

Exhibit C

Camelback Planned Unit Development

Critical Environmental Feature Buffer Analysis - 1:1 Mitigation	
	Acres
The 150-ft Critical Environment Feature Buffer Area	52.5
Critical Environment Feature Buffer Area Disturbed	7.7
Proposed Buffer Area	56.4
Additional Buffer Area Added	
	3.9

- Karst Points
- Springs
- Rimrocks/Bluffs
- PUD Boundary
- Wetlands
- CEF Buffers

N

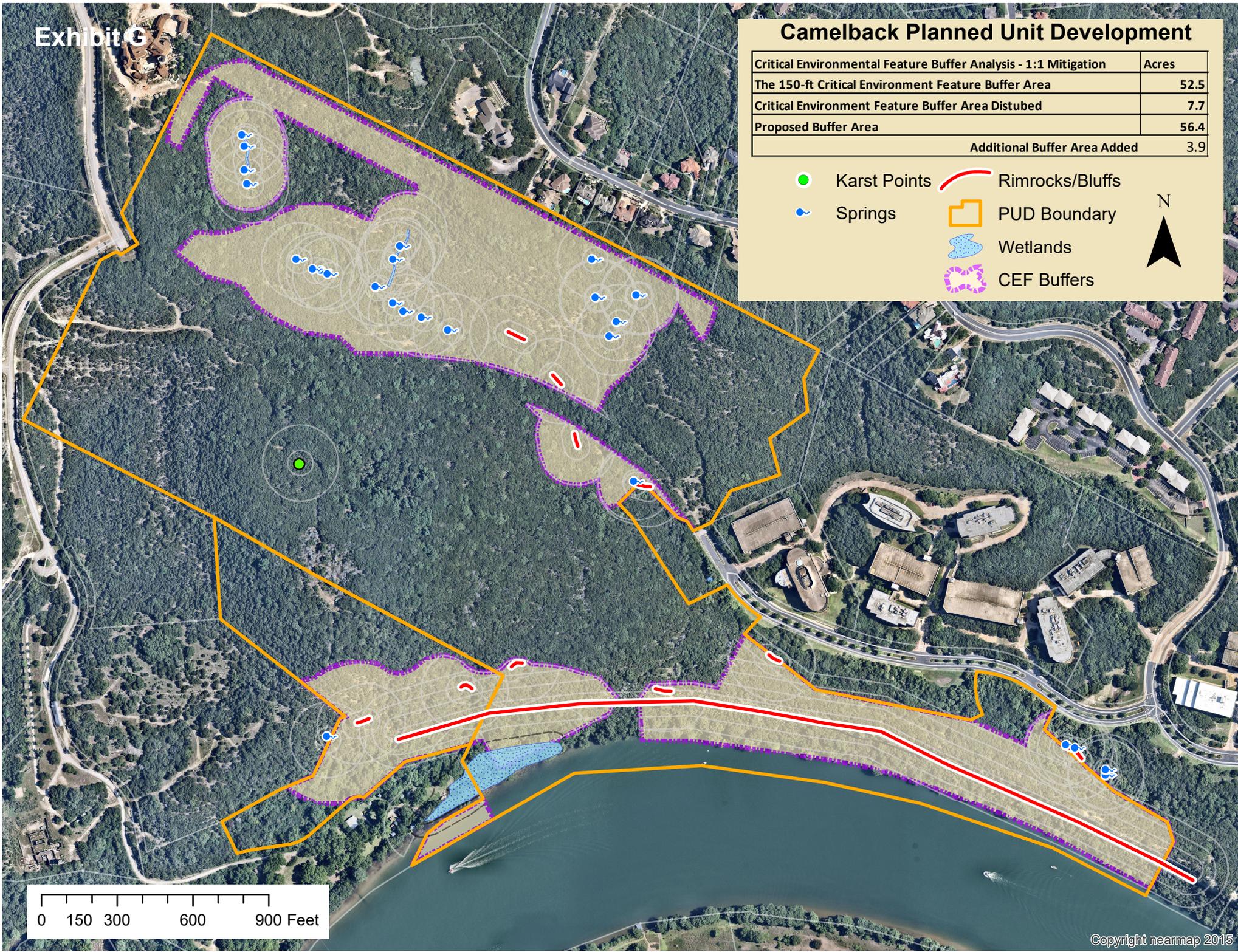
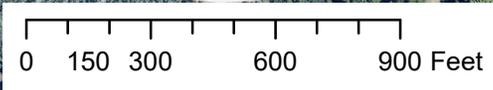


Exhibit H

Applicant's Proposed Environmental Code Modifications

	Code Reference	Code Section	Description
Zoning	25-2-551(B)(1)(a)	Lake Austin District Regulations	Shoreline setback
	25-2-551(B)(3)(a)	Lake Austin District Regulations	No structures allowed in the shoreline setback
	25-2-551(C)(2)	Lake Austin District Regulations	Impervious cover on slopes
	25-2-551(E)(2)	Lake Austin District Regulations	Construction on slopes over 35% prohibited
	25-2-893(G)(3)(i)	Accessory Uses For a Principle Residential Use	Only non-mechanized access is allowed
	25-2-1066(B)	Compatibility Screening Requirements	Shoreline access must be screen from view of property in an SF-5 or more restrictive zoning district with
	25-2-1176(A)(1)	Site Development Regulations for Docks, Marinas, and Other Uses	Dock may not extend beyond 30 from the shoreline.
	25-2-1176(A)(2)	Site Development Regulations for Docks, Marinas, and Other Uses	Dock may not exceed 20% of the shoreline frontage of the lot
	25-2-1176(A)(5)(b)	Site Development Regulations for Docks, Marinas, and Other Uses	Size of cluster dock based on number of dwelling units
Site Plans	25-5-81	Site Plan Expiration	Site Plans expire 3 years approval-Project proposes 10 years
Environmental & Water Quality	25-8-92(A)(1)(a)	Critical Water Quality Zones Established	Establishes the beginning of a CWQZ
	25-8-93(B)(1)	Water Quality Transition Zones Established	Establishes the extent of the WQTZ
	25-8-185(A)(2)	Overland Flow	Maintain infiltration and recharge of seeps and springs
	Article 6	Water Quality Controls	Proposes to waive entire section
	25-8-213(B)(1)	Water Quality Control Standards	Treat first 1/2 inch
	25-8-213(C)(3)	Water Quality Control Standards	WSR location of WQ in 40% buffer
	Article 7	Requirements in All Watersheds	Proposes to waive entire section
	25-8-261(C)(1)	Critical Water Quality Zone Restrictions	Single access in the CWQZ
	25-8-261(C)(2)	Critical Water Quality Zone Restrictions	CWQZ restoration
	25-8-261(G)	Critical Water Quality Zone Restrictions	Floodplain Modification does not meet requirements
	25-8-262(B)(3)	Critical Water Quality Zone Street Crossings	Crossing of minor waterway by collector or arterial, no private drives
	25-8-262(B)(4)	Critical Water Quality Zone Street Crossings	Crossing of minor waterway by residential or commercial if no other option
	25-8-262	Critical Water Quality Zone Street Crossings	Street or driveway crossings of the CWQZ
	25-8-281(C)(1)(a)	Critical Environmental Features	Establishes the width of a CEF buffer
	25-8-281(C)(1)(b)	Critical Environmental Features	Establishes buffer for point recharge features
	25-8-281(C)(2)(b)	Critical Environmental Features	Prohibits construction within a CEF buffer
	25-8-282(A)	Wetland Protection	Protects existing wetlands
	25-8-341	Cut over 4'	Cut over 4' is prohibited, PUD proposes cut to 28'
	25-8-342	Fill over 4'	Fill over 4' is prohibited, PUD proposes fill to 28'
	25-8-364(B)	Floodplain Modification	Prohibits floodplain modification unless it protects public health/provide EV benefit
	Article 11	Water Supply Rural Requirements	Proposes to waive entire section
	25-8-451(A)(B)	Applicability; Compliance	Establishes the rule
25-8-452(B)	Water Quality Transition Zone	Only allows certain types of development within the WQTZ	
25-8-453(A)	Uplands Zone	Impervious cover is based on Net Site Area	
25-8-453(D)(1)(a)	Uplands Zone	Allowed 20% NSA 10.54 ac. Proposed 14.4% GSA 19.86 ac.	
25-8-453(D)(2)	Uplands Zone	40% of Uplands must be retained or restored to a natural state	
Trees	25-8-601(A)	Tree and Natural Area Protection	Establishes the rule
	25-8-604(C)	Development Application Requirements	Removal of Protected tree requires approval of City Arborist/Land Use Commission
	25-8-604(D)	Development Application Requirements	Heritage tree removal requires a variance
	25-8-621	Permit Required for Removal of Protected Trees; Exceptions	Project may not remove protected tree unless identified with Preliminary Plan
	25-8-641	Removal Prohibited	Removal of Heritage tree is prohibited, requires approval of City Arborist/Land Use Commission

Exhibit I

	Current Code	Current PUD (LA Watershed Ord.)	Proposed PUD Amendment
Acreage	138.19 land 6.467 water	138.19 land 6.467 water	138.19 land 6.467 water
Use	Commercial, Multi-Family, Mixed Use	Single Family	Commercial, Multi-Family, Mixed Use
Water Quality Treatment	½" plus for 100% of site	None required (<20% impervious cover)	100% of water quality volume treated, with 75% treated by distributed green controls
Drainage	Current code	Current code	Current code
Floodplain Variance	No	No	Yes; 5,000 ft ² of structures proposed in floodplain
Impervious Cover	20% Net Site Area NSA = 52.69 acres 20% = 10.54 acres plus 2 acres (Champion) Total = 12.54	Lake Austin regulations tied to Single-Family use per Ordinance Impervious Cover based on slope* 16.92 acres + 1.23 acres = 18.15 acres plus 2 acres (Champion) Total = 20.15 acres (including road)	18.86 acres max plus +3 acres for road Total = 21.86 acres reduction of 2 acres (Champion) Total = 19.86 acres
Limits of Disturbance	18.81 acres	30.2 acres	35.16 acres
Creek Buffers	Yes, current code	None required	Some, but not current code
CWQZ Crossings	Yes; variance required for 1 creek crossing for private drive	2 creek crossings	2 creek crossings, but will clear span 10-year storm elevation
Erosion Hazard Zone	Current code	Not required	Current code
Critical Environmental Features (CEF)	CEFs protected, 150' buffer	Identification required but no protection	Disturbance is located within some buffers for the road. Two features have no upslope buffer and two features have no buffer. Overall layout does apply protection to most CEFs.
Park	7.9 acres		26.11 acres (6.47 water)=19.64 acres
Open Space	6.9 acres	27.92 + 6.88 (Coldwater)	60.94 acres
	Total = 14.8 acres (11%)	Total = 34.80 acres (25%)	Total = 80.58 acres (58%)
Cut/fill	Unlimited under buildings and road right-of-way, 4' elsewhere	Unlimited under buildings, up to 19' granted for Bridgepoint Parkway and limited amounts for driveways to access lots	20 to 24 ft: up to 0.27-ac Cut / 0.27-ac Fill 12 to 20 ft: up to 1.65-ac Cut / 2.01-ac Fill 4 to 12 ft: up to 5.31-acres Cut / 6.80-acres Fill Up to 28' for fire land but cut/fill above 4' for the entire PUD shall not exceed 7.23 acres for cut and 9.08 acres for fill
Construction on Slopes	<ul style="list-style-type: none"> Roads/driveways <= 15% unless accessing >= 2 acres. under 15% slope or 5 residential units 15-25% = Max 10% of slope area w/ terracing and stabilization Slopes >25% = None 	Limited by allowed impervious cover on slopes and specific design criteria on slopes over 25% for hardship only	No information since building layouts have not been provided, although areas identified for building includes slopes over 35%.
Tree Protection	Heritage trees and 8" plus	19" plus protected, no Heritage	Current code for trees with the exception of a few trees that have been identified by the applicant's arborist as being in poor health.
Erosion Control	Current code	Current code	Current code (Stormwater Pollution Prevention Plan required if over 5 acres disturbed)
Pollution Prevention Measures	Current code	None (Single Family Development)	Current code per Environmental Criteria Manual 1.6.2(F)
Boat Dock	Cluster dock (1 slip per residence), not wider than 20% of the shoreline, not longer than 30' into the lake	12 Docks (2 slips)	Cluster dock with 42 slips, wider than 20% of shoreline and longer than 75' into the lake
Dock Access Across Steep Slopes	No, mechanized access and construction on slopes over 35% is prohibited	No, construction on slopes over 35% was prohibited	Yes, mechanized access via elevator or tram
Dredging	Up to 25 cubic yards per project	Up to 25 cubic yards per project	Up to 25 cubic yards