shall be the governing document for any uses to be located within the Covered Bridge PUD Boundary.

Proposed Code Modifications

In order to accomplish the proposed Land Use Plan, code modifications are requested. These modifications are outlined in Exhibit C.

Proposed Superiority

The Covered Bridge PUD will provide development superior to development that would occur under existing zoning and current entitlements to the property. Exhibit D provides a list of Tier One requirements with a brief explanation as to the meeting or adjustment of the requirement. Tier Two requirements are shown on Exhibit E with a brief explanation as to each of these provisions. There is not a request for Development Bonuses associated with the Covered Bridge PUD application.

Additional superiority can be found in the Ecological Preservation and Rehabilitation Plan attached as Exhibit F, the Green Building and Environmental Benefits Plan attached as Exhibit G, and, the General Sitework Plan attached as Exhibit H.

Supportive documents relating to the overall physical site development opportunities associated with Covered Bridge PUD can be found with Surrounding Zoning Plan attached as Exhibit I, Slope Map attached as Exhibit J, and, Cut / Fill Map attached as Exhibit K. All of these exhibits clearly find that the site conditions are supportive of the proposed use and development of the Covered Bridge PUD as planned.

To further clarify the general intent of a proposed development for the Covered Bridge PUD, we developed Conceptual Plans for the two areas of identified development. The Conceptual Plan can be found as Exhibit L for Tracts 1, 2 & 4. The design of both Conceptual Plans of the two major development areas has been systematically founded on all relevant data associated with the entire project and best management practices based on years of professional experience of the consultant team. The factors that were used to arrive at these Conceptual Plans include boundary, tree, topographic, slope, cut / fill, creeks, setbacks, current entitlements, traffic, water quality, drainage and use information to name a few of the major items. The consultant team associated with the Covered Bridge PUD that was instrumental in the joint preparation of the Conceptual Plans and proposed Covered Bridge PUD documents are as follows:

Engineer: AMC Design Group, Inc.
Chris McComb, P. E., President
P. O. Box 18058
Austin, Texas 78760
512/560-0378

Engineer: Urban Design Group
Don Sansom, P.E.
3660 Stoneridge Road, Suite E101
Austin, Texas 78746
512/347-0040 x111

Landscape Architect: dwg.
Daniel Woodroffe, RLA, Principal
Owen Snell, LEED AP
411 Brazos Street, Suite 99
Austin, Texas 78701
512/539-0745

Architect: RUNA Workshop, LLC
Aaron Vollmer, AIA, Principal
Jean Pierre Trou, Associate AIA, Principal
823 Congress Avenue, Suite P-2
Austin, Texas 78701
512/940-2387

Architect: Clifford Wong Architects, Inc.
Clifford Wong, AIA
5757 Alpha Road, Suite 505
Dallas, Texas 75240
972/788-1704

Land Planner: Thrower Design
Ron Thrower
P.O. Box 41957
Austin, Texas 78704
512/476-4456

In addition to providing a true mixed-use development with apartments, retail, office, restaurants, and much-needed assisted living facilities, the entire 38.122 acre Covered Bridge PUD is proposed with 12.60 acres of impervious cover. This equates to 33.00% impervious cover across the entire PUD boundary. Water quality will be to non-degradation standards for the majority of the development on Tracts 2 & 4 capturing most of the existing, untreated

driveway south of the creek. A large biofiltration pond is proposed for Tract 1 that will provide water quality for Tract 1, a portion of the driveway on Tract 4, and the abutting portion of S. H. 71 roadway / right-of-way. Please refer to Exhibit M for more detailed information on drainage and water quality prepared by Chris McComb of AMC Design Group, Inc..

Tract 3 will be minimally developed as a part of the Covered Bridge Property Owners Association Amenity Center improvements and all impervious cover on Tract 3 will have non-degradation water quality.

Tree and natural area preservation is extensive throughout the Covered Bridge PUD. Almost 50% of the PUD boundary is set aside for habitat preserve, open space and walking / riding trails. Most of the trails will be for public use and will connect with other greenbelts and City owned lands.

Xeriscape landscape design principals are proposed to minimize the impacts on the public water system. Additional measures will include rainwater harvesting where feasible and Integrated Pest Management Plans.

For the reasons outlined within the entirety of the proposed Covered Bridge PUD coupled with the abandonment of existing entitlements afforded to the property, the proposed Land Use Plan is superior and should be approved accordingly.

Sincerely,

A handwritten signature in cursive script that reads "A. Ron Thrower".

A. Ron Thrower

ATTACHMENT 1

0101480301

0402480701

WESCO ACRES

0402440218

S. H. 71

TRACT 1
 PPF AMLI
 COVERED
 BRIDGE DRIVE,
 LLC
 14.88 ACRES

TRACT 4
 CBAL WHITECROWE, LLC
 6.097 ACRES

TRACT 2
 CBAL WHITECROWE, LLC
 13.89 ACRES

TRACT 3
 COVERED BRIDGE SECTION 8, LLC
 3.255 ACRES

WHITECROWE ADDN

3 AMENDED PLAT OF

COVERED BRIDGE COVERED BRIDGE DR SUBD SEC 2

4 GARDENS AT COVERED BRIDGE CONDOMINIUM AMD

COVERED BRIDGE SUBD SEC 8

COVERED BRIDGE SUBD SEC 2

NANDAS TRL

COVERED BRIDGE DR.

60'

HAKKINS/WITTING SUBD

WHITECROWE ADDN

0402480304

0404480749

24

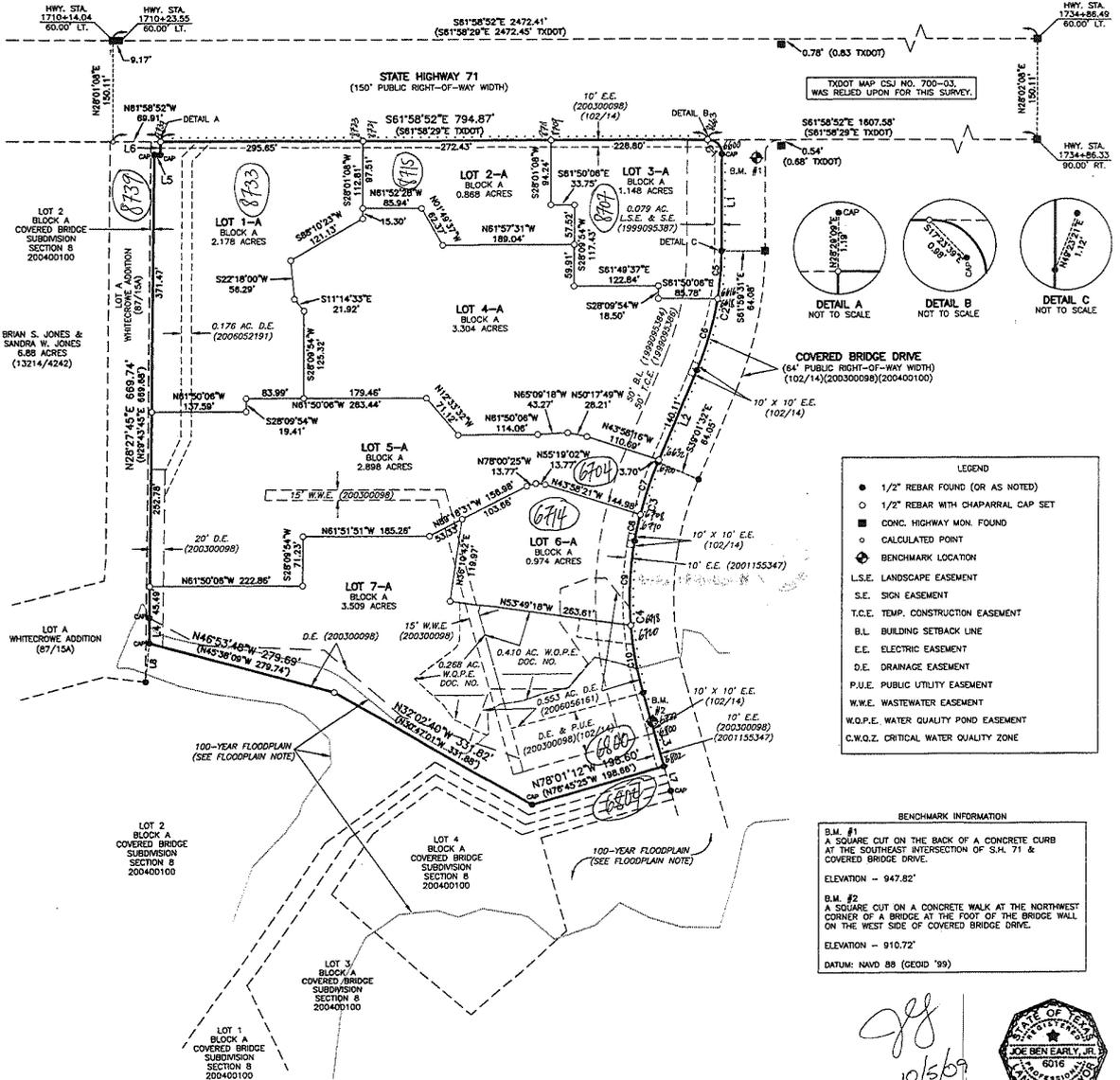
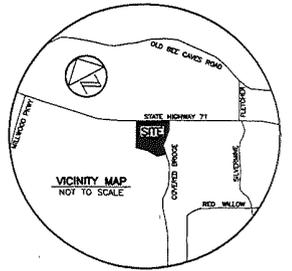
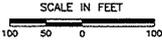
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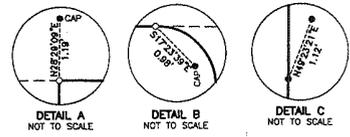
0407470104

ATTACHMENT 2

AMENDED PLAT OF THE AMENDED PLAT OF LOTS 53-55, BLOCK D, COVERED BRIDGE SUBDIVISION, SECTION 2 AND LOTS 1-4, BLOCK A, COVERED BRIDGE SUBDIVISION, SECTION 7



TXDOT MAP CSJ NO. 700-03 WAS RELIED UPON FOR THIS SURVEY.



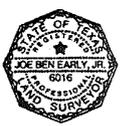
- LEGEND
- 1/2" REBAR FOUND (OR AS NOTED)
 - 1/2" REBAR WITH CHAPARRAL CAP SET
 - CONC. HIGHWAY MON. FOUND
 - CALCULATED POINT
 - BENCHMARK LOCATION
 - L.S.E. LANDSCAPE EASEMENT
 - S.E. SIGN EASEMENT
 - T.C.E. TEMP. CONSTRUCTION EASEMENT
 - B.L. BUILDING SETBACK LINE
 - E.E. ELECTRIC EASEMENT
 - D.E. DRAINAGE EASEMENT
 - P.U.E. PUBLIC UTILITY EASEMENT
 - W.W.E. WASTEWATER EASEMENT
 - W.Q.P.E. WATER QUALITY POND EASEMENT
 - C.W.Q.Z. CRITICAL WATER QUALITY ZONE

BENCHMARK INFORMATION

B.M. #1
A SQUARE CUT ON THE BACK OF A CONCRETE CURB AT THE SOUTHEAST INTERSECTION OF S.H. 71 & COVERED BRIDGE DRIVE.
ELEVATION - 947.82'

B.M. #2
A SQUARE CUT ON A CONCRETE WALK AT THE NORTHWEST CORNER OF A BRIDGE AT THE FOOT OF THE BRIDGE WALL ON THE WEST SIDE OF COVERED BRIDGE DRIVE.
ELEVATION - 910.72'
DATUM: NAVD 88 (GEOID '99)

JES
10/5/09



CURVE TABLE						
NO.	DELTA	RADIUS	TAN	ARC	CHORD	BEARING (RECORD CHORD)
C1	94°02'47"	20.00'	21.46'	32.83'	29.27'	S17°23'39"E (S15°42'35"E 28.28')
C2	23°00'28"	442.85'	90.13'	177.83'	176.64'	S39°34'18"W (S40°47'28"W 176.64')
C3	13°41'19"	502.00'	60.25'	119.93'	119.85'	S44°14'37"W (S42°28'35"W 119.79')
C4	28°21'27"	502.00'	112.94'	222.17'	220.36'	S24°41'10"W (S25°58'01"W 220.28')
C5	8°59'30"	442.85'	34.92'	69.50'	69.43'	S32°33'50"W
C6	14°00'56"	442.85'	54.44'	108.33'	108.06'	S44°04'03"W
C7	9°10'36"	502.00'	40.29'	80.40'	80.32'	S46°29'58"W
C8	4°30'43"	502.00'	19.78'	39.53'	39.52'	S39°39'19"W
C9	14°01'12"	502.00'	61.73'	122.84'	122.53'	S30°21'18"W
C10	11°20'15"	502.00'	49.83'	99.33'	99.17'	S17°40'34"W

LINE TABLE			
NO.	BEARING	LENGTH	(RECORD)
L1	S28°04'05"W	141.06'	(S29°17'15"W 141.06')
L2	S50°57'15"W	143.81'	(S52°17'43"W 143.85')
L3	S11°58'28"W	111.05'	(S13°14'38"W 111.00')
L4	N2°05'30"E	36.70'	(N2°24'07"E 36.66')
L5	S61°59'12"E	8.85'	(S60°33'57"E 8.86')
L6	N2°29'09"E	18.77'	(N2°43'45"E)
L7	S11°58'29"W	37.50'	
L8	S33°16'59"W	56.44'	

Chaparral
Professional Land Surveying, Inc.
Surveying and Mapping

3500 McCall Lane
Austin, Texas 78744
512-443-1724

PROJECT NO.: 040-038
DRAWING NO.: 040-038-PL1-AMENDED
PLOT DATE: 10/05/09
PLOT SCALE: 1" = 100'
DRAWN BY: JBE
SHEET 01 OF 02

AMENDED PLAT OF THE AMENDED PLAT BLOCK D, COVERED BRIDGE SUBDIVISION, S 1-4, BLOCK A, COVERED BRIDGE SUBDIV

STATE OF TEXAS
COUNTY OF TRAVIS

KNOW ALL MEN BY THESE PRESENTS:

THAT COVERED BRIDGE, L.L.C. AND COVERED BRIDGE SECTION 7, BEING OWNERS OF AMENDED PLAT OF LOTS 53-55, BLOCK D, COVERED BRIDGE SUBDIVISION, SECTION 2 AND LOTS 1-4, BLOCK A, COVERED BRIDGE SUBDIVISION, SECTION 7 AND CONVEYED BY DEED OF RECORD IN DOCUMENT NO. 2002023388 AND 2002023389 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS,

DO HEREBY AMEND SAID LOTS, PURSUANT TO CHAPTER 212.016 OF THE TEXAS LOCAL GOVERNMENT CODE, FOR THE SOLE PURPOSE OF REMOVING AN UNLABELED EASEMENT CROSSING LOTS 1-A, 4-A AND 5-A, WHICH WAS ORIGINALLY DELINEATED BY SCRIVENER'S ERROR, IN ACCORDANCE WITH THE MAP OR PLAT ATTACHED HERETO, TO BE KNOWN AS:

AMENDED PLAT OF THE AMENDED PLAT OF LOTS 53-55, BLOCK D, COVERED BRIDGE SUBDIVISION, SECTION 2 AND LOTS 1-4, BLOCK A, COVERED BRIDGE SUBDIVISION, SECTION 7 AND DO HEREBY DEDICATE TO THE PUBLIC THE USE OF ALL STREETS AND EASEMENTS SHOWN HEREON, SUBJECT TO ANY AND ALL EASEMENTS OR RESTRICTIONS HERETOFORE GRANTED AND NOT RELEASED.

WITNESS MY HAND THIS THE 29 DAY OF March, 2010 A.D.

SIGNATURE: [Signature]

WILLIAM D. SCHULTZ, MANAGER

COVERED BRIDGE, L.L.C. A TEXAS LIMITED LIABILITY COMPANY AND COVERED BRIDGE SECTION 7, L.L.C., A TEXAS LIMITED LIABILITY COMPANY
P.O. BOX 684309
AUSTIN, TEXAS 78768

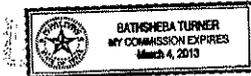
STATE OF Texas
COUNTY OF Travis

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED WILLIAM D. SCHULTZ, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND HE ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

WITNESS MY HAND AND SEALED IN MY OFFICE, THIS THE 29 DAY OF March, 2010 A.D.

[Signature]
NOTARY PUBLIC, STATE OF Texas

Bathsheba Turner March 04, 2013
PRINTED NAME MY COMMISSION EXPIRES



SURVEYOR'S CERTIFICATION

I, JOE BEN EARLY JR., AM AUTHORIZED UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF SURVEYING AND HEREBY CERTIFY THAT THIS PLAT COMPLIES WITH THE SURVEYING RELATED PORTIONS OF CHAPTER 25 OF THE AUSTIN CITY CODE OF 1988 AS AMENDED, IS TRUE AND CORRECT, AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE BY ME OR MADE UNDER MY SUPERVISION, MADE ON THE GROUND OCTOBER 18, 2005.

[Signature] 10/5/09

JOE BEN EARLY JR., R.P.L.S. 6016
SURVEYING BY:
CHAPARRAL PROFESSIONAL LAND SURVEYING, INC.
3500 MCCALL LANE
AUSTIN, TEXAS 78744
(512) 443-1724



1. ALL NOTES AND RESTRICTIONS FROM PAGE 14-15 AND COVERED BRIDGE SUBDIVISION, SECTION 7, DOCUMENT NO. 200900080
2. WATERSHED STATUS - THIS PROJECT
3. THIS PROJECT IS GOVERNED BY THE 810319-M AS MODIFIED PURSUANT TO DEED RECORDS AS A REQUIREMENT OF

THIS SUBDIVISION PLAT IS LOCATED WITH THIS THE 30 DAY OF March

ACCEPTED AND AUTHORIZED FOR RECORD IN AUSTIN, COUNTY OF TRAVIS, THIS THE 30

[Signature]
GREG GUERNSEY, DIRECTOR
PLANNING & DEVELOPMENT

THE STATE OF TEXAS
COUNTY OF TRAVIS

I, DANA DEBEAUVOIR, CLERK OF TRAVIS COUNTY, WRITING, WITH ITS CERTIFICATE OF AUTHORITY

ON THE 10th DAY OF April

RECORDED ON THE 10th DAY OF April 2010 IN THE RECORDS OF SAID COUNTY AND STATE, TRAVIS COUNTY, TEXAS.

WITNESS MY HAND AND SEAL OF OFFICE

2010 A.D.

DANA DEBEAUVOIR, COUNTY CLERK, TRAVIS COUNTY, TEXAS

BY [Signature]
DEPUTY
CLERK

ATTACHMENT 3

200400100

COVERED BRIDGE SUBDIVISION, SECTION 8

KNOW ALL MEN BY THESE PRESENTS, THAT COVERED BRIDGE SECTION 8, LLC, A TEXAS LIMITED LIABILITY CORPORATION, ACTING BY AN THROUGH ITS MANAGER, WILLIAM D. SCHULTZ, BEING THE OWNER OF LOT 51 BLOCK 4 OF COVERED BRIDGE SUBDIVISION SECTION 2, SAID LOT HAVING BEEN VACATED BY SEPARATE INSTRUMENT IN DOCUMENT NO. 200221050 TRAVIS COUNTY REAL PROPERTY RECORDS, AND A PORTION OF 32.6 ACRES OF LAND IN TRAVIS COUNTY, TEXAS, CONVEYED BY WARRANTY DEED IN DOCUMENT NO. 2003106579 REAL PROPERTY RECORDS, TRAVIS COUNTY, TEXAS, DO HEREBY SUBDIVIDE 17,094 ACRES OF LAND TO BE KNOWN AS COVERED BRIDGE SUBDIVISION, SECTION 8, IN ACCORDANCE WITH THE ATTACHED PLAT FOR THE PURPOSE EXPRESSED SUBJECT TO ANY RESTRICTIONS AND/OR EASEMENTS HERETOFORE GRANTED AND NOT RELEASED AND DOES HEREBY DEDICATE STREETS AND EASEMENTS TO THE PUBLIC, EXCEPT FOR ANY EASEMENTS SHOWN HEREON TO BE PRIVATE EASEMENTS.

WITNESS MY HAND THIS 29 DAY OF February, 2004, A.D.

William D. Schultz
 WILLIAM D. SCHULTZ
 COVERED BRIDGE SECTION 8, LLC
 119 SAULFISH
 AUSTIN, TX, 78734

STATE OF PA Philadelphia Philadelphia
 COUNTY OF Philadelphia

BEFORE ME, THE UNDERSIGNED AUTHORITY A NOTARY PUBLIC IN AND FOR THE COUNTY OF Philadelphia ON THIS DAY PERSONALLY APPEARED WILLIAM D. SCHULTZ KNOWN BY ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT OF WRITING, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED AND IN THE CAPACITY HEREIN STATED.

WITNESS MY HAND AND SEAL OF OFFICE THIS THE 29 DAY OF February, A.D. 2004.

Jan Morrison
 NOTARY PUBLIC AND FOR TRAVIS COUNTY, TEXAS
 MY COMMISSION EXPIRES 12/31/2005



SURVEYOR'S CERTIFICATION:

I, PAUL J. FLUGEL, AM AUTHORIZED UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF SURVEYING AND HEREBY CERTIFY THAT THIS PLAT COMPLIES WITH CHAPTER 25 OF THE AUSTIN CITY CODE OF 1999, IS TRUE AND CORRECT AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE BY ME OR UNDER MY SUPERVISION ON THE GROUND:

Paul J. Flugel
 PAUL J. FLUGEL, R.P.L.S. NO. 5096
 LANDMARK SURVEYING, INC.
 1301 S. CAP. OF TEX. HWY., STE B-315
 AUSTIN, TEXAS 78746

DATE March 2, 2004



ENGINEER'S CERTIFICATION:

THIS IS TO CERTIFY THAT I AM AUTHORIZED TO PRACTICE THE PROFESSION OF ENGINEERING IN THE STATE OF TEXAS, THAT I PARTICIPATED IN THE PREPARATION OF THE PLAN SUBMITTED HERewith, AND THAT ALL INFORMATION SHOWN THEREON IS ACCURATE AND CORRECT TO THE BEST OF MY KNOWLEDGE AS RELATED TO THE ENGINEERING PORTIONS THEREON AND THAT TO THE BEST OF MY KNOWLEDGE SAID PLAT COMPLIES WITH CHAPTER 25 OF THE AUSTIN CITY CODE OF 1999, AS AMENDED, AND ALL OTHER APPLICABLE CODES AND ORDINANCES.

THE 100 YEAR FLOOD PLAIN IS CONTAINED WITHIN THE DRAINAGE EASEMENTS SHOWN HEREON. A PORTION OF THIS TRACT IS WITHIN THE BOUNDARIES OF THE 100 YEAR FLOOD PLAIN ACCORDING TO DATA FROM THE FEDERAL FLOOD INSURANCE ADMINISTRATION FROM PANEL #48453003006 DATED JUNE 6, 1993 FOR CITY OF AUSTIN, TRAVIS COUNTY, TEXAS.

WITNESS MY HAND THIS 25 DAY OF February, A.D., 2004.

Carl P. Conley
 CARL P. CONLEY, P.E. NO. 42880
 1301 SOUTH CAPITAL OF TEXAS HIGHWAY, SUITE A-230
 AUSTIN, TEXAS 78746



ACCEPTED AND AUTHORIZED FOR RECORD BY THE DIRECTOR, WATERSHED PROTECTION AND DEVELOPMENT REVIEW DEPARTMENT, AND THE CITY OF AUSTIN, COUNTY OF TRAVIS, TEXAS, THIS THE 15 DAY OF March, A.D. 2004
 THIS SUBDIVISION PLAT IS LOCATED WITHIN THE CITY LIMITS OF THE CITY OF AUSTIN, TRAVIS COUNTY, TEXAS, ON THIS THE 15 DAY OF March, A.D. 2004

Joe Pantalloni
 JOE PANTALLONI, Acting Director
 WATERSHED PROTECTION AND DEVELOPMENT REVIEW DEPARTMENT

STATE OF TEXAS
 COUNTY OF TRAVIS

I, DANA DEBEAUVOUR, CLERK OF TRAVIS COUNTY, TEXAS DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT OF WRITING AND THIS CERTIFICATE OF RECORDING WAS FILED FOR RECORD BY MY OFFICE ON THE 16 DAY OF March, A.D. 2004 AT 2:55 O'CLOCK P. M., AND IS RECORDED ON THE 16 DAY OF March, A.D. 2004 IN VOLUME 10228 PAGE 356 OF THE OFFICIAL PUBLIC RECORDS OF SAID COUNTY AND STATE IN DOCKET NUMBER 200400100

WITNESS MY HAND AND SEAL OF OFFICE OF THE COUNTY CLERK, THE 16 DAY OF March, 2004, A.D.,

DANA DEBEAUVOUR, COUNTY CLERK
 TRAVIS COUNTY, TEXAS



R. Knowles
 R. KNOWLES
 DEPUTY
 FILED FOR RECORD AT 2:55 O'CLOCK P. M. THIS THE 16 DAY OF March, 2004, A.D.

DANA DEBEAUVOUR, COUNTY CLERK
 TRAVIS COUNTY, TEXAS



R. Knowles
 R. KNOWLES
 DEPUTY

NOTES:

- EROSION/SEDIMENTATION CONTROLS ARE REQUIRED FOR ALL CONSTRUCTION ON EACH LOT, INCLUDING SINGLE FAMILY AND DUPLEX CONSTRUCTION, PURSUANT TO LDC SECTION 25-8-181, AND THE ENVIRONMENTAL CRITERIA MANUAL.
- NO STRUCTURE IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTED TO A PUBLIC SEWER SYSTEM OR PRIVATE ON-SITE WASTEWATER DISPOSAL SYSTEM WHICH HAS BEEN APPROVED BY THE CITY OF AUSTIN HEALTH AND HUMAN SERVICES DEPARTMENT. NO STRUCTURE IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTED TO A POTABLE WATER SUPPLY FROM AN APPROVED PUBLIC WATER SYSTEM WITH ADEQUATE QUANTITY FOR FAMILY/COMMERCIAL USE AND OPERATION OF AN APPROVED PRIVATE ON-SITE WASTEWATER DISPOSAL SYSTEM.

- NO WATER WELL MAY BE INSTALLED WITHIN 150 FEET OF AN ON-SITE WASTEWATER DISPOSAL SYSTEM NOR MAY AN ON-SITE WASTEWATER DISPOSAL SYSTEM BE INSTALLED WITHIN 150 FEET OF A WATER WELL.
- NO CONSTRUCTION SHALL BEGIN ON ANY LOT IN THIS SUBDIVISION UNTIL PLANS FOR THE PRIVATE ON-SITE WASTEWATER DISPOSAL SYSTEM ARE SUBMITTED TO AND APPROVED BY THE CITY OF AUSTIN HEALTH AND HUMAN SERVICES DEPARTMENT.
- PROPERTY OWNERS SHALL PROVIDE FOR ACCESS TO THE DRAINAGE AND ELECTRIC EASEMENTS, AS MAY BE NECESSARY, AT POINTS WHERE EASEMENTS CROSS THEIR PROPERTY AND SHALL NOT PROHIBIT ACCESS BY GOVERNMENTAL AUTHORITIES.
- ALL BUILDING FOUNDATIONS ON SLOPES OF 15 PERCENT AND OVER AND ON FILL PLACED UPON SUCH SLOPES SHALL UTILIZE DESIGN AND CONSTRUCTION PRACTICES CERTIFIED BY A REGISTERED PROFESSIONAL ENGINEER QUALIFIED TO PRACTICE IN THIS FIELD AND SUCH DESIGNS SHALL BE PLACED ON FILE WITH THE CITY OF AUSTIN.
- THE OWNER OF THIS SUBDIVISION, AND HIS OR HER SUCCESSORS AND ASSIGNS, ASSUMES RESPONSIBILITY FOR PLANS FOR CONSTRUCTION OF SUBDIVISION IMPROVEMENTS WHICH COMPLY WITH APPLICABLE CODES AND REQUIREMENTS OF THE CITY OF AUSTIN. THE OWNER UNDERSTANDS AND ACKNOWLEDGES THAT PLAT VACATION OR REPLACING MAY BE REQUIRED, AT THE OWNER'S SOLE EXPENSE, IF PLANS TO CONSTRUCT THIS SUBDIVISION DO NOT COMPLY WITH SUCH CODES AND REQUIREMENTS. BUILDING SETBACK LINES SHALL BE IN CONFORMANCE WITH CITY OF AUSTIN ZONING ORDINANCE REQUIREMENTS AS APPLICABLE.
- PERMITS REQUIRED PRIOR TO CONSTRUCTION INCLUDE A CITY OF AUSTIN BUILDING PERMIT.
- THE OWNER/DEVELOPER OF THIS SUBDIVISION SHALL PROVIDE THE CITY OF AUSTIN ELECTRIC UTILITY DEPARTMENT WITH AN ELECTRICAL EASEMENT AS REQUIRED AND/OR ACCESS TO AN ELECTRIC EASEMENT AS REQUIRED, IN ADDITION TO THOSE INDICATED, FOR THE INSTALLATION AND ONGOING MAINTENANCE OF OVERHEAD AND UNDERGROUND ELECTRIC FACILITIES. THESE EASEMENTS AND/OR ACCESS ARE REQUIRED TO PROVIDE ELECTRICAL SERVICE TO THE BUILDING AND WILL NOT BE LOCATED SO AS TO CAUSE THE SITE TO BE OUT OF COMPLIANCE WITH CHAPTER 25-8, ARTICLE I OF THE CITY OF AUSTIN LAND DEVELOPMENT CODE.
- THE OWNER SHALL BE RESPONSIBLE FOR INSTALLATION OF TEMPORARY EROSION CONTROL, VEGETATION AND TREE PROTECTION. IN ADDITION, THE OWNER SHALL BE RESPONSIBLE FOR ANY INITIAL TREE PRUNING AND TREE REMOVAL THAT IS WITHIN TEN FEET OF THE CENTER LINE OF THE PROPOSED OVERHEAD ELECTRICAL FACILITIES. PRIOR TO CONSTRUCTION, EXCEPT TO THIS PROJECT, THE OWNER SHALL INCLUDE AUSTIN ENERGY'S WORK WITHIN THE LIMITS OF CONSTRUCTION FOR THIS PROJECT. THE ELECTRIC UTILITY HAS THE RIGHT TO PRUNE AND/OR REMOVE TREES, SHRUBBERY AND OTHER OBSTRUCTIONS TO THE EXTENT NECESSARY TO KEEP THE EASEMENTS CLEAR. THE UTILITY WILL PERFORM ALL TREE WORK IN COMPLIANCE WITH CHAPTER 25-8, ARTICLE I OF THE CITY OF AUSTIN LAND DEVELOPMENT CODE (1999 ED.). THIS SUBDIVISION PLAT WAS APPROVED AND RECORDED BEFORE THE CONSTRUCTION AND ACCEPTANCE OF STREETS AND OTHER SUBDIVISION IMPROVEMENTS. PURSUANT TO THE TERMS OF A SUBDIVISION CONSTRUCTION AGREEMENT BETWEEN THE SUBDIVIDER AND THE CITY OF AUSTIN, DATED February 2, 2004, THE SUBDIVIDER IS RESPONSIBLE FOR THE CONSTRUCTION OF ALL STREETS AND FACILITIES NEEDED TO SERVE THE LOTS WITHIN THE SUBDIVISION. THIS RESPONSIBILITY MAY BE ASSIGNED IN ACCORDANCE WITH THE TERMS OF THAT AGREEMENT.
- FOR THE CONSTRUCTION AGREEMENT PERTAINING TO THIS SUBDIVISION, SEE SEPARATE INSTRUMENT RECORDED IN VOLUME _____ PAGE _____ IN THE DEED RECORDS OF TRAVIS COUNTY, TEXAS.
- PRIOR TO CONSTRUCTION, EXCEPT AS APPROVED BY THE CITY OF AUSTIN OR TRAVIS COUNTY, A SITE DEVELOPMENT PERMIT MUST BE OBTAINED FROM THE CITY OF AUSTIN.
- BENCHMARK:
 #1. SQUARE CUT IN CENTER OF CONCRETE HEADWALL ABOVE THE OUTFALL OF 24" RCP ON SOUTH SIDE OF HIGHWAY 71 WEST AND ALSO 1275' WEST OF SILVER MINE DRIVE ELEV.=913.15' (C.O.A.FB3895-PG.56).
 #2. TOP OF CONCRETE TxDOT R.O.W. MONUMENT ON THE SOUTH SIDE OF HIGHWAY 71 WEST, ± 64' SOUTH EDGE OF PAVEMENT (SHT) AND ± 50' EAST OF THE CENTER LINE OF COVERED BRIDGE DRIVE. ELEV.=949.56' (LANDMARK SURVEYING, INC. FB546/PG.22).
- NO BUILDING, FENCES, LANDSCAPING OR OTHER OBSTRUCTIONS ARE PERMITTED IN DRAINAGE EASEMENTS EXCEPT AS APPROVED BY THE CITY OF AUSTIN OR TRAVIS COUNTY (LDC 25-7-2, 3 AND 4).
- PRIOR TO CONSTRUCTION ON LOTS IN THIS SUBDIVISION, DRAINAGE PLANS WILL BE SUBMITTED TO THE CITY OF AUSTIN FOR REVIEW. RAINFALL RUN-OFF SHALL BE HELD IN THE AMOUNT EXISTING AT UNDEVELOPED STATUS BY PONDING OR OTHER APPROVED METHODS.
- THE SUBDIVISION WILL BE DEVELOPED, CONSTRUCTED, AND MAINTAINED IN ACCORDANCE WITH LAND DEVELOPMENT CODE CHAPTER 25-2 AND 25-4 AND LAND DEVELOPMENT CODE CHAPTER 25-8, AS APPLICABLE.
- PUBLIC SIDEWALKS, BUILT TO CITY OF AUSTIN STANDARDS, ARE REQUIRED ALONG COVERED BRIDGE DR. AS SHOWN BY A DOTTED LINE ON THE FACE OF THE PLAT. THESE SIDEWALKS SHALL BE IN PLACE PRIOR TO THE LOT BEING OCCUPIED. FAILURE TO CONSTRUCT TO REQUIRED SIDEWALKS MAY RESULT IN THE WITHDRAWING OF CERTIFICATE OF OCCUPANCY, BUILDING PERMITS, OR UTILITY CONNECTIONS BY THE GOVERNING BODY OR UTILITY COMPANY.
- WATERSHED STATUS - THIS PROJECT IS LOCATED IN THE WILLIAMSON CREEK WATERSHED. THE PROJECT IS LOCATED IN THE BARTON SPRINGS ZONE AND LIES IN THE EDWARDS AQUIFER CONTRIBUTING ZONE.
- CUT AND FILL IN THIS SUBDIVISION IS RESTRICTED PURSUANT TO LDC 25-8-341
- ANY ELECTRIC UTILITY ACTIVITY INSIDE THE SUBDIVISION SHALL BE INCLUDED UNDER THE GENERAL DEVELOPMENT PERMIT BY THE OWNER OF THE SUBDIVISION.
- ALL FINISHED FLOOR ELEVATIONS IN THIS SUBDIVISION SHALL BE 1.0 FOOT MINIMUM ABOVE THE 100 YEAR FREQUENCY FLOOD LEVEL. THE FOLLOWING MINIMUM FINISHED FLOOR ELEVATIONS ARE HEREBY SET FOR THE AFFECTED LOTS:
 LOT BLOCK F.F. ELEV.
 1 210.00
 2 A 916.60
 3 A 918.00
 4 A 916.25
- THIS PROJECT IS COVERED BY THE REQUIREMENTS OF THE WILLIAMSON CREEK ORDINANCE NO. 801218-01 AND 810318-01 AS MODIFIED PURSUANT TO THE RESTRICTIVE COVENANT FILED IN VOLUME VOLUME 10028, PAGE 0356, TRAVIS COUNTY DEED RECORDS, AS A REQUIREMENT OF ZONING CASE NO. C1-4-85-288.45.
- ALL DRAINAGE EASEMENTS ON PRIVATE PROPERTY SHALL BE MAINTAINED BY THE PROPERTY OWNER OR ASSIGNS.
- FOR A MINIMUM TRAVEL DISTANCE OF 25' FROM THE ROADWAY EDGE, DRIVEWAY GRADES MAY EXCEED 14% ONLY WITH SPECIFIC APPROVAL OF SURFACE AND GEOMETRIC DESIGN PROPOSALS BY THE CITY OF AUSTIN.
- WATER QUALITY CONTROLS ARE REQUIRED FOR ALL DEVELOPMENT WITH IMPERVIOUS COVER IN EXCESS OF 18 PERCENT OF THE APPLICABLE AREA INCLUDED IN THE SITE DEVELOPMENT PERMIT APPLICATION PURSUANT TO CITY OF AUSTIN ORDINANCE 810319-01.
- ACCESS TO LOT 8 & 4 BLOCK FROM COVERED BRIDGE DRIVE TO BE IN ACCORDANCE WITH DRIVEWAY ACCESS EASEMENT RECORDED IN DOCUMENT NO. 2001000787.
- THE 100 YEAR FLOOD PLAIN SHALL BE CONTAINED WITHIN THE DRAINAGE EASEMENT AS SHOWN HEREON. NO LOTS SHALL BE DEVELOPED ADJACENT TO THE DRAINAGE EASEMENT UNTIL DRAINAGE IMPROVEMENTS HAVE BEEN SATISFACTORILY COMPLETED AND APPROVED BY THE COUNTY ENGINEER/CITY OF AUSTIN.
- PROPERTY OWNER SHALL PROVIDE FOR ACCESS TO DRAINAGE EASEMENTS AS MAY BE NECESSARY AND SHALL NOT PROHIBIT ACCESS BY GOVERNMENTAL AUTHORITIES.
- A VARIANCE TO SECTION 25-4-17481b(1) OF THE LAND DEVELOPMENT CODE WAS GRANTED BY THE ZONING AND PERMITS COMMISSION ON SEPTEMBER 2, 2004. 10-28-04 3
- JOINT ACCESS WILL BE PROVIDED TO SH71 FROM LOTS 1 AND 2, BLOCK A, COVERED BRIDGE SUBDIVISION, SECTION 8 IN ACCORDANCE WITH THE EASEMENT RECORDED IN VOLUME 8486, PAGE 368 UNLESS OTHERWISE APPROVED BY THE CITY OF AUSTIN AND TxDOT.
- ADDITIONAL DRAINAGE EASEMENTS MUST BE DEDICATED AS NECESSARY TO ENCOMPASS 100 YEAR FLOOD PLAIN ELEVATIONS BASED ON THE APPROVED WILLIAMSON CREEK LETTER OF MAP REVISION" AT SITE PLAN STAGE.



CONLEY ENGINEERING INC.

Civil Engineers Land Planners Development Consultants

1301 South Capital of Texas Highway, Bldg. A, Suite 230
 P.O. Box 162713 Austin, Texas 78716-2713. (512)328-3506

SUBMITTAL DATE: 12-30-2002

SHEET 2 OF 2

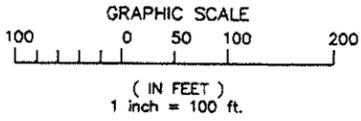
CASE NO. CG-03-0118-04 JOB NO. CD 285-07-01
 DATE: 25 FEB 2004 CADD: 28507P02.DWG

140021

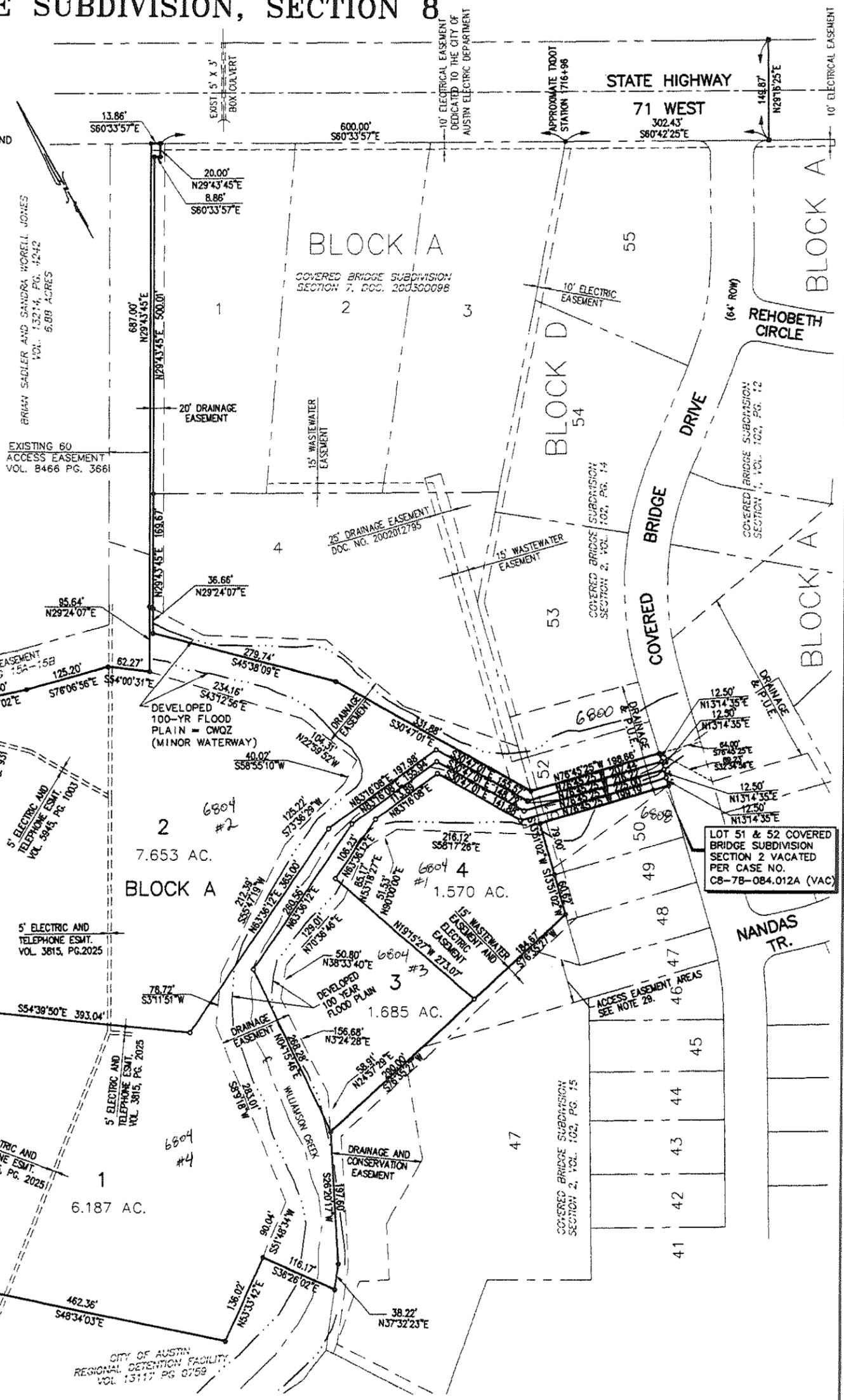
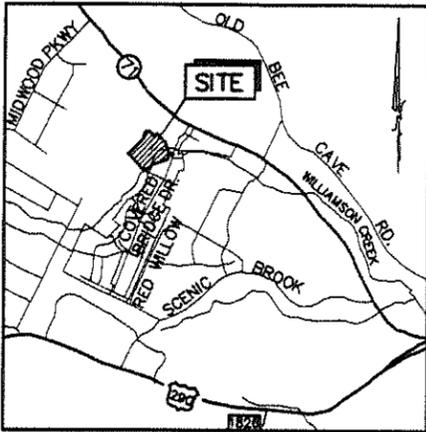
COVERED BRIDGE SUBDIVISION, SECTION 8

LEGEND

- D.E. DRAINAGE EASEMENT
- P.U.E. PUBLIC UTILITY EASEMENT
- DENOTES IRON ROD FOUND
- DENOTES IRON ROD SET
- ◐ DENOTES CONCRETE MONUMENT FOUND
- ◑ DENOTES SPINDLE FOUND
- SIDEWALK



LOCATION MAP



LOT 51 & 52 COVERED BRIDGE SUBDIVISION SECTION 2 VACATED PER CASE NO. C8-78-084.012A (VAC)



CONLEY ENGINEERING INC.

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P.O. Box 162713 Austin, Texas 78716-2713. (512)328-3506

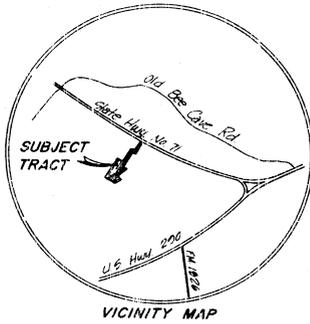
SHEET 1 OF 2

CASE NO. C8-03-0118.04 CEI No. 265-07-01
DATE: 25 FEB 04 CADD: 26507P01.DWG

7/02/04

ATTACHMENT 4

WHITECROWE ADDITION



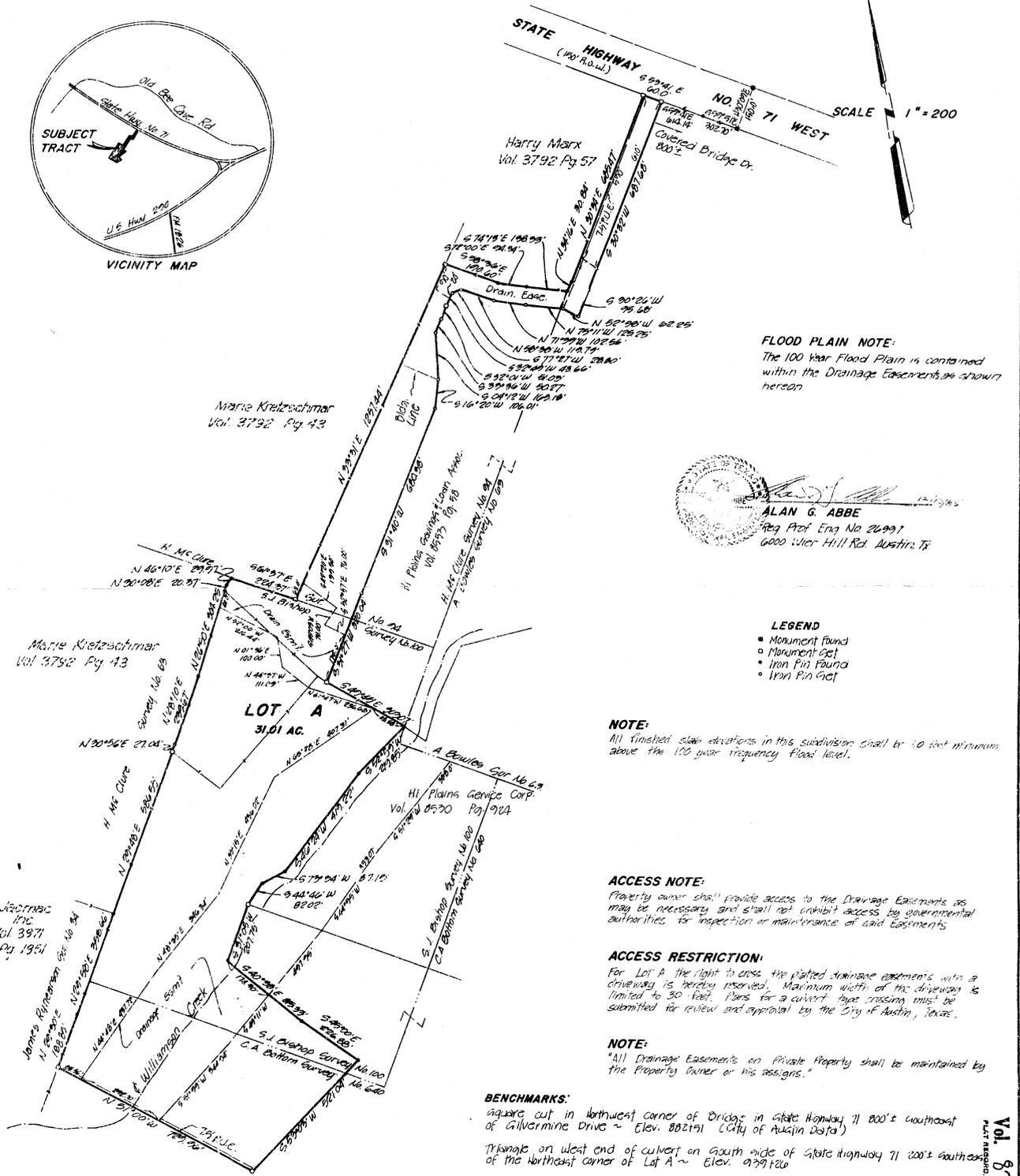
STATE HIGHWAY (190' R.O.W.)
 NO. 71 WEST
 SCALE 1" = 200'

Harry Marx
 Vol. 3792 Pg 57

Marie Kretschmar
 Vol. 3792 Pg 43

Marie Kretschmar
 Vol. 3752 Pg 43

Jacinto Inc
 Vol. 3971
 Pg. 1954



FLOOD PLAIN NOTE:
 The 100 Year Flood Plain is contained within the Drainage Easements as shown herein

ALAN G. ABBE
 Reg. Prof. Eng. No. 26997
 6000 Wier Hill Rd. Austin, TX

- LEGEND**
- Monument found
 - Monument lost
 - Iron Pin found
 - Iron Pin not

NOTE:
 All finished slab elevations in this subdivision shall be 10 feet minimum above the 100 year frequency flood level.

ACCESS NOTE:
 Property owner shall provide access to the Drainage Easements as may be necessary and shall not prohibit access by governmental authorities for inspection or maintenance of said Easements.

ACCESS RESTRICTION:
 For Lot A the right to cross the platted drainage easements with a driveway is hereby reserved. Maximum width of the driveway is limited to 30 feet. Plans for a culvert type crossing must be submitted for review and approval by the City of Austin, Texas.

NOTE:
 "All Drainage Easements on Private Property shall be maintained by the Property Owner or his assigns."

BENCHMARKS:
 Square cut in Northwest corner of Bridge in State Highway 71 800'± Southwest of Gilvermine Drive ~ Elev. 8821.91 (City of Austin Data)
 Triangle on West end of culvert on South side of State Highway 71 200'± Southwest of the Northeast corner of Lot A ~ Elev. 879.120

NOTE: Sidewalks shall be required along State Highway No. 71 upon completion of the construction of the roadway with curb and gutter. Sidewalks which have not been installed within two years following the completion of the construction of the roadway may, upon approval of the City Council, be constructed by the City of Austin and assessment shall be made against the affected properties for all engineering, administration and construction costs.

WHITECROWE ADDITION

STATE OF TEXAS
COUNTY OF TRAVIS

KNOW ALL MEN BY THESE PRESENTS

THAT I, DUDLEY WHITE, OWNER OF THAT CERTAIN PARCEL OR TRACT OF LAND BEING OUT OF THE A. BOWLES SURVEY NO. 63, THE H. MCCLURE SURVEY NO. 94, THE S. J. BISHOP SURVEY NO. 100 AND THE C. A. BOTTOM SURVEY NO. 640, IN TRAVIS COUNTY, TEXAS, AS CONVEYED TO ME BY DEED RECORDED IN VOLUME 2477, PAGE 277 OF THE DEED RECORDS OF TRAVIS COUNTY, TEXAS, DO HEREBY SUBDIVIDE A 31.01 ACRE PORTION OF THE SAID TRACT OF LAND, BEING 1.16 ACRES OUT OF THE A. BOWLES SURVEY NO. 63, 4.56 ACRES OUT OF THE H. MCCLURE SURVEY NO. 94, 18.33 ACRES OUT OF THE S. J. BISHOP SURVEY NO. 100 AND 6.86 ACRES OUT OF THE C. A. BOTTOM SURVEY, ACCORDING TO THE PLAT AS SHOWN HEREON TO BE KNOWN AS WHITECROWE ADDITION AND DO HEREBY DEDICATE TO THE PUBLIC THE USE OF THE STREETS AND EASEMENTS AS SHOWN HEREON. SAID TRACT IS SUBJECT TO ANY EASEMENTS OR RESTRICTIONS HERETOFORE GRANTED.

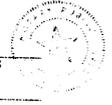
WITNESS MY HAND THIS THE 25th DAY OF June, 1985, A.D.

Dudley White
DUDLEY WHITE
4600 Whitecrow Trail
Austin, Texas 78735

STATE OF TEXAS
COUNTY OF TRAVIS

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THE 25th DAY OF June, 1985, A.D. BY DUDLEY WHITE.

Ray D. Smith
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS
Ray D. Smith
My Commission expires: 3/26/89



APPROVED FOR ACCEPTANCE THIS THE 5th DAY OF August, 1986, A.D.

Marie A. Gaines
DIRECTOR - LAND DEVELOPMENT SERVICES - JAMES B. DUNCAN
MARIE A. GAINES

ACCEPTED AND AUTHORIZED FOR RECORD BY THE CITY PLANNING COMMISSION, CITY OF AUSTIN, TEXAS, THIS THE 5th DAY OF August, 1986, A.D.

CHAIRMAN Beatriz de la Garza
BEATRIZ DeLaGarza

SECRETARY J.M. Goodman
J. M. GOODMAN

STATE OF TEXAS
COUNTY OF TRAVIS

I, DORIS SHROPSHIRE, CLERK OF THE COUNTY COURT, WITHIN AND FOR THE STATE AND COUNTY AFORESAID, DO HEREBY CERTIFY THAT THE WITHIN AND FOREGOING INSTRUMENT OF WRITING WITH ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR RECORD IN MY OFFICE ON THE 19th DAY OF September, 1986, A.D. AT 3:05 O'CLOCK P.M. IN THE PLAT RECORDS OF SAID COUNTY IN PLAT BOOK 87, PAGES 15A, 15B.

WITNESS MY HAND AND SEAL OF THE COUNTY COURT OF SAID COUNTY THE DATE LAST WRITTEN ABOVE.

DORIS SHROPSHIRE, CLERK COUNTY COURT, TRAVIS COUNTY, TEXAS

BY: DEPUTY K. Terrell
K. TERRELL



FILED FOR RECORD AT 3:00 O'CLOCK P.M. THE 19th DAY OF September, 1986, A.D.

DORIS SHROPSHIRE, CLERK COUNTY COURT, TRAVIS COUNTY, TEXAS

BY: DEPUTY K. Terrell
K. TERRELL



I, LARRY A. TURNER, AM AUTHORIZED UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF SURVEYING AND HEREBY CERTIFY THAT THIS PLAT COMPLIES WITH CHAPTER 13-3 OF THE AUSTIN CITY CODE; IS TRUE AND CORRECT; AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND.

W. HARVEY SMITH SURVEYOR, INC.
1214 West 5th Street - Austin, Texas 78703

Larry A. Turner
LARRY A. TURNER
REGISTERED PUBLIC SURVEYOR NO. 3908
FEBRUARY 12, 1985



HEALTH DEPARTMENT RESTRICTIONS

No structure in this subdivision shall be occupied until connected to a public sewer system or to an individual sewage disposal system which has been approved by the Austin-Travis County Health Department.

No structure in this subdivision shall be occupied until connected to a potable water supply from an individual well or an approved public water supply with adequate quantity for family use and operation of an approved sewage disposal system.

This subdivision is approved for individual water wells. No well may be installed within 150' of a septic system nor may a septic system be installed within 150' of a well.

These restrictions are enforceable by the Austin-Travis County Health Department and/or the lot owners or developer.

This subdivision has been approved for development with septic tank use and private water wells by the Austin-Travis County Health Department.

Tommy F. Green
TOMMY F. GREEN, P.E.

5-20-85
DATE

C8s-84-069

Vol. 87 Page 15B
FILED FOR RECORD TRAVIS COUNTY TEXAS
86 23089

ATTACHMENT 5

AN ORDINANCE ESTABLISHING INITIAL PERMANENT ZONING AND CHANGING THE ZONING MAP ACCOMPANYING CHAPTER 13-2A OF THE AUSTIN CITY CODE OF 1981 AS FOLLOWS:

- PARCEL 1. 15.10 ACRES OF LAND OUT OF THE A. BOWLES SURVEY NO. 93, FROM INTERIM "RR" RURAL RESIDENCE DISTRICT TO "GR" COMMUNITY COMMERCIAL; and,
PARCEL 2. 18.10 ACRES OF LAND OUT OF THE A. BOWLES SURVEY NO. 93, FROM INTERIM "RR" RURAL RESIDENCE DISTRICT TO "MF-1" MULTI-FAMILY RESIDENCE (LIMITED DENSITY); AND,
PARCEL 3A. 14.44 ACRES OF LAND OUT OF THE A. BOWLES SURVEY NO. 93, FROM INTERIM "RR" RURAL RESIDENCE DISTRICT TO "MF-1" MULTI-FAMILY RESIDENCE (LIMITED DENSITY); AND,
PARCEL 3B. 19.05 ACRES OF LAND OUT OF THE A. BOWLES SURVEY NO. 93, THE SAMUEL BISHOP SURVEY NO. 100 AND THE H. MCCLURE SURVEY NO. 94, FROM INTERIM "RR" RURAL RESIDENCE DISTRICT TO "SF-6" TOWNHOUSE AND CONDOMINIUM RESIDENCE; AND,
PARCEL 4. 59.57 ACRES OF LAND OUT OF THE A. BOWLES SURVEY NO. 93, THE SAMUEL BISHOP SURVEY NO. 100 AND THE H. MCCLURE SURVEY NO. 94, FROM INTERIM "RR" RURAL RESIDENCE DISTRICT TO "SF-6" TOWNHOUSE AND CONDOMINIUM RESIDENCE; AND,
PARCEL 5. 23.11 ACRES OF LAND OUT OF THE C.A. BOTTOM SURVEY NO. 640; FROM INTERIM "RR" RURAL RESIDENCE DISTRICT TO "SF-2" SINGLE FAMILY RESIDENCE (STANDARD LOT); AND,
PARCEL 6. 26.72 ACRES OF LAND OUT OF THE C.A. BOTTOM SURVEY NO. 640 AND THE SAMUEL BISHOP SURVEY NO. 100, FROM INTERIM "RR" RURAL RESIDENCE DISTRICT TO "SF-1" SINGLE FAMILY RESIDENCE (LARGE LOT); AND,
PARCEL 7. 18.65 ACRES OF LAND OUT OF THE C.A. BOTTOM SURVEY NO. 640, FROM INTERIM "RR" RURAL RESIDENCE DISTRICT TO "RR" RURAL RESIDENCE DISTRICT, ALL OF SAID PROPERTY BEING LOCALLY KNOWN AS HIGHWAY 71 WEST; SAID PROPERTY BEING LOCATED IN AUSTIN, TRAVIS COUNTY, TEXAS; SUSPENDING THE RULE REQUIRING THE READING OF ORDINANCES ON THREE SEPARATE DAYS; AND PROVIDING AN EFFECTIVE DATE.

PART 1. CHAPTER 13-2A of the Austin City Code of 1981 is hereby amended to change the base zoning district on the property described in File C14-85-288.45, to-wit:

PARCEL 1. From Interim "RR" Rural Residence District to "GR" Community Commercial.

15.10 acres of land out of the A. Bowles Survey No. 93 of Travis County, Texas, said 15.10 acres being a portion of that certain 162.14 acre tract of land described in a deed to Hi-Plains Service Corporation and recorded in Volume 8530, Page 924 of the deed records of Travis County, Texas, also being a portion of that certain 32.60 acre tract of land described in a deed to Hi-Plains Savings and Loan Association and recorded in Volume 8553, Page 58 of the Deed Records of Travis County, Texas, also being a portion of Covered Bridge Drive (64 foot right-of-way) as dedicated to the public by Covered Bridge Section 1, a subdivision of record in Book 78, Pages 67 and 68 of the plat records of Travis County, Texas; said 15.10 acres being more particularly

described by metes and bounds in Exhibit "A", attached hereto and incorporated herein for all purposes; and,

PARCEL 2. From Interim "RR" Rural Residence District TO "MF-1" Multi-Family Residence (Limited Density).

18.10 acres of land out of the A. Bowles Survey No. 93 of Travis County, Texas, said 18.10 acres being a portion of that certain 162.14 acre tract described in a deed to Hi-Plains Service Corporation and recorded in Volume 8530, Page 924 of the Deed Records of Travis County, Texas, also being a portion of Covered Bridge Drive (64 foot row) as dedicated to the public by Covered Bridge Section 1, a subdivision of record in Book 78, Pages 67 and 68 of the Plat records of Travis County, Texas; said 18.10 acres being more particularly described by metes and bounds in Exhibit "B", attached hereto and incorporated herein for all purposes,

PARCEL 3A. From Interim "RR" Rural Residence District "MF-1" Multi-Family Residence (Limited Density).

14.44 acres of land out of the A. Bowles Survey No. 93 in Travis County, Texas, said 14.44 acres being a portion of that certain 162.14 acre tract of land as described in a deed to Hi-Plains Service Corporation, and recorded in Volume 8530, Page 924, also being a portion of that certain 32.60 acre tract of land as described in a deed to Hi-Plains Savings and Loan Association, and recorded in Volume 8553, Page 58, both of the deed record of Travis County, Texas, also being all of Lots 1-4, Block G, all of Lots 1-5 and a portion of Lot 6, Block E, all of Lots 1-8, Block H, All of Lots 1-5, 10-15 and a portion of Lots 6, 9 and 16, Block J, a portion of Covered Bridge Drive, Black Mountain Cove, and Gray Log Cove, and all of Covered Bridge Cove and Nandas Trail, all aforementioned lots and rights-of-way as dedicated by Covered Bridge Section 1, a subdivision of record in Book 78, Pages 67 and 68 of the Plat Records of Travis County, Texas; said 14.44 acre tract being more particularly described by metes and bounds in Exhibit "C", attached hereto and incorporated herein for all purposes; and,

PARCEL 3B. From Interim "RR" Rural Residence District to "SF-6" Townhouse and Condominium Residence.

19.05 acres of land out of the A. Bowles Survey No. 93, the Samuel Bishop Survey No. 100 and the J. McClure Survey No. 94 all of Travis County, Texas, said 19.05 acre tract being a portion of that

certain 32.60 acre tract of land described in a deed to Hi-Plains Savings and Loan Association and recorded in Volume 8553, Page 58 of the Deed Records of Travis County, Texas; said 19.05 acre tract being more particularly described by metes and bounds in exhibit "D", attached hereto and incorporated herein for all purposes; and,

PARCEL 4. From Interim "RR" Rural Residence District to "SF-6" Townhouse and Condominium Residence.

59.57 acres of land out of the A. Bowles Survey No. 93, the Samuel Bishop Survey No. 100 and the C.A. Bottom Survey No. 640 all of Travis County, Texas, said 59.57 acres being a portion of that certain 162.14 acre tract of land described in a deed to Hi-Plains Service Corporation and recorded in Volume 8530, Page 924, also being all of Lots 7-18, 23-24 and a portion of Lots 6, 19 and 22, Block E, all of Lots 7-8, 17-24 and a portion of Lots 6, 9 and 16, Block J, all of Joy Creek Cove and a portion of Covered Bridge Drive, Gray Log Cove and Black Mountain Cove, all aforementioned lots and rights-of-way as dedicated by Covered Bridge Section 1, a subdivision of record in Book 78, Pages 67 and 68 of the Plat Records of Travis County, Texas; said 59.57 acre tract being more particularly described by metes and bounds in Exhibit "E", attached hereto and incorporated herein for all purposes; and,

PARCEL 5. From Interim "RR" Rural Residence District to "SF-2" Single Family Residence (Standard Lot).

23.11 acres of land out of the C.A. Bottom Survey No. 640 in Travis County, Texas, said 23.11 acres being a portion of that certain 162.14 acre tract of land described in a deed to Hi-Plains Service Corporation and recorded in Volume 8530, Page 924 of the Deed Records of Travis County, Texas, also being all of Lots 20-21, a portion of Lots 19 and 22 Block E and a portion of Roaring Spring Cove all the aforementioned Lots and right-of-way as dedicated by Covered Bridge Section 1, a subdivision of record in Book 78, Pages 67 and 68 of the Plat Records of Travis County, Texas, said 23.11 acres being more particularly described by metes and bounds in Exhibit "F", attached hereto and incorporated herein for all purposes; and,

PARCEL 6 From Interim "RR" Rural Residence District to "SF-1" Single Family Residence (Large Lot).

26.72 acres of land out of the C.A. Bottom Survey No. 640 and the Samuel Bishop Survey No. 100 both of

Travis County, Texas, said 26.72 acres being a portion of that certain 162.14 acre tract of land described in a deed to Hi-Plains Service Corporation and recorded in Volume 8830, Page 924 of the Deed Records of Travis County, Texas; said 26.72 acres being more particularly described by metes and bounds in Exhibit "G", attached hereto and incorporated herein for all purposes; and,

PARCEL 7. From Interim "RR" Rural Residence District to "RR" Rural Residence District.

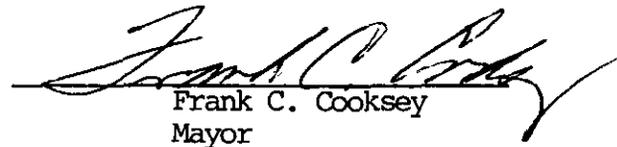
18.65 acres of land out of the C.A. Bottom Survey No. 640 of Travis County, Texas, said 18.65 acres being a portion of that certain 162.14 acre tract of land described in a deed to Hi-Plains Service Corporation and recorded in Volume 8530, Page 924 of the deed records of Travis county, Texas; said 18.65 acres being more particularly described by metes and bounds in Exhibit "H", attached hereto and incorporated herein for all purposes,

all of said property being locally known as Highway 71 West in the City of Austin, Travis County, Texas.

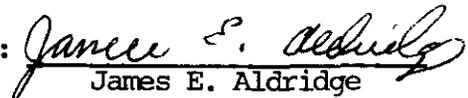
PART 2. It is hereby ordered that the Zoning Map accompanying Chapter 13-2A of the Austin City Code of 1981 and made a part thereof shall be changed so as to record the change ordered in this ordinance.

PART 3. The rule requiring that ordinances shall be read on three separate days is hereby suspended, and this ordinance shall become effective ten (10) days following the date of its passage.

PASSED AND APPROVED
November 20, 1986


Frank C. Cooksey
Mayor

APPROVED: 
Barney L. Knight
City Attorney

ATTEST: 
James E. Aldridge
City Clerk

SJS:saf
18

ATTACHMENT 6

27cc

4 16 3824

ZONING CASE NO. C14-85-288
(part - case 45)

RESTRICTIVE COVENANT 2000 309404

27.00 RTEA
2 12/29/86

THE STATE OF TEXAS
COUNTY OF TRAVIS

§
§
§

KNOW ALL MEN BY THESE PRESENTS:

WHEREAS, the undersigned, of Deaf Smith County, Texas is owner of the following described property (hereinafter referred to as "the property"), to-wit:

All that certain tract, piece or parcel of land, lying and being situated in the County of Travis, State of Texas, described in Exhibit "A" attached hereto and made a part hereof for all purposes, to which reference is here made for a more particular description of said property;

and,

WHEREAS, the City of Austin, Texas, a municipal corporation, and the undersigned owner of the property have agreed that the property should be impressed with certain covenants and restrictions running with the land, for the benefit of the owner, the benefit of the public, and the more appropriate development and benefit of the property, and desire to set forth such agreement in writing;

NOW, THEREFORE, for and in consideration of One and No/100 Dollars (\$1.00) and other good and valuable consideration in hand paid by the City of Austin, the receipt and sufficiency of which is hereby acknowledged and confessed, the undersigned owner does hereby impress upon the property, the following covenants, Conditions and restrictions, which shall be deemed and considered to be covenants running with the land, and which shall be binding on the undersigned owner, its personal representatives, successors and assigns, as follows, to-wit:

1. The portion of the property zoned "GR" and designated as PARCEL 1 in Exhibit "B" attached hereto and made a part hereof for all purposes shall be limited to a maximum impervious coverage of fifty (50) percent and to a maximum building area of 105,500 square feet, and shall be further

limited to two curb cuts among State Highway 71. Development of PARCEL 1 shall be in compliance with all provisions of the Williamson Creek Watershed Ordinance, Section 13-3-401 through 13-3-475 of the Austin City Code of 1981, as amended from time to time, except for the following ordinance sections:

Ordinance 801218-W: part 1, Section 203.3(c), (d) and (e); all of part 2;

Ordinance 810319-M: the part of section 101.2(b) reading "...or to a development within a recorded subdivision which was finally approved or disapproved by the Planning Commission prior to December 18, 1980[.];" all of sections 103.3(c), (d) and (e).

2. The portion of the property zoned "MF-1" and designated as PARCEL 2 and PARCEL 3A on Exhibit "B" each shall be limited to a maximum impervious coverage of fifty (50) percent, and PARCEL 2 shall be further limited to two curb cuts along State Highway 71. Any residential dwellings constructed upon these PARCELS shall be limited to a maximum of 120 units for PARCEL 2 and a maximum of 78 units for PARCEL 3A. Development of any PARCEL of the property zoned MF-1 shall comply with the same provisions of the Williamson Creek Watershed Ordinance as set forth in paragraph 1 of this covenant.

3. The portions of the property zoned "SF-6" and designated as PARCEL 3B and PARCEL 4 on Exhibit "B" each shall be limited to a maximum impervious coverage of fifty (50) percent. Any residential dwellings constructed upon these PARCELS shall be limited to a maximum of 72 units for PARCEL 3B and a maximum of 250 units for PARCEL 4. Development within any PARCEL of the property zoned SF-6 shall not occur on any slope which is fifteen (15) percent or greater.

4. Any residential dwellings constructed upon the portion of the property zoned "SF-2" and designated as PARCEL 5 on Exhibit "B" shall be limited to a maximum of 75 units. Development of any PARCEL of the property zoned SF-2 shall

comply with the same provisions of the Williamson Creek Watershed Ordinance as set forth in paragraph 1 of this covenant.

5. Any residential dwellings constructed upon the portion of the property zoned "SF-1" and designated as PARCEL 6 on Exhibit "B" shall be limited to a maximum of 75 units.

6. Any residential dwellings constructed upon the portion of the property zoned "RR" and designated as PARCEL 7 on Exhibit "B" shall be limited to a maximum of 13 units.

7. During the process of subdividing the property, right-of-way for the proposed Covered Bridge Parkway (a 4-lane divided roadway) shall be dedicated from State Hwy 71 to the rear property line. The alignment of such right-of-way shall be coordinated with adjoining property owners and the obligations for construction of said roadway as normally apply in the subdivision process shall apply.

8. When a proposed site plan for any portion of the property which is subject to site plan review under the City of Austin Zoning Ordinance is submitted to the City for approval, notice of said submittal shall be given to the Westview Estates Homeowner's Association, Windmill Run Neighborhood Association and West Oaks Neighborhood Association. If notice is not given by the City, the applicant shall give such notice which shall be given in writing by certified mail, return receipt requested, to the representative of each such association as registered with the City and shall be given within three working days of site plan submission to the City by depositing said notice in the U.S. Mail.

9. If any persons, corporation or entity of any other character shall violate or attempt to violate the foregoing agreement and covenant, it shall be lawful for the City of Austin, a municipal corporation, its successors and assigns, to

Prosecute proceedings at law, or in equity, against said person, or entity violating or attempting to violate such agreement or covenant; or to take any other action authorized by ordinance or utility service regulations of the City of Austin.

10. If any part or provision of this agreement or covenant herein contained shall be declared invalid, by judgment or court order, the same shall in nowise affect any of the other provisions of this agreement, and such remaining portion of this agreement shall remain in full force and effect.

11. The failure at any time to enforce this agreement by the City of Austin, its successors and assigns, whether any violations hereof are known or not, shall not constitute a waiver or estoppel of the right to do so.

12. This agreement may be modified, amended or terminated only by joint action of both (a) a majority of the members of the City Council of the City of Austin, or such other governing body as may succeed the City Council of the City of Austin, and (b) by the owner(s) of the above-described property at the time of such modification, amendment or termination.

EXECUTED this the 28th day of August, 1986.

HI-PLAINS SAVINGS & LOAN ASSOCIATION

By Bernard M. Capps, Sr.
Name: Bernard M. Capps, Sr.
Title: President

THE STATE OF TEXAS §
 §
COUNTY OF DEAF SMITH §

This instrument was acknowledged before me on August 28th, 1986 by, Bernard M. Capps, Sr., President of Hi-Plains Savings and Loan Association, a savings and loan association, on behalf of said association.

My commission expires: 04-20-88

Bea Cargo
Notary Public - State of Texas



EXHIBIT A

EXHIBIT B

COVERED BRIDGE PUD - TRACT 1

TABLE OF PERMITTED, CONDITIONAL AND PROHIBITED USES

RESIDENTIAL USES	GR	NOTES	COMMERCIAL USES	GR	NOTES	COMMERCIAL USES	GR	NOTES	CIVIC USES	GR	NOTES
BED & BREAKFAST RESIDENTIAL (GROUP 1)	-	REMOVED	DROP-OFF RECYCLING COLLECTION FACILITY	-	REMOVED	RESEARCH WAREHOUSING SERVICES	-		DAY CARE SERVICES (LIMITED)	P	
BED & BREAKFAST RESIDENTIAL (GROUP 2)	-	REMOVED	ELECTRONIC PROTOTYPE ASSEMBLY	-		RESTAURANT (LIMITED)	P		DETENTION FACILITIES	-	
CONDOMINIUM RESIDENTIAL	wMU		ELECTRONIC TESTING	-		RESTAURANT (GENERAL)	P		EMPLOYEE RECREATION	-	
CONSERVATION SINGLE FAMILY RESIDENTIAL	-	REMOVED	EQUIPMENT REPAIR SERVICES	-		SCRAP AND SALVAGE	-		FAMILY HOME	P	
DUPLEX RESIDENTIAL	-	REMOVED	EQUIPMENT SALES	-		SERVICE STATION	-	REMOVED	GROUP HOME, CLASS 1 (GENERAL)	P	
GROUP RESIDENTIAL	-	REMOVED	EXTERMINATING SERVICES	-	REMOVED	SOFTWARE DEVELOPMENT	P		GROUP HOME, CLASS 1 (LIMITED)	P	
MOBILE HOME RESIDENTIAL	-	REMOVED	FINANCIAL SERVICES	P	*	SPECIAL USE HISTORIC	-	REMOVED	GROUP HOME, CLASS 2	P	
MULTIFAMILY RESIDENTIAL	wMU		FOOD PREPARATION	-	REMOVED	STABLES	-		GUIDANCE SERVICES	P	
RETIREMENT HOUSING (SMALL SITE)	-	REMOVED	FOOD SALES	P		THEATER	-	REMOVED	HOSPITAL SERVICES (GENERAL)	-	REMOVED
RETIREMENT HOUSING (LARGE SITE)	-	REMOVED	FUNERAL SERVICES	P		VEHICLE STORAGE	-		HOSPITAL SERVICES (LIMITED)	-	REMOVED
SINGLE-FAMILY ATTACHED RESIDENTIAL	-	REMOVED	GENERAL RETAIL SALES (CONVENIENCE)	P		VETERINARY SERVICES	-		LOCAL UTILITY SERVICES	-	REMOVED
SINGLE-FAMILY RESIDENTIAL	-	REMOVED	GENERAL RETAIL SALES (GENERAL)	P		INDUSTRIAL USES	GR		MAINTENANCE AND SERVICE FACILITIES	-	REMOVED
SMALL LOT SINGLE-FAMILY RESIDENTIAL	-	REMOVED	HOTEL-MOTEL	-	REMOVED	BASIC INDUSTRY	-		MAJOR UTILITY FACILITIES	-	
TOWNHOUSE RESIDENTIAL	-	REMOVED	INDOOR ENTERTAINMENT	-	REMOVED	CUSTOM MANUFACTURING	-	REMOVED	MAJOR PUBLIC FACILITIES	-	
TWO-FAMILY RESIDENTIAL	-	REMOVED	INDOOR SPORTS RECREATION	-	REMOVED	GENERAL WAREHOUSING AND DISTRIBUTION	-		MILITARY INSTALLATIONS	-	
COMMERCIAL USES	GR		KENNELS	-		LIGHT MANUFACTURING	-		PARK & RECREATION SERVICES (GENERAL)	-	
ADMINISTRATIVE AND BUSINESS OFFICES	P		LAUNDRY SERVICE	-		LIMITED WAREHOUSING AND DISTRIBUTION	-		PARK AND RECREATION SERVICES (SPECIAL)	-	
AGRICULTURAL SALES AND SERVICES	-		LIQUOR SALES	-	REMOVED				POSTAL FACILITIES	-	
ALTERNATIVE FINANCIAL SERVICES 12	-	REMOVED	MARINA	-		RECYCLING CENTER	-		PRIVATE PRIMARY EDUCATIONAL FACILITIES	P	
ART GALLERY	P		MEDICAL OFFICES (NOT EXCEEDING 5000 SF OF GROSS FL AREA)	P		RESOURCE EXTRACTION	-		PRIVATE SECONDARY EDUCATIONAL FACILITIES	P	
ART WORKSHOP	P		MEDICAL OFFICES (EXCEEDING 5000 SF OF GROSS FL AREA)	P		CIVIC USES	GR		PUBLIC PRIMARY EDUCATIONAL FACILITIES	P	
AUTOMOTIVE RENTALS	-	REMOVED	MONUMENT RETAIL SALES	-		ADMINISTRATIVE SERVICES	-		PUBLIC SECONDARY EDUCATIONAL FACILITIES	P	
AUTOMOTIVE REPAIR SERVICES	-	REMOVED	OFF-SITE ACCESSORY PARKING	-	REMOVED	AVIATION FACILITIES	-		RAILROAD FACILITIES	-	
AUTOMOTIVE SALES	-	REMOVED	OUTDOOR ENTERTAINMENT	-	REMOVED	CAMP	-		RELIGIOUS ASSEMBLY	P	
AUTOMOTIVE WASHING (OF ANY TYPE)	-	REMOVED	OUTDOOR SPORTS AND RECREATION	-	REMOVED	CEMETERY	-		RESIDENTIAL TREATMENT	P	
BAIL BOND SERVICES 10	-	REMOVED	PAWN SHOP SERVICES	-	REMOVED	CLUB OR LODGE	-	REMOVED	SAFETY SERVICES	P	
BUILDING MAINTENANCE SERVICES	-		PERSONAL IMPROVEMENT SERVICES	P		COLLEGE OR UNIVERSITY FACILITIES	P		TELECOMMUNICATION TOWER - 7	-	REMOVED
BUSINESS OR TRADE SCHOOL	P		PERSONAL SERVICES	P		COMMUNICATION SERVICE FACILITIES	P		TRANSITIONAL HOUSING	-	
BUSINESS SUPPORT SERVICES	P		PET SERVICES	P		COMMUNITY EVENTS	-	REMOVED	TRANSPORTATION TERMINAL	-	
CAMPGROUND	-		PLANT NURSERY	-	REMOVED	COMMUNITY RECREATION (PRIVATE)	P		ALL OTHER CIVIC USES	-	
CARRIAGE STABLE	-		PRINTING AND PUBLISHING	-	REMOVED	COMMUNITY RECREATION (PUBLIC)	P		AGRICULTURAL USES	GR	
COCKTAIL LOUNGE	-		PROFESSIONAL OFFICE	P		CONGREGATE LIVING	P		ANIMAL PRODUCTION	-	
COMMERCIAL BLOOD PLASMA CENTER	-		RECREATIONAL EQUIPMENT MAINTENANCE AND STORAGE	-		CONVALESCENT SERVICES	-		COMMUNITY GARDEN	P	
COMMERCIAL OFF-STREET PARKING	-	REMOVED	RECREATIONAL EQUIPMENT SALES	-		CONVENTION CENTER	-		CROP PRODUCTION	-	
COMMUNICATIONS SERVICES	-	REMOVED	RESEARCH ASSEMBLY SERVICES	-		COUNSELING SERVICES	P		HORTICULTURE	-	
CONSTRUCTION SALES AND SERVICES	-		RESEARCH SERVICES	P		CULTURAL SERVICES	P		SUPPORT HOUSING	-	
CONSUMER CONVENIENCE SERVICES	P		RESEARCH TESTING SERVICES	-		DAY CARE SERVICES (COMMERCIAL)	P		URBAN FARM	P	
CONSUMER REPAIR SERVICES	P			-		DAY CARE SERVICES (GENERAL)	P				
CONVENIENCE STORAGE	-			-							
PERMITTED USE	P		PROHIBITED USE	-		CONDITIONAL USE	C		PERMITTED USE WITH "MU"	wMU	

* Drive-thru as an Accessory Use to any Principal Use is Prohibited.

COVERED BRIDGE PUD - TRACTS 2 & 4

TABLE OF PERMITTED, CONDITIONAL AND PROHIBITED USES

RESIDENTIAL USES	SF-6	NOTES	COMMERCIAL USES	SF-6	NOTES	COMMERCIAL USES	SF-6	NOTES	CIVIC USES	SF-6	NOTES
BED & BREAKFAST RESIDENTIAL (GROUP 1)	-	REMOVED	DROP-OFF RECYCLING COLLECTION FACILITY	-		RESEARCH WAREHOUSING SERVICES	-		DAY CARE SERVICES (LIMITED)	P	
BED & BREAKFAST RESIDENTIAL (GROUP 2)	-	REMOVED	ELECTRONIC PROTOTYPE ASSEMBLY	-		RESTAURANT (LIMITED)	-		DETENTION FACILITIES	-	
CONDOMINIUM RESIDENTIAL	P		ELECTRONIC TESTING	-		RESTAURANT (GENERAL)	-		EMPLOYEE RECREATION	-	
CONSERVATION SINGLE FAMILY RESIDENTIAL	-		EQUIPMENT REPAIR SERVICES	-		SCRAP AND SALVAGE	-		FAMILY HOME	P	
DUPLEX RESIDENTIAL	P		EQUIPMENT SALES	-		SERVICE STATION	-		GROUP HOME, CLASS 1 (GENERAL)	C	
GROUP RESIDENTIAL	P		EXTERMINATING SERVICES	-		SOFTWARE DEVELOPMENT	-		GROUP HOME, CLASS 1 (LIMITED)	P	
MOBILE HOME RESIDENTIAL	-		FINANCIAL SERVICES	-		SPECIAL USE HISTORIC	C		GROUP HOME, CLASS 2	-	
MULTIFAMILY RESIDENTIAL	P		FOOD PREPARATION	-		STABLES	-		GUIDANCE SERVICES	-	
RETIREMENT HOUSING (SMALL SITE)	P		FOOD SALES	-		THEATER	-		HOSPITAL SERVICES (GENERAL)	-	
RETIREMENT HOUSING (LARGE SITE)	C		FUNERAL SERVICES	-		VEHICLE STORAGE	-		HOSPITAL SERVICES (LIMITED)	-	
SINGLE-FAMILY ATTACHED RESIDENTIAL	P		GENERAL RETAIL SALES (CONVENIENCE)	-		VETERINARY SERVICES	-		LOCAL UTILITY SERVICES	C	
SINGLE-FAMILY RESIDENTIAL	P		GENERAL RETAIL SALES (GENERAL)	-		INDUSTRIAL USES	SF-6		MAINTENANCE AND SERVICE FACILITIES	-	
SMALL LOT SINGLE-FAMILY RESIDENTIAL	-		HOTEL-MOTEL	-		BASIC INDUSTRY	-		MAJOR UTILITY FACILITIES	-	
TOWNHOUSE RESIDENTIAL	P		INDOOR ENTERTAINMENT	-		CUSTOM MANUFACTURING	-		MAJOR PUBLIC FACILITIES	-	
TWO-FAMILY RESIDENTIAL	P		INDOOR SPORTS RECREATION	-		GENERAL WAREHOUSING AND DISTRIBUTION	-		MILITARY INSTALLATIONS	-	
COMMERCIAL USES	SF-6		KENNELS	-		LIGHT MANUFACTURING	-		PARK & RECREATION SERVICES (GENERAL)	-	
ADMINISTRATIVE AND BUSINESS OFFICES	-		LAUNDRY SERVICE	-		LIMITED WAREHOUSING AND DISTRIBUTION	-		PARK AND RECREATION SERVICES (SPECIAL)	-	
AGRICULTURAL SALES AND SERVICES	-		LIQUOR SALES	-		RECYCLING CENTER	-		POSTAL FACILITIES	-	
ALTERNATIVE FINANCIAL SERVICES 12	-		MARINA	-		RESOURCE EXTRACTION	-		PRIVATE PRIMARY EDUCATIONAL FACILITIES	C	
ART GALLERY	-		MEDICAL OFFICES (NOT EXCEEDING 5000 SF OF GROSS FL. AREA)	-		CIVIC USES	SF-6		PRIVATE SECONDARY EDUCATIONAL FACILITIES	C	
ART WORKSHOP	-		MEDICAL OFFICES (EXCEEDING 5000 SF OF GROSS FL. AREA)	-		ADMINISTRATIVE SERVICES	-		PUBLIC PRIMARY EDUCATIONAL FACILITIES	P	
AUTOMOTIVE RENTALS	-		MONUMENT RETAIL SALES	-		AVIATION FACILITIES	-		PUBLIC SECONDARY EDUCATIONAL FACILITIES	P	
AUTOMOTIVE REPAIR SERVICES	-		OFF-SITE ACCESSORY PARKING	-		CAMP	-		RAILROAD FACILITIES	-	
AUTOMOTIVE SALES	-		OUTDOOR ENTERTAINMENT	-		CEMETARY	-		RELIGIOUS ASSEMBLY	P	
AUTOMOTIVE WASHING (OF ANY TYPE)	-		OUTDOOR SPORTS AND RECREATION	-		CLUB OR LODGE	C		RESIDENTIAL TREATMENT	-	
BAIL BOND SERVICES 10	-		PAWN SHOP SERVICES	-		COLLEGE OR UNIVERSITY FACILITIES	C		SAFETY SERVICES	C	
BUILDING MAINTENANCE SERVICES	-		PERSONAL IMPROVEMENT SERVICES	-		COMMUNICATION SERVICE FACILITIES	P		TELECOMMUNICATION TOWER - 7	PC	
BUSINESS OR TRADE SCHOOL	-		PERSONAL SERVICES	-		COMMUNITY EVENTS	β		TRANSITIONAL HOUSING	-	
BUSINESS SUPPORT SERVICES	-		PET SERVICES	-		COMMUNITY RECREATION (PRIVATE)	C		TRANSPORTATION TERMINAL	-	
CAMPGROUND	-		PLANT NURSERY	-		COMMUNITY RECREATION (PUBLIC)	C		ALL OTHER CIVIC USES	-	
CARRIAGE STABLE	-		PRINTING AND PUBLISHING	-		CONGREGATE LIVING	P	ADDED	AGRICULTURAL USES	SF-6	
COCKTAIL LOUNGE	-		PROFESSIONAL OFFICE	-		CONVALESCENT SERVICES	-		ANIMAL PRODUCTION	-	
COMMERCIAL BLOOD PLASMA CENTER	-		RECREATIONAL EQUIPMENT MAINTENANCE AND STORAGE	-		CONVENTION CENTER	-		COMMUNITY GARDEN	P	
COMMERCIAL OFF-STREET PARKING	-		RECREATIONAL EQUIPMENT SALES	-		COUNSELING SERVICES	-		CROP PRODUCTION	-	
COMMUNICATIONS SERVICES	-		RESEARCH ASSEMBLY SERVICES	-		CULTURAL SERVICES	C		HORTICULTURE	-	
CONSTRUCTION SALES AND SERVICES	-		RESEARCH SERVICES	-		DAY CARE SERVICES (COMMERCIAL)	C		SUPPORT HOUSING	-	
CONSUMER CONVENIENCE SERVICES	-		RESEARCH TESTING SERVICES	-		DAY CARE SERVICES (GENERAL)	C		URBAN FARM	P	
CONSUMER REPAIR SERVICES	-			-							
CONVENIENCE STORAGE	-			-							
PERMITTED USE	P		PROHIBITED USE	-		CONDITIONAL USE	C				

EXHIBIT C

EXHIBIT D

COVERED BRIDGE PUD

EXHIBIT D

CITY OF AUSTIN PLANNED UNIT DEVELOPMENT TIER ONE REQUIREMENTS

Section 2.3 Tier One Requirements

PUD Regulation	Proposed Covered Bridge PUD
A. Meet the objectives of the City Code	This provision is met with increased water quality, increased landscaping, increased open space, mixed-use
B. Provide for development standards that achieve equal or greater consistency with the goals of Section 1.1 (General Intent) than development under the regulations of the Land Development Code.	This provision is met
C. Provide a total amount of open space that equals or exceeds 10% of the residential tracts, 15% of the industrial tracts, and 20% of the non-residential tracts within the PUD, except that: <ol style="list-style-type: none"> 1. A detention or filtration area is excluded from the calculation unless it is designed and maintained as an amenity; and, 2. The required percentage of open space may be reduced for urban property with characteristics that make open space infeasible if other community benefits are provided. 	This provision is met with a total amount of open space for the entire project at 50%. Individually, Tract 1 contains 15% open space, Tracts 2 & 4 contains 55% open space, and Tract 3 contains 80% open space. Due to the nature of the water quality, the ponds are not specifically designed as an amenity. This site is not an urban site.
D. Comply with the City's Planned Unit Development Green Building Program	This provision is met.
E. Be consistent with applicable neighborhood plans, neighborhood conservation combining district regulations, historic area and landmark regulations, and be compatible with adjacent property and land uses.	This provision is met. All neighborhood plan amendments necessary for the uses outlined within the Covered Bridge PUD have been accomplished. The property is not within the boundary of a neighborhood conservation combining district or historic area and landmark. The proposed uses are compatible with adjacent properties and existing land uses of the area.
F. Provide for environmental preservation and protection relating to air quality, water quality, trees, buffer zones and greenbelt areas, critical environmental features, soils, waterways, topography, and the natural and traditional	This provision is met. The proposed Covered Bridge PUD honors all existing critical water quality zones, provides for a water quality control for abutting untreated run-off from SH 71, and provides for minimum of 50% of the site to be used for habitat preserve and hike /

character of the land.	bike trails.
G. Provide for public facilities and services that are adequate to support the proposed development including school, fire protection, emergency service, and police facilities;	This provision is met. Adequate existing facilities are nearby. Covered Bridge PUD will treat the water quality of the abutting area of S. H. 71.
H. Exceed the minimum landscaping requirements of the City Code;	This provision is met. Refer to Exhibits F, G, & H.
I. Provide for appropriate transportation and mass transit connections to areas adjacent to the PUD district and mitigation of adverse cumulative transportation impacts with sidewalks, trails, and roadways;	This provision is met. All existing transportation infrastructure to serve the Covered Bridge PUD are in place.
J. Prohibit gated roadways;	This provision is met.
K. Protect, enhance and preserve areas that include structures or sites that are of architectural, historical, archaeological, or cultural significance; and	This provision is not applicable. There are not any architectural, archaeological or cultural significant features on the site.
L. Include at least 10 acres of land, unless the property is characterized by special circumstances, including unique topographic constraints.	This provision is met. The size of the Covered bridge PUD is 38.122 acres.

Section 2.3.2. Additional Requirements. In addition to the requirements contained in Section 2.3.1 (*Minimum Requirements*), a PUD containing a retail, commercial, or mixed use development must:

A. Comply with <u>Chapter 25-2, Subchapter E</u> (<i>Design Standards And Mixed Use</i>).	This provision is met.
B. Inside the urban roadway boundary depicted in <u>Figure 2, Subchapter E of Chapter 25-2</u> (<i>Design Standards and Mixed Use</i>), comply with the sidewalk standards in <u>Section 2.2.2., Subchapter E, Chapter 25-2</u> (<i>Core Transit Corridors: Sidewalks And Building Placement</i>); and	This provision is not applicable.
C. Contain pedestrian-oriented uses as defined in Section <u>25-2-691 (C)</u> (<i>Waterfront Overlay District Uses</i>) on the first floor of a multi-story commercial or mixed use building.	This provision is met.

EXHIBIT E

COVERED BRIDGE PUD

EXHIBIT E

CITY OF AUSTIN PLANNED UNIT DEVELOPMENT TIER TWO REQUIREMENTS

2.4. Tier Two Requirements.

This section contains criteria for determining the extent to which development proposed for a PUD district would be superior to that which would occur under conventional zoning and subdivision regulations as required under Section 1.1 (*General Intent*). A proposed PUD need not address all criteria in this section to achieve superiority, and the council may consider any other criteria the council deems appropriate.

Open Space	Provided open space at least 10% above the requirements of Section <u>2.3.1.A</u> . (<i>Minimum Requirements</i>). Alternatively, within the urban roadway boundary established in <u>Figure 2</u> of <u>Subchapter E of Chapter 25-2</u> (<i>Design Standards and Mixed Use</i>), provide for proportional enhancements to existing or planned trails, parks, or other recreational common open space in consultation with the Director of the Parks and Recreation Department.	This provision is met with a total amount of open space for the entire project at 50%.
Environment	Does not request exceptions to or modifications of environmental regulations.	This provision is not met for Tract 4 Applicable environmental regulations for Tracts 1-3 are exceeded.
	Provides water quality controls superior to those otherwise required by code.	This provision is not met for Tract 4. Applicable water quality regulations for Tracts 1-3 are exceeded.
	Uses innovative water quality controls that treat at least 25 percent additional water quality volume and provide 20 percent greater pollutant removal, in addition to the minimum water quality volume required by code.	This provision is met. Innovative water quality controls are provided for Tract 1 which will be sized appropriately for additional capacity to treat 250% more run-off than what is generated onsite.
	Provides water quality treatment for currently untreated, undeveloped off-	This provision is met. The majority of the existing driveway on Tract 4 will have

	site areas with a drainage area of at least 25 percent of the subject tract.	water quality controls. The abutting SH 71 roadway will be captured and incorporated with a biofiltration pond on Tract 1.
	Reduces impervious cover or single-family density by five percent below the maximum otherwise allowed by code or included off-site measures that lower overall impervious cover within the same watershed by five percent below that allowed by code.	This provision is met. The impervious cover for the site is reduced from 50% to 33%.
	Provided minimum 50-foot setback for unclassified waterways with a drainage area of five acres or greater.	This provision is not applicable.
	Provides at least a 50 percent increase in the minimum waterway and critical environmental feature setbacks required by code.	This provision is not met.
	Clusters impervious cover and disturbed areas in a manner that preserves the most environmentally sensitive areas of the site that are not otherwise protected.	This provision is met. The majority of the development is located between S. H. 71 and the creek. Only a small amount of development is proposed across the creek thereby eliminating the potential hazards related to more intense development crossing the creek.
	Provides pervious paving for at least 50 percent or more of all paved areas in non-aquifer recharge areas.	This is not met, though encouraged.
	Prohibits uses that may contribute to air or water quality pollutants.	This provision is met. Uses that may typically be associated with environmental degradation are eliminated.
	Employs other creative or innovative measures.	This provision is met.
Austin Green Builder Program	Provides a rating under the Austin Green Builder Program of three stars or above.	
Art	Provides art approved by the Art in Public Places Program in open spaces, either by providing the art directly or by	This provision is not applicable.

	making a contribution to the City's Art in Public Places Program or a successor program.	
Great Streets	Complies with city's Great Streets Program, or a successor program. Applicable only to commercial, retail, or mixed-use development that is not subject to the requirements of <u>Chapter 25-2, Subchapter E (Design Standards and Mixed Use)</u> .	This provision is not applicable.
Community Amenities	Provides community or public amenities, which may include spaces for community meetings, day care facilities, non-profit organizations, or other uses that fulfill an identified community need.	This provision is met. Public trails are provided in the open space areas near the creeks.
Transportation	Provides bicycle facilities that connect to existing or planned bicycle routes or provides other multi-modal transportation features not required by code.	This provision is met. Hike and bike trails are proposed with the development. These trails will connect to other trail systems and City of Austin owned lands.
Building Design	Exceeds the minimum points required by the Building Design Options of Section 3.3.2. of <u>Chapter 25-2, Subchapter E (Design Standards and Mixed Use)</u> .	
Parking Structure Frontage	In a commercial or mixed-use development, at least 75 percent of the building frontage of all parking structures is designed for pedestrian-oriented uses as defined in <u>Section 25-2-691C (Waterfront Overlay District Uses)</u> in ground floor spaces.	This provision is not applicable.
Affordable Housing	Provides for affordable housing or participation in programs to achieve affordable housing.	This provision is not applicable.
Historic Preservation	Preserves historic structures, landmarks, or other features	This provision is not applicable.

	to a degree exceeding applicable legal requirements.	
Accessibility	Provides for accessibility for persons with disabilities to a degree exceeding applicable legal requirements.	
Local Small Business	Provides space at affordable rates to one or more independent retail or restaurant small businesses whose principal place of business is within the Austin metropolitan statistical area.	

EXHIBIT F

COVERED BRIDGE PUD

EXHIBIT F

ECOLOGICAL PRESERVATION / REHABILITATION PLAN

The proposed Covered Bridge PUD will accomplish major benefits to the overall environmental conditions found for the property today through increased water quality, reductions in impervious cover, excessive tree preservation, reduction of vehicle trips, and, many other conditions for development of the property.

SUMMARY

Provide an on-going program of landscape designed methodology for positive changes that will help the property repair itself, so that more diverse native plant communities will flourish. The outcome is to create ecologic enhancements to make the property more sociable and desirable to the natural wildlife environment and human interactions, pending feasibility and permitting.

GENERAL PLANS FOR IMPROVING SITE CONDITIONS

1. Seasonal removal of invasive species and replacing with native trees, shrubs, and grasses.
2. Soil improvement with an approved method of organic fertilization to aid in the permanent establishment of native grasses.
3. Seasonal reduction to minimize the take-over of ash juniper through select hand clearing, in order to permit native understory plants to flourish.
4. Enhance the filtering of storm water runoff by the establishment of native grasslands, and by proper management techniques such as timely mowing, creation of swales to guide runoff to areas where it can be absorbed where feasible, and to monitor fragile and unstable areas to avoid wash outs.
5. Stabilize exposed slope areas, bare areas by selective placement of check logs, rock berms, brush piles and mulch.
6. Harmonize all landscaping plans with area wildlife management practices.
7. Use of organic fertilizers to reduce any negative effect on groundwater quality or wildlife.
8. Provide brush piles in certain areas of the property for wildlife use.

EXHIBIT G

COVERED BRIDGE PUD

EXHIBIT G

GREEN BUILDING AND ENVIRONMENTAL BENEFITS PLAN

SUMMARY

The proposed Covered Bridge PUD will accomplish major benefits to the overall environmental conditions found for the property today through increased water quality, reductions in impervious cover, excessive tree preservation, reduction of vehicle trips and many other conditions for development of the property.

GREEN BUILDING

The proposed Covered Bridge PUD proposes to comply with the Austin Energy PUD Green Building Program in effect when the PUD application was submitted. Items being studied along with the design of the project include, pending permitting and feasibility issues, but are not limited to the following:

Water Conservation

1. Reuse of gray water – Pending permitting and feasibility issues, the project intends to incorporate reuse water systems into the building design.
2. Irrigation of landscaped areas from wells and / or rainwater harvesting is anticipated with 2,500 gallons of rainwater storage for Tracts 2 & 4, and 5,000 gallons of rainwater storage for Tract 1.
3. Water conservation, low flow fixtures – Water efficient plumbing fixtures should be used wherever possible and feasible.

Energy Use

1. Photovoltaics – The buildings constructed on Tracts 2 & 4 are to be “photovoltaic ready” prior to occupation.
2. Commissioning – A designated commissioning consultant will be brought into the project to ensure that building systems for each development are running at the designed criteria levels.
3. Interior lighting loads – For all commercial buildings on Tract 1, a lighting system will be installed to allow for lights to be controlled depending on occupancy of the space.

4. Site lighting levels and energy requirements will be reduced from what would be present in a typical development.
5. Energy efficiency glazing – High performance glazing will be used on all commercial buildings on Tract 1 to achieve higher energy efficiency.
6. Maximize vegetated areas – The majority of the site will remain vegetated, thus reducing the site's contribution to an urban "heat island" effect.

Environmental Impact

1. Storm water runoff and water quality for watershed protection – Where feasible, roof area drainage will be collected and redistributed on site via non-erosive devices prior to entering a pond facility.
2. Recycling storage – Each development area will have facilities for recycling.
3. Utilizing existing site features – Regrading of the site is minimal. It is primarily limited to building, parking areas, ponds, and re-irrigation areas. The amounts of proposed cut and fill will attempt to balance onsite.
4. Grading will maximize the preservation of significant trees onsite.
5. Grading will reduce the requirements for retaining walls where feasible. The finished appearance of site walls should reinforce the Hill Country character. Retaining walls will have a consistent appearance throughout Covered Bridge PUD.
6. Retaining walls visible from the street shall not exceed 48" in height. Grade changes that require a wall in excess of 36" must be terraced with a minimum of 5' clear separation between each wall.
7. Protect open areas – About 1/2 of the site is open space after project completion.

ENVIRONMENTAL

Additional ecological preservation and open space conservation benefits further the environmental benefits from the overall development. These include the following:

1. A reduction of impervious cover and development intensity is under that which is otherwise allowed by the code. A maximum of 33 percent impervious cover is proposed over the entire 38.122 acre prop with less environmental impact than what could be constructed under existing entitlements.

2. Revegetation and restoration of disturbed open areas to reduce erosion. These areas will enhance the water quality of the project and slow the erosion by spreading and slowing the storm water with a mixture of native medium to tall height prairie grasses.
3. An integrated pest management plan shall be established.

EXHIBIT H

COVERED BRIDGE PUD

EXHIBIT H

GENERAL SITEWORK PLAN

GRADING

1. Cut and fill will attempt to balance on site.
2. Grading maximizes the preservation of significant trees on site.
3. Reduced requirement for retaining walls. The finished appearance of site walls should reinforce the Hill Country character. Retaining walls will have a consistent appearance throughout Covered Bridge PUD.
4. Retaining walls visible from any street shall not exceed 48" in height. Grade changes that require a wall in excess of 48" must be terraced with a minimum of 5' clear separation between each wall.
5. Slopes shall not exceed 3:1

SITEWORK

1. High albedo materials shall be encouraged.
2. All parking areas shall comply with COA tree island requirements and shall aid in urban heat island reduction.
3. Local, regionally distinct materials will be used to the extent possible in the site and exterior architecture design.
4. All site utilities on Tracts 1 shall be located underground. Utility equipment which cannot reasonably, or should not be located underground, shall be screened from public streets, parking areas, common areas, main building entries and adjacent parcels and properties.
5. The project will attempt to provide any combination of the following strategies for the site hardscape:
 - Light colored paving materials with a Solar Reflectance Index of at least 29. Concrete pavement in lieu of asphalt will be encouraged.

- Vegetative shading planted over the non-roof impervious surfaces.
 - Preserve existing significant trees on site.
6. Service areas will be visually unobtrusive and properly incorporated into the building and site design. Service entrances, loading docks, waste — disposal areas and similar uses must be oriented away from major thoroughfares, primary site and building entrances and adjacent lots or buildings.
 7. Trash pickup is prohibited within the property between the hours of 10 P.M. and 7 A.M. each day.
 8. Driveways and parking areas will be constructed, at a minimum, with an asphalt finish, according to COA standards. These guidelines promote the use of light — colored concrete, porous concrete parking stalls (such as Quenchcrete) and clay or brick pavers in driveways, sidewalks or parking stalls.
 9. Parking areas will be separated from buildings by a landscaped buffer. Landscape buffer areas shall be a minimum of 3', 5' preferred on all Primary Building Facades and at least 50% of Secondary Facades.
 10. All parking areas will be curbed and paved.
 11. Where feasible bioswales are encouraged.
 12. Bicycle parking will be provided according to COA standards. A minimum of one bicycle space shall be provided per building on the property. Then, one (1) bicycle parking space shall be provided for every fifty (50) car parking spaces.
 13. Sidewalks will be a minimum of 4' wide or 5' if adjacent to a parking stall. Based upon impervious cover calculations, sidewalks may be defined as stabilized decomposed granite, porous concrete or regular steel reinforced concrete.
 14. All sidewalks, ramps and thresholds to buildings will comply with ADA and TAS standards.
 15. Fencing and freestanding walls will screen and provide separation between non-compatible uses. The finished appearance should reinforce the Hill Country character. Freestanding walls and fences will provide a consistent appearance throughout Covered Bridge PUD. Chain link is not permitted. Plastic or vinyl fences are not permitted. Fences and freestanding walls shall not exceed 6' in height. Solid wood fences are not a permitted method of screening in Covered Bridge PUD. Metal picket fences are permitted but shall be no greater than 48" high. Metal shall be powder-coated or vinyl coated black. Cable fences are permitted at restaurant patios. Cables shall be braided stainless steel with stainless steel hardware. Fences will comply with building codes as

it relates to entrapment. The use of local limestone with a German smear aesthetic is recommended. Stone module sizes should be consistent and compatible with other stone used on site and architecture.

16. Items requiring screening will be located at the rear of buildings when possible. Methods of screening include landscape planting, freestanding stone walls and wing walls off of a building. Service areas, delivery zones, outdoor equipment or storage areas should be located away from views from public roadways. Areas or items requiring screening include but are not limited to; loading areas, garbage containment, transformers, utility pedestals, backflow preventors, meters, air conditioning.
17. Trash enclosures and loading docks shall be integrated with the building or shall be enclosed by a screen wall not less than 8'-0" in height. Walls shall be made of natural stone or natural stone veneer and shall be compatible with the architectural building materials. Trash enclosures and loading docks must have solid metal doors.
18. Equipment that generates noise must be screened with a solid wall.
19. All surface parking will be screened from roadways per COA standards.

DRAINAGE

1. Innovative, on site WQ shall be used.
2. The abutting SH 71 roadway that sheet flows across Tract 1 shall also be treated.
3. Pervious paving materials are encouraged.
4. Runoff shall drain, wherever possible, to landscape areas rather than to catch basins and pipes. The project promotes the use of bio-swales and vegetated interception strips.
5. On site rainwater harvesting on Tracts 2 & 4 shall be used where feasible to reduce the demand on domestic water for landscape irrigation. Tract 2 & 4 will have 2,500 gallons of rainwater storage and Tract 1 will have 5,000 gallons of rainwater storage.

TREE PRESERVATION

1. Prevent soil compaction, addition of new soil under the dripline of trees and ponding of water.
2. Prevent severing / ripping roots by machinery. When necessary make clean cuts with a sharp, clean blade. Trees establish a balance between root and crown areas such that destroying a portion of one may lead to the destruction of a portion of the other.
3. Tree cuts, whether to root or crown shall be performed by an approved arborist, licensed in Texas with at least 10 years experience.
4. Avoid increasing soil pH. Trees in the Austin area are already growing in highly alkaline soils. Leaching of lime from concrete can severely stress a tree to lethal levels.
5. Trunk damage will be avoided. The only sure cure to trunk damage is prevention where trees are concerned. Trees never “heal” wounds, but rather, seal off or compartmentalize the affected area provided all conditions are right for such activity. Painting / sealing of wounds should be applied to oaks immediately to assist in the prevention of Oak Wilt. Consult with an approved arborist for approved materials.
6. Avoid removing tree canopy. Removal of more than 30 percent of a tree’s crown will severely impact the tree’s ability to provide sufficient food quantities for continued growth or protection against debilitation by disease.
7. In order to further promote tree preservation the project shall achieve the following;
 - Where foundations are built within CRZ, COA recommends to provide a pier and beam foundation as necessary to avoid critical root loss.
 - Provide finished — floor elevations which minimize required cut or fill.
 - Notch buildings around significant trees, providing sufficient space to avoid impact to the dripline and CRZ.
 - Design building to fit around / under crowns of adjacent trees. Retain not less than 70 percent of a tree’s crown.
 - Provide adequate work space during construction; chain link protection fencing shall not be removed during construction.
 - Provide a safe distance between limbs and walls (especially glass), eaves, roofs, etc.
 - Where necessary, apply proper pruning techniques (see City of Austin Standard Specifications).
8. Significant trees are preserved to the greatest extent possible
9. Over 50% of the PUD site is set-aside for habitat preserve with walking trails.

LIGHTING

1. Site lighting fixtures will be designed as a family of compatible fixtures that relate to the architectural character of the buildings.
2. Exterior lighting shall meet the standards of the City of Austin Code Subchapter E of Chapter 25-2: Design Standards and Mixed Use, Article 2.5 Exterior Lighting.
3. Exterior lighting shall meet the maximum initial illuminance values at the site boundary (zero light trespass) and the fixtures shall comply with full cut-off requirements as defined in IESNA RP-33.
4. Parking and driveway lighting shall be designed and installed to provide a uniform illumination for all public and common areas.
5. Parking and driveway fixtures or poles will not exceed 20'-0" in height.
6. Walkway and pedestrian area lighting fixtures will not exceed 12'-0" in height. The minimum average parking area illumination level will be one (1) foot-candle.
7. Tree lighting may only be permitted in the form of "moonlighting." Up lighting of landscape elements is not permitted. Tree lights will be strapped to a tree and not screwed or mechanically fastened.
8. Decorative wall — mounted lights are permitted on buildings adjacent to public walkways, patios and common areas and may supplement pedestrian — area lighting but will also comply with full cut-off requirements.
9. Decorative fixtures shall be shielded and will not project above the fascia or roofline. Loading docks and mechanical areas will be illuminated with building mounted wall-pack lighting. Such lighting shall not be used for illuminating parking areas, walkways or driveways.
10. Full wall or full — facade architectural wall washing and floodlighting will shine downward. Only entry facades building entries and architectural features such as columns or wall details may be floodlit. A maximum of 50% of one facade may be floodlit. Where multiple facades face a vehicular entry only two facades may be illuminated, 25% per facade.

LANDSCAPING

1. Xeriscape landscape design principals shall be used in order to develop native and naturalized plantings, which are drought tolerant and suited to the local growing conditions.
2. Landscape plantings within Covered Bridge PUD shall emphasize a layered palette of

native seasonal color that successfully screen building bases, parking and service areas while enhancing building elements specifically within the pedestrian zone.

3. To promote sustainability of water use, the use of turf should be minimized while native ground covers and native grass mixes are encouraged.
4. Where applicable the project will incorporate rainwater harvesting for landscape irrigation with 2,500 gallons of rainwater storage on Tracts 2 & 4, and 5,000 gallons of storage on Tract 1
5. Irrigation in rights-of-way will comply with all COA standards and requirements.
6. Use of auxiliary water will comply with all TCEQ standards and requirements.
7. All landscaped areas will be installed with an automatic ET based irrigation system.
8. Irrigation facilities will be maintained in good working condition while supplying water to maintain healthy plant condition year round.
9. 100% head-to-head coverage is required on all areas utilizing conventional pop-up spray heads and rotors.
10. Drip irrigation will be installed per manufactures' best practice spacing.
11. No overspray on walks, roadways buildings and or utilities.
12. Irrigation will comply with current COA codes and regulations within the ROW.
13. Bubblers will be provided on all new trees and shall be designated on an individual zone to the lawn / meadow / shrub beds.
14. Where applicable, drip irrigation will be used in shrub beds. Drip irrigation promotes wise water use and significantly reduces water consumption.
15. The project will implement an Integrated Pest Management plan.