

ORDINANCE NO. 20221103-094

AN ORDINANCE AMENDING ORDINANCE NOS. 20100729-120 AND 20111215-079 TO MODIFY THE LAND USE PLAN AND CHANGE CONDITIONS OF ZONING FOR THE PROJECT KNOWN AS BULL CREEK PLANNED UNIT DEVELOPMENT LOCATED AT 5305, 5400, 5404, 5408, 5505 PARADOX COVE AND 4909, 4915-1/2, AND 4929 FM 2222 ROAD; AND CHANGING THE ZONING MAP FROM PLANNED UNIT DEVELOPMENT (PUD) DISTRICT TO PLANNED UNIT DEVELOPMENT (PUD) DISTRICT.

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

PART 1. The Bull Creek Planned Unit Development (the “Bull Creek PUD”) was approved on July 29, 2010, under Ordinance No. 20100729-120 (the “Original Ordinance”) and amended under Ordinance No. 20111215-079 (the “Amending Ordinance”). The Amending Ordinance increased the number of acres included within the Bull Creek PUD and amended the land use plan and conditions of zoning to incorporate the additional acres.

PART 2. The Bull Creek PUD is comprised of approximately 55 acres of land located generally in the 4900 block of FM 2222 Road in Travis County and more particularly described by metes and bounds in the land use plan incorporated into Original Ordinance and the Amending Ordinance.

PART 3. The zoning map established by Section 25-2-191 of the City Code is amended to change the base district from planned unit development (PUD) district to planned unit development (PUD) district on the property described in Zoning Case No. C814-2009-0139.03, on file at the Housing and Planning Department, as follows:

Tract One: Approximately 53.8741 acres in Travis County, consisting of two tracts of land and being more particularly described in **Exhibit “A”** incorporated into this ordinance; and

Tract Two (the “Tower Lot”): A 0.83 acre tract being all of Lot 2, Bull Creek Road Subdivision, a subdivision in Travis County, Texas, according to the map or plat of record in Volume 28, Page 17, of the Plat Records of Travis County, Texas,

(collectively, the “Property”),

locally known as 5305, 5400, 5404, 5408, and 5505 Paradox Cove and 4909, 4915-1/2, and 4929 FM 2222 Road in the City of Austin, Travis County, Texas, and generally identified in the map attached as **Exhibit “B”**.

PART 4. This ordinance and the attached Exhibits “C” through “K”, and Exhibits “M”, “N” and “O” are the amended land use plan (“Bull Creek Land Use Plan”) for the Bull Creek PUD and amends the Original Ordinance and Amending Ordinance. Exhibit L included in the Original Ordinance and Amending Ordinance is no longer included in the Bull Creek Land Use Plan and has been incorporated into Exhibit “K” of this ordinance. Development of and uses within the Bull Creek PUD shall conform to the limitations and conditions set forth in this ordinance and in the attached Bull Creek Land Use Plan. If this ordinance and the attached exhibits conflict, this ordinance controls.

PART 5. The attached exhibits are incorporated into this ordinance in their entirety as though set forth fully in the text of this ordinance. The exhibits are as follows:

- Exhibit A: Description of Property: Tracts One and Two
- Exhibit B: Amended Zoning Map
- Exhibit C: Amended Land Use Plan
- Exhibit D: Residential Notes
- Exhibit E: Civic Notes
- Exhibit F: Restoration Plan
- Exhibit G: Amended Green Building & Environmental Benefits (G-1, G-2, G-3)
- Exhibit H: Artwork
- Exhibit I: Swim Pier
- Exhibit J: Environmental Modification Plan – Cut & Fill
- Exhibit K: Environmental Modification Plan – Construction on Slopes
- ~~Exhibit L: Amended Slope Analysis (L-1, L-2)~~
- Exhibit M: Driveway Details
- Exhibit N: Amended Critical Environmental Features (N-1)
- Exhibit O: Amended Tree Protection (O-1, O-2)

PART 6. Except as otherwise provided by this ordinance and Amended Land Use Plan, all other rules, regulations, and ordinances of the City apply to the Property. If this ordinance and the Original Ordinance or the Amending Ordinance conflict, this ordinance controls.

PART 7. Part 5. A. Use Regulations of the Amending Ordinance is amended to read as follows:

- (A) Use Regulations.
 - (1) Except as otherwise provided in this ordinance the Property is subject to Lake Austin residence (LA) district permitted and conditional uses and site development regulations.

- (2) Crop production use and urban farm use are additional permitted uses of the Property.
- (3) Section 25-2-863 (C) (*Urban Farms*) of the Code is modified to allow an urban farm on a site greater than five acres.
- (4) Section 25-2-893 (C) (*Accessory Uses for a Principal Residential Use*) of the Code is modified to allow two guest houses. The structure on the Tower Lot may be used as a guest house, in addition to the two guest houses on the Tract One property. At the time of site plan approval for civic use on the Property, the guest houses may be converted to a civic use.
- (5) Section 25-2-900 (*Home Occupations*) of the Code is modified so that only the following home occupation regulations apply: a) a home occupation may occur within the primary residence, the Tower Lot, or accessory structures, and b) a home occupation may include the occupant of the primary residence and staff assisting with property and household management, domestic service household maintenance (interior and exterior), landscaping, security, bookkeeping, and personnel working for the owner or owner's non-profit foundation.
- (6) Section 25-2-897 (*Accessory Uses for a Principal Civic Use*) of the Code is modified to allow an art studio, classroom, meeting facility, gift shop, coffee bar, snack shop, and cafeteria as an accessory use to a principal civic use.
- (7) At the time of site plan approval for civic use on the Property, any structure, including the parking areas located on the Property may be used for a civic use.
- (8) Cultural Services is a permitted use on the Property.

PART 8. Part 5. B. Zoning and Site Development Regulations of the Amending Ordinance is amended to read as follows:

(B) Zoning and Site Development Regulations.

- (1) With the addition of the Tower Lot, the maximum impervious cover is 20 [~~15~~] percent. Section 25-8-64 (*Impervious Cover Assumptions*) of the Code is modified to allow impervious cover to be calculated over the entire Property and not on a lot by lot basis.

- (2) Section 25-2-551(B)(3)[(2)] (*Lake Austin (LA) District Regulations*) of the Code is modified to allow additional improvements within the shoreline setback area as shown on Exhibits C and Exhibit J. These improvements may include, but are not limited to, a [~~constructed habitat for migratory waterfowl~~] habitat pond, decks, trails, impervious [~~walks~~] and pervious walkways, boardwalk, terraces, skyspace structure, artwork and their supporting foundations, site electrical, weir system, berms, swimming area, and related improvements. Maintenance and remodel of existing swimming area, boat docks, walkways, and associated facilities is allowed.
- (3) Section 25-2-551(E)(2)[(B)(5)] (*Lake Austin (LA) District Regulations*) of the Code is modified to allow development of a guest house and recreation building on limited gradients that exceed 35 percent in accordance with Exhibit K.
- (4) Section 25-2-492 (*Site Development Regulations*) of the Code is modified to allow interior side yard setbacks to be zero feet.
- (5) Section 25-2 Subchapter F: Residential Design and Compatibility Standards, 2.5 (*Side Yard Setbacks*) and 2.6 (*Setback Planes*) of the Code are modified to allow interior side yard setbacks to be zero feet and interior lot line setback planes not to apply.

PART 9. Part 5. C. Hill Country Roadway of the Amending Ordinance is amended to read as follows:

(C) Hill Country Roadway.

- (1) The PUD shall comply with the Hill Country Roadway Ordinance except as shown in this Subsection C.
 - (a) Section 25-2-1122 (*Floor to Area Ratio of a Nonresidential Building*) of the Code is modified to allow compliance with Exhibit K for construction on slopes. Artwork and its supporting foundations, and buildings associated with the civic use shall be excluded from FAR Calculations.
 - (b) Section 25-2-1123 (*Construction on Slopes*) of the Code is modified to allow construction of the guest house to comply only with Exhibit K.

- (c) Section 25-2-1126 (*Building Materials*) of the Code is modified to allow reflective and non-native building materials for structures built 100 feet behind a 10-foot high masonry wall that is constructed 100 feet from the right-of-way of FM 2222 Road. A vegetative buffer with native plants and trees shall be provided as additional screening.
 - (d) A 100-foot wide vegetative buffer shall be provided and maintained along the property line adjacent to the FM 2222 right-of-way. At approximately the 100-foot setback line a 10-foot high wall or fence shall be constructed for visibility and sound attenuation. Additional native trees will be planted to supplement the existing native vegetation. Entryway features including, but not limited to, monument signs, artwork, lighting, flag poles, gatehouse, gates, and driveway turnaround are allowed within the setback in the vicinity of the driveways.
 - (e) At least 40 percent of the site within the Hill Country Roadway 1000 foot setback area shall be left in a natural state, except for vegetative management activities in accordance with a) the existing wildlife management plan approved by the Travis County Appraisal District for the property and, b) the Restoration Plan outlined in Exhibit [F] E of this ordinance.
 - (f) For a civic use and its related accessory uses, the maximum building height shall not exceed 35 feet. Artwork is excluded from the height limitation.
- (2) The City acknowledges and agrees that the existing building on the Tower Lot and the restored existing boat house are ~~is a~~ legal noncomplying structures, and as such, shall be subject to applicable City Code provisions.

PART 10. Part 5. D. Environmental Regulations of the Amending Ordinance is amended to read as follows:

(D) Environmental Regulations.

- (1) Development of the Property shall comply with the criteria, plans, or requirements as written or illustrated on Exhibits D, E, F, G, J, K, ~~L~~, N, and O.

- (2) Section 25-8-261(C) (*Critical Water Quality Zone Development*) of the Code is modified to allow the following improvements within the critical water quality zone as shown on Exhibit C and described in Exhibit J:
- (a) [~~migratory bird habitat~~] habitat pond, riparian habitat, exclosures, existing and proposed guest house, caretaker residence, birdbath facilities, decks, levees, trails, [sidewalks], pervious and impervious walkways, low water crossing, boardwalk, remnant foundation, terraces, skyspace structure, security equipment, site electrical, weir system, wiring, swimming area, artwork and its supporting foundations, and related facilities;
 - (b) maintenance and remodel of existing swimming area, boat docks, walkways, and terraces; and
 - (c) cut and fill as required for the above improvements in accordance with Exhibit J.
- (3) Section 25-8-281(B) (*Critical Environmental Features*) of the Code is modified to allow critical environmental features (“CEF”) to be located on a residential lot.
- (4) Section 25-8-281(C) (*Critical Environmental Features*) of the Code is modified to provide buffer requirements for the CEFs on the Property in accordance with Exhibit N.
- (5) Sections 25-8-281 (*Critical Environmental Features*) and Section 25-8-282 (*Wetland Protection*) of the Code do not apply to any proposed manmade environmental features.
- (6) Section 25-8-302 (*Construction of a Building or Parking Area*) of the Code is modified to allow small portions of building and parking areas to be constructed on slopes greater than 25 percent, as shown on Exhibit K. Terracing shall be optional for portions of the slopes that are not constructed on, but spanned by a building.
- (7) Section 25-8-341 (*Cut Requirements*) of the Code is modified to allow cuts to exceed four feet in accordance with Exhibit J.
- (8) Section 25-8-342 (*Fill Requirements*) of the Code is modified to allow fills to exceed four feet in accordance with Exhibit J.

- (9) The requirements of Sections 3 through 3.3.5 (*Tree Survey*) of the Environmental Criteria Manual (“ECM”) are modified to allow only trees of eight inch and greater diameter to be surveyed and for single family tree regulations to apply. At the time of site plan approval for civic use on the Property, this provision shall not apply.
- (10) CEF Buffers and Construction. The following conditions apply to the 50-foot wide buffer for Rimrocks 1 and 2 as shown on Exhibit N:
- (a) a 40-foot limit of construction shall be maintained from Rimrock 1 and 2;
 - (b) the 10-foot wide10-foot-wide area with the CEF buffer that is disturbed during construction must be revegetated with plants and seeds from the City of Austin Standard Specification Item No. 609S, and
 - (c) erosion and sedimentation controls must be placed at the limits of construction.
- (11) As shown in Exhibit N, a 150-foot wide buffer shall be provided for the emergent wetland fringe located within Bull Creek. The following may be located within the buffer area:
- Trails, habitat pond, riparian habitat, pervious and impervious walkways, restored existing boat house, existing retaining wall, proposed trees, stone stairs, regraded slope, [~~migratory habitat for waterfowl~~] artwork and its supporting foundations, raised wood boardwalk, native plant garden, security equipment, wiring, and related facilities.
- (12) A setback is not required for or associated with a cypress fringe located on portions of the Property.
- (13) For the purposes of calculating impervious cover for the Property, walkways built in accordance with the pervious walkways detail provided in Exhibit F shall be counted as pervious cover and shall satisfy the requirements outlined in Section 1.6.7 of the ECM.
- (14) Artwork shall not be installed within 50 feet of a CEF.

- (15) The owner of the Property and the owner's successor and assigns (the "Landowner") shall establish a Sustainable Land Management Plan and manage invasive species in accordance with Note 1 and 2 on Exhibit F.
- (16) Landowner shall preserve 75% of native caliper inch of existing trees determined at time of site plan review. Additionally, Landowner shall preserve 75% native caliper inch of protected trees and 100% of native caliper inch of heritage trees determined at time of site plan review.
- (17) The Landowner shall maintain recycling facilities in each building.

PART 11. Part 5. E. Shoreline Swim Area/Docks and Wetlands Area of the Amending Ordinance is amended to add a new Section 4 to read as follows:

- (4) The Landowner shall keep the shoreline of the Property clean of trash and debris.

PART 12. Part 5. F. Transportation Regulations of the Amending Ordinance is amended to add new Sections 3 through 9 to read as follows:

- (3) Modify Section 25-6-472(A) Appendix A to require a minimum of 50 parking spaces but no more than 100 parking spaces, for a civic use and its related accessory uses.
- (4) Daily vehicular trips shall not exceed 400. A trip is defined as the one way direction of a vehicle to or from the Property. At the time of issuance of a Certificate of Occupancy for a structure intended as a civic use on the Property, traffic data shall be captured and provided to the City of Austin six (6) months after opening for a period of two (2) years to ensure daily traffic volumes have stayed within the threshold outlined above. The City shall have the right to audit the supporting documents for the annual report. If the Landowner meets the trip cap each year with proof in the annual report for two consecutive years, the annual reporting will no longer be required. Austin Transportation Department ("ATD") may require additional traffic count reports if complaints are received within the first five (5) years the civic uses are in operation. Any use of the Property for any purpose shall be required to comply with the limitations on vehicle trips set forth in this section.

- (5) The driveway design and location on RR 2222 Road is subject to Texas Department of Transportation (TxDOT) approval. Any changes to the Bull Creek PUD resulting from and related to the driveway design may be approved administratively by the Director of ATD.
- (6) At the time of issuance of a Certificate of Occupancy for a structure intended as a civic use, general public access to the Property shall be made through a reservation system.
- (7) At the time of issuance of a Certificate of Occupancy for a structure intended as a civic use, the driveway currently located at the northern end of the property shall operate as a right-in/right-out driveway only, pending driveway permit approvals from TxDOT. This driveway shall provide a right-turn deceleration lane designed to TxDOT standards, pending driveway permit approvals from TxDOT.
- (8) At the time of issuance of a Certificate of Occupancy for a structure intended for civic use, the driveway currently located at the southern end of the property shall provide the necessary roadway improvements to operate as a full purpose driveway (e.g. right-in/right-out, left-in/left-out) pending driveway permit approvals from TxDOT. This includes widening RM 2222 Road to provide a left-turn bay and a right-turn deceleration lane designed to TxDOT standards.
- (9) A Transportation Demand Management Plan shall be required to be reviewed and approved by the City of Austin prior to the release of an application permit for the civic use.

PART 13. Part 5. H. Artwork of the Amending Ordinance is amended to read as follows:

- (H) Artwork. [~~At least 2 a~~] Art installations and the supporting foundations shall be provided on the Property in accordance with Exhibit H.

PART 14. Part 5. of the Amending Ordinance is amended to add a new Section J Sound Amplification to read as follows:

(J) Sound Amplification.

- (1) The use of amplified sound in an area not fully enclosed by permanent walls and a roof may not exceed thirty (30) days per calendar year, with a 10:00 PM cutoff ten (10) days a year and an 8:00 PM cutoff the remaining twenty (20) days.

- (2) The use of sound equipment that produces sound audible beyond the property line is prohibited between 10:00 PM and 10:00 AM.
- (3) Regardless of the proposed use, the PUD shall be subject to the sound restrictions outlined in Section 9-2-5 (*Restriction on Use of Sound Equipment in a Residential Area*) of the City of Austin Land Development Code.

PART 15. Part 5. of the Amending Ordinance is amended to add a new Section K Lighting to read as follows:

(K) Lighting.

- (1) Lighting for the artwork and trees shall be low level lighting. Light fixtures will have a diffusing cover over them. Luminaries shall not shine directly onto neighboring properties or roadways and shall only distribute a limited amount of light skyward.
- (2) All other lighting for the property will comply with the following standards:
 - (a) Require Low Kelvin rated lights (3000 Kelvin or less).
 - (b) Shielding: Outdoor lighting shall be shielded so that the luminous elements of the fixture are not visible from any other property. Outdoor lighting fixtures are not allowed to have light escape above a horizontal plane running through the lowest point of the luminous elements.
 - (c) Set a Total Outdoor Light Output: maximum lumens allowed per net acre:
 - i. Non-residential Property: 100,000 lumens/net acre
 - ii. Residential Property: 25,000 lumens / net acre
 - (d) Light shall be focused on activity and activity appropriate light shall be used.
 - (e) Use full cut off or fully shielded fixtures.

PART 16. Part 5. of the Amending Ordinance is amended to add a new Section L Green Energy Facilities to read as follows:

- (L) Green Energy Facilities. Sustainability facilities, including but not limited to solar panels, battery storage, wind appliances, thermal energy, and other components of a micro grid are permitted uses on the Property.

PART 17. Except as otherwise specifically provided for in this ordinance, the terms and conditions of Ordinance Nos. 20100729-120 and 20111215-079, remain in effect.

PART 18. This ordinance takes effect on November 14, 2022.

PASSED AND APPROVED

_____ November 3 _____, 2022 §
 §
 §

 Steve Adler
 Mayor

APPROVED: Anne L. Morgan **ATTEST:** Myma Rios
Anne L. Morgan Myma Rios
City Attorney City Clerk

EXHIBIT A

TRACT 1

FIELD NOTES FOR

44.572 ACRES OF LAND

ALL OF THAT CERTAIN TRACT OR PARCEL OF LAND OUT OF THE THOMAS J. CHAMBERS 8 LEAGUE GRANT IN TRAVIS COUNTY, TEXAS, BEING ALL OF THAT CERTAIN 44.572 ACRE TRACT OF LAND CONVEYED TO KEY ENTERPRISES, INC., TED L. STEWART AND RON AMINI BY INSTRUMENT RECORDED IN DOCUMENT NO. 2004145327 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, SAID TRACT BEING MORE PARTICULARLY DESCRIBED BY METERS AND BOUNDS AS FOLLOWS:

BEGINNING at a 1/2 inch iron pin found at the Northeast corner of said 44.572 acre tract, being at the Southeast corner of Lot 1, Bull Creek Road Subdivision, a subdivision recorded in Plat Book 28, Page 17 of the Plat Records of Travis County, Texas, being in the West r.o.w. line of F.M. Hwy No. 2222, for the PLACE OF BEGINNING hereof;

THENCE along the East line of said 44.572 acre tract, being along the West r.o.w. line of F.M. Hwy No. 2222 for the following courses:

Along a curve to the left whose radius is 408.15 feet, whose arc is 57.65 feet and whose chord bears S 07°20'50" W for a distance of 57.60 feet to a 1/2 inch iron pin found

S 01°29'54" E for a distance of 119.52 feet to a 1/2 inch iron pin found

S 03°17'00" W for a distance of 751.90 feet to a 1/2 inch capped iron pin set for the Southeast corner of said 44.572 acre tract;

THENCE along a Southerly line of said 44.572 acre tract for the following courses:

N 88°15'00" W for a distance of 287.50 feet to a 1/2 inch capped iron pin set

N 60°30'00" W for a distance of 387.50 feet to a 1/2 inch capped iron pin set

N 88°30'00" W for a distance of 200.00 feet to a 1/2 inch capped iron pin set

S 44°30'00" W for a distance of 222.50 feet to a 1/2 inch capped iron pin set

S 01°30'00" W for a distance of 180.00 feet to a 1/2 inch capped iron pin set

S 36°20'00" E for a distance of 353.21 feet to a 1/2 inch capped iron pin set

S 39°20'00" W for a distance of 540.43 feet to a point at the water's edge of the North bank of Lake Austin, for a Southerly corner of said 44.572 acre tract;

THENCE along the water's edge of the North bank of Lake Austin for the following courses:

N 50°41'13" W for a distance of 293.66 feet to an angle point

N 54°13'50" W for a distance of 481.15 feet to an angle point

FIELD NOTES
FOR

44.572 ACRES OF LAND - Page Two

N 49°50'24" W for a distance of 135.83 feet to a point at the water's edge of the East bank of Bull Creek, for the Southwest corner of said 44.572 acre tract;

THENCE along the water's edge of the East bank of B. . Creek for the following courses:

N 03°09'58" E for a distance of 9.95 feet to an angle point

N 39°03'55" E for a distance of 500.02 feet to an angle point

N 33°35'47" W for a distance of 57.70 feet to an angle point

N 25°18'41" W for a distance of 152.65 feet to an angle point

N 17°04'31" W for a distance of 23.61 feet to an angle point

N 13°59'42" W for a distance of 159.33 feet to an angle point

N 00°28'15" W for a distance of 177.67 feet to an angle point

N 11°27'02" E for a distance of 183.31 feet to an angle point

N 24°04'28" E for a distance of 73.27 feet to a 60-d nail set in a tree stump for the Northwest corner of said 44.572 acre tract;

THENCE along the North line of said 44.572 acre tract for the following courses:

N 89°29'31" E for a distance of 232.09 feet to a ½ inch iron pin found

N 89°10'10" E for a distance of 76.00 feet to an iron bolt found

N 89°15'25" E for a distance of 569.23 feet to a ½ inch iron pin found

N 89°00'02" E for a distance of 555.61 feet to a ½ inch iron pin found

N 89°14'44" E for a distance of 216.58 feet to the PLACE OF BEGINNING and containing 44.572 acres of land, more or less.

SURVEYED BY:
Roy D. Smith Surveyors, P.C.


ROY D. SMITH
REGISTERED PROFESSIONAL SURVEYOR NO. 4094
August 18, 2005
44.572 ac. - T.J. Chambers



TRACT 2

Part A: Lot 1, BULL CREEK ROAD SUBDIVISION, a subdivision in Travis County, Texas, according to the map or plat thereof, recorded in Volume 28, Page(s) 17 of the Plat Records of Travis County, Texas

and

Part B: Being 8.495 acres of land, more or less, and lying in and situated out of the Thomas J. Chambers Survey in Travis County, Texas and being more particularly described on Exhibit B-1 attached hereto and made a part hereof.

LEGAL DESCRIPTION: BEING A 8.495 ACRE TRACT OF LAND LYING IN AND BEING SITUATED OUT THE THOMAS J. CHAMBERS SURVEY, ABSTRACT NO. 198 IN TRAVIS COUNTY, TEXAS AND BEING ALL OF THOSE CERTAIN FOUR PARCELS OF LAND CONVEYED TO 4-D PARTNERS L.P. AS TRACTS 2-5 BY DEED RECORDED IN DOCUMENT NO. 19999133413 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS; SAID 8.495 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS AND AS SURVEYED UNDER THE SUPERVISION OF JAMES E. GARON & ASSOCIATES IN OCTOBER, 2007:

BEGINNING at an Iron pipe found in the northerly line of that certain 44.572-acre tract of land conveyed to Danforth Partners I, LTD by deed recorded in Document No. 2001057457 of said deed records for the southeast corner of said 4-D Partners Tract 5 (3.845 acres) and the southwesterly corner of Lot 1, Bull Creek Road Subdivision, a subdivision of record in plat book 28, page 17 of the Plat Records of Travis County, Texas;

THENCE along the north line of said Danforth tract and the south line hereof and said 4-D Partners tract the following six (6) calls:

1. N 89°45'40" W a distance of 555.41 feet to a ½" iron rod found for angle point and common corner of tracts 2 and 5;
2. N 89°25'30" W a distance of 152.99 feet to a ½" iron pipe found for angle point and common corner of tracts 2 and 3;
3. N 89°22'13" W a distance of 122.77 feet to a ½" iron rod found for angle point;
4. N 89°36'49" W a distance of 293.52 feet to a 5/8" iron bolt found for angle point and common corner of tracts 3 and 4;
5. N 89°35'58" W a distance of 75.97 feet to a ½" iron rod found for angle point;
6. N 89°26'01" W a distance of 234.85 feet to a calculated point in Lake Austin for the southwest corner hereof and said 4-D Partners L.P. Tract 4;

THENCE along Lake Austin and Bull Creek the following eleven (11) calls:

1. N 33°56'59" E a distance of 39.50 feet to a ½" iron rod found for angle point;
2. N 38°51'40" E a distance of 162.51 feet to a ½" iron rod found for angle point;

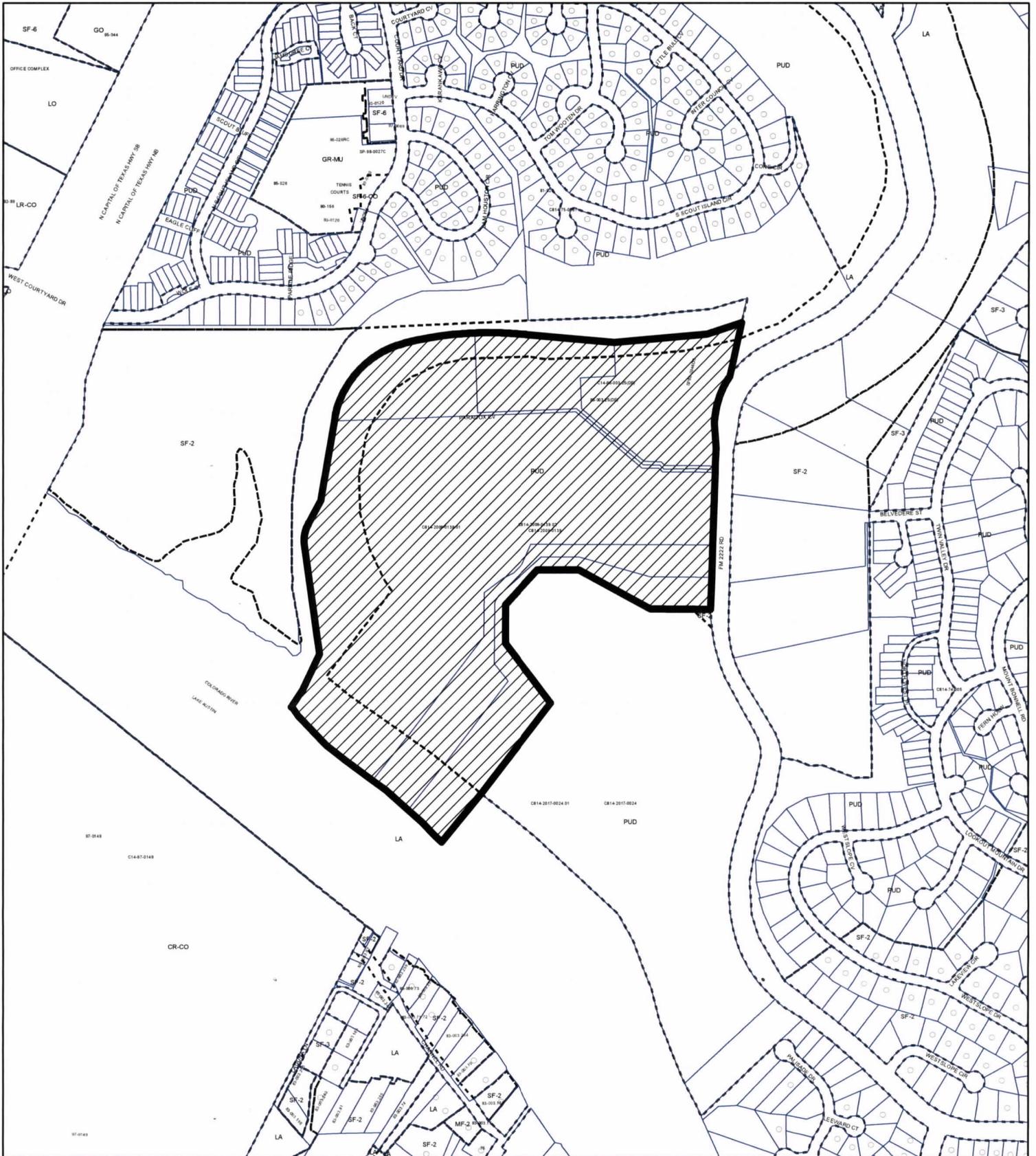
3. N 58°15'39" E a distance of 92.69 feet to a ½" iron rod found for angle point;
4. N 67°58'38" E a distance of 140.40 feet to a ½" iron rod found for angle point;
5. N 81°34'15" E a distance of 137.21 feet to a ½" iron rod found for angle point;
6. S 89°24'48" E a distance of 209.81 feet to a ½" iron rod found for angle point;
7. N 89°52'53" E a distance of 85.01 feet to a ½" iron rod set for angle point;
8. S 78°00'25" E a distance of 71.35 feet to a ½" iron rod found for angle point;
9. N 89°12'18" E a distance of 215.78 feet to a calculated point in water;
10. S 81°08'51" E a distance of 94.90 feet to a calculated point in water;
11. N 87°20'09" E a distance of 373.03 feet to a ½" iron rod set for the northeast corner hereof and said 4-D Partners tract 5 and the northwest corner of the aforesaid Lot 1, Bull Creek Road Subdivision;

THENCE S 15°57'31" W a distance of 291.00 feet along the west line of said Lot 1 to the POINT OF BEGINNING, containing 8.495 acres of land, more or less and as shown on sketch of survey prepared herewith.

Surveyed by:



James E. Garon
Registered Professional Land Surveyor
Server: ColTravis\Surveys\Thomas J Chambers\B58607.doc

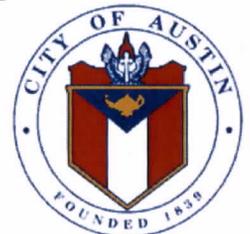


PLANNED UNIT DEVELOPMENT EXHIBIT "B"

ZONING CASE#: C814-2009-0139.03



-  SUBJECT TRACT
-  PENDING CASE
-  ZONING BOUNDARY



1" = 600'

This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.

This product has been produced by CTM for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.

BULL CREEK PUD
EXHIBIT D – RESIDENTIAL NOTES

1. During construction, the existing structure on the property may be used as a dwelling and for activities to assist the site with construction.
2. The project will comply with the single family residential tree removal and clearing requirements of the City Code in effect on the date the PUD application was submitted. The PUD is for one single family residential residence with accessory uses. A tree clearing permit shall be required only for 19 inch diameter and larger trees.
3. The proposed main house, barn, recreation center, and guest house structures shall provide the fire sprinkler protection. As part of the building permit process, the Owner shall work with Austin Fire Department to develop final designs in accordance with NFPA standards.
4. In lieu of a dedicated drainage easement, the Owner shall:
 - a. Continue to accept and convey all offsite runoff through the Property.
 - b. Not increase the velocity of the runoff beyond the Property, including appropriate detention, if necessary.
 - c. Operate, maintain, replace, upgrade, and repair any natural drainage ways and related facilities.
 - d. Allow the City to inspect the drainage area with prior written notice and an appointment with the Owner or Owner's agent.
5. Administrative site plans shall be submitted for review and approval for new improvements to the swim area, boat docks, and the proposed habitat pond, berm and deck improvements in the lower meadow. If environmental variances are requested for the recreation building, then an administrative site plan shall be submitted for it. Due to the overall residential use, no other site plans shall be required.

Site plan regulations, such as landscaping and other requirements applicable to commercial uses shall not be applied to the administrative site plan(s). Tree surveys shall be submitted when required by single family regulations, in accordance with such regulations for 19 inch and greater trees.
6. Parking at the Tower Lot shall be for home occupation or residential use only.
7. Trees on the Tower Lot shall be subject to the Heritage Tree Ordinance as of the date of this PUD amendment #2 submittal.

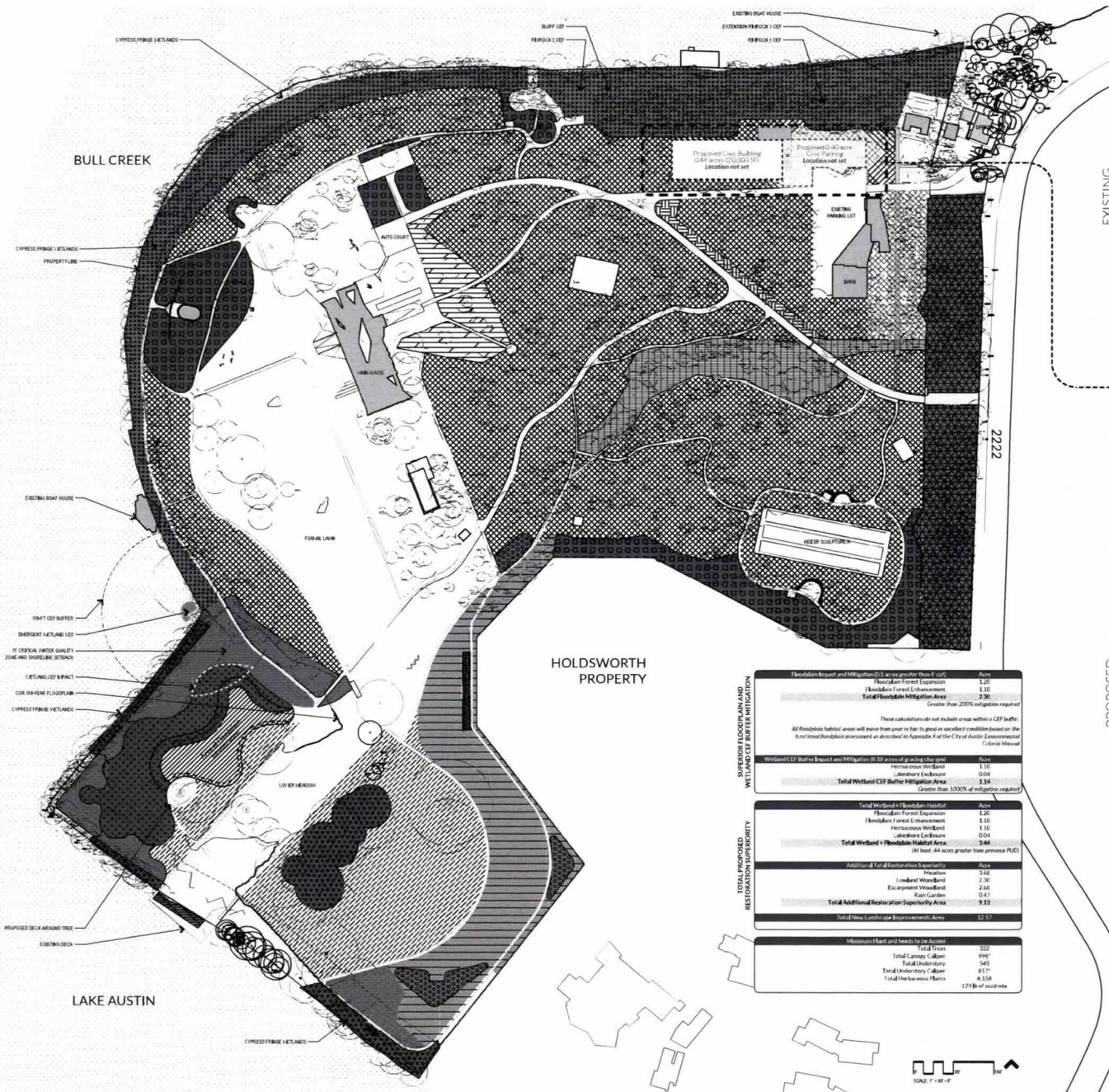
8. While the primary use of the property remains single-family residential, any changes or additions to the residence and existing accessory structures may be processed using the residential permit process including Section 25-5-2 (Site Plan Exemptions). Unless authorized by 25-5-2, all other development, including but not limited to parking, drives, artwork, maintenance facilities, trails, docks and other shoreline improvements, etc., will require the submittal of an administrative site plan, or a revision and/or correction to an existing site plan as determined by the Director of Development Services Department.

9. A change of use shall be deemed to occur upon the issuance of a certificate of occupancy for a structure intended for civic use. The change of use shall only apply to a structure intended for a civic use regardless of which lot it is located on. All such structures or improvements shall comply with the applicable site development requirements for the intended use as set forth in this ordinance. All residential structures and improvements existing at the time of such change in use may continue to exist as confirming uses.

BULL CREEK PUD
EXHIBIT E – CIVIC NOTES

1. Prior to, during construction, and operation of a civic use on the Property the existing structures may be used for residential purposes and for activities associated with a civic use.
2. Until the use of the Property changes as set forth in Section 3 below, the Property shall be considered a residential PUD using Lake Austin (LA) as the base zoning district.
3. A change of use shall be deemed to occur upon the issuance of a certificate of occupancy for a structure intended for civic use. The change of use shall only apply to a structure intended for a civic use regardless of which lot it is located on. All such structures or improvements shall comply with the applicable site development requirements for the intended use as set forth in this Ordinance. All residential structures and improvements existing at the time of such change in use may continue to exist as conforming uses.
4. In lieu of a dedicated drainage easement, the Owner shall:
 - a. Continue to accept and convey all offsite runoff through the Property.
 - b. Not increase the velocity of the runoff beyond the Property, including appropriate detention, if necessary.
 - c. Operate, maintain, replace, upgrade, and repair any natural drainage ways and related facilities.
 - d. Allow the City to inspect the drainage area with prior written notice and an appointment with the Owner or Owner's agent.
5. While the primary use of the property remains single-family residential, any changes or additions to the residence and existing accessory structures may be processed using the residential permit process including Section 25-5-2 (Site Plan Exemptions).
6. Unless authorized by 25-5-2 (Site Plan Exemptions), all other development, including but not limited to parking, drives, artwork, maintenance facilities, trails, docks and other shoreline improvements, etc., will require the submittal of an administrative site plan, or a revision and/or correction to an existing site plan as determined by the Director of Development Services Department.
7. A new tree survey shall be submitted when a site plan is filed for a civic use.
8. Site plans approved for a civic use shall expire 10 years after date of approval.
9. Corrections to released site plans shall be allowed for:
 - artwork and its supporting foundations; and
 - walkways

10. Existing parking areas may be used for home occupation, residential use or civic use, without modification to such areas.
11. Unless located within a flood hazard area, regardless of size and orientation, a building permit shall not be required for the artwork or its supporting foundations so long as the improvements are not occupiable.
12. Trade permits shall be required for electric, mechanical, and plumbing improvements, if necessary.
13. Development of the Property is exempt from Chapter 25-2, Subchapter E - Design Standards and Mixed Use, Section 2.2, 2.3, 2.4, 2.8, and Article 3.
14. Green water quality controls will be provided for development greater than 8,000 SF, as described in Section 1.6.7 of the ECM, to treat 100% of the water quality volume.
15. The Critical Water Quality Zone will increase from 75-ft to 100-ft for a civic use.
16. Any improvement proposed in the Critical Water Quality Zone shall be located no closer than 50-ft from the shoreline.
17. The development associated with the "Proposed Civic Building" and "Proposed Civic Parking" as shown on Exhibit F shall:
 - a. be designed such that conveyance of overland storm water flows will not reach velocities of erosive force within the CEF buffer and, shall be directed away from the crest of the rim rock
 - b. 100% of the storm water from this new building and associated hardscape and parking will be treated and managed using rain gardens and bio-swales.
 - c. The proposed building shall provide additional native plantings and trees upslope of the rim rock CED and superior to the requirements of 609s.
 - d. Provide signage and fencing along the perimeter of the rim rock CEF buffer to establish a no-mow zone and prevent accidental clearing of vegetation by maintenance staff.
 - e. At the time of site plan submittal, engage geotechnical and structural experts to design the proposed building to the highest standard of care for the preservation and protection of the CEF.
18. The civic building shall be setback a minimum of 65-ft from the rim rock CEF as shown on Exhibit F.



-  **Ash Juniper/Oak Woodland | 2.20 acres**
Existing thicket, native woodland, buffer between the site and 2222
-  **Arroyo Woodland | 1.16 acres**
Native woodland canopy over native shrubs and ground cover in wet and dry conditions
-  **Native Planting | 0.68 acres**
Perennial grasses and shrubs
-  **Bioswale | 0.20 acres**
Pocket planted native plants amongst limestone rocks
-  **Cliff Habitat | 3.93 acres**
Mature, intact, diverse oak juniper to riparian woodland. Continue current management practices including invasive-species removal.
-  **Native Woodland Understory | 16.12 acres**
Buffalo Grass (*Bouteloua dactyloides*) under the canopy of native trees such as Live Oaks, Bur Oaks, and Pecans maintained 4 times a year

- Total Acreage After Accounting for Civic Use (0.86 acres) = 15.26 acres**
-  **Lowland Woodland | 2.30 acres**
Canopy Trees: min. 51 trees per acre; min. 3" caliper; at least 3 species
Understory Trees: min. 80 trees per acre; min. 1.5" caliper; at least 6 species
Herbaceous Plants: min. 375 plants per acre; min. 4" container; at least 8 species
-  **Escarpment Woodland | 2.68 acres**
Canopy Trees: min. 51 trees per acre; min. 3" caliper; at least 3 species
Understory Trees: min. 80 trees per acre; min. 1.5" caliper; at least 6 species
Herbaceous Plants: min. 375 plants per acre; min. 4" container; at least 8 species
-  **Meadow | 3.68 acres**
Herbaceous plant installed via seed mix: 35 lbs/acre
-  **Floodplain Forest Expansion | 1.20 acres**
Canopy Trees: min. 51 trees per acre; min. 3" caliper; at least 3 species
Understory Trees: min. 80 trees per acre; min. 1.5" caliper; at least 6 species
Herbaceous Plants: min. 375 plants per acre; min. 4" container; at least 8 species
-  **Floodplain Forest Enhancement | 1.10 acres**
Canopy Trees: min. 16 trees per acre; min. 3" caliper; at least 3 species
Understory Trees: min. 46 trees per acre; min. 1.5" caliper; at least 6 species
Herbaceous Plants: min. 375 plants per acre; min. 4" container; at least 8 species
-  **Herbaceous Wetland (0"-24" depth) | 1.10 acres**
Per Acre Planting Rate: min. 2,500 herbaceous plants; at least 5 species
Sizing: min. 4" container
-  **Lakeshore Enclosure | 0.04 acres**
Per Acre Planting Rate: min. 2,500 herbaceous plants; at least 5 species
Sizing: min. 4" container
-  **Rain Garden | 0.47 acres**
Per Acre Planting Rate: min. 2,500 herbaceous plants; at least 5 species
Sizing: min. 4" container
-  **Open Water Habitat (<8' depth) | 0.67 acres**

| Floodplain Forest and Mitigation (3.48 acres greater than CEF) | | Acres |
|---|--|--------------------|
| Floodplain Forest Expansion | | 1.20 |
| Floodplain Forest Enhancement | | 1.10 |
| Total Floodplain Mitigation Area | | 2.30 |
| Greater than 200% mitigation required | | |
| These calculations do not include areas within a CEF buffer. | | |
| All Floodplain habitat areas will occur from pair to pair to good or excellent condition based on the functional floodplain assessment as described in Appendix 3 of the City of Austin Environmental Criteria Manual | | |
| Wetland CEF Buffer and Mitigation (8.10 acres greater than CEF) | | Acres |
| Herbaceous Wetland | | 1.10 |
| Lakeshore Enclosure | | 0.04 |
| Total Wetland CEF Buffer Mitigation Area | | 1.14 |
| Greater than 1000% of mitigation required | | |
| Total Wetland + Floodplain Habitat | | Acres |
| Floodplain Forest Expansion | | 1.20 |
| Floodplain Forest Enhancement | | 1.10 |
| Herbaceous Wetland | | 1.10 |
| Lakeshore Enclosure | | 0.04 |
| Total Wetland + Floodplain Habitat Area | | 3.44 |
| (At least 44 acres greater than previous PUD) | | |
| Additional Total Restoration Opportunities | | Acres |
| Meadow | | 3.68 |
| Lowland Woodland | | 2.30 |
| Escarpment Woodland | | 2.68 |
| Rain Garden | | 0.47 |
| Total Additional Restoration Opportunity Area | | 9.13 |
| Total of New Landscape Elements: 12.57 | | |
| Mitigation (Plant and Seed) to be Added | | Acres |
| Total Trees | | 352 |
| Total Canopy Caliper | | 996 |
| Total Understory | | 545 |
| Total Understory Caliper | | 817 |
| Total Herbaceous Plants | | 6,158 |
| | | 129 lb of seed mix |

NOTES:
 1. Rain gardens, or other green stormwater infrastructure, will be constructed with the civic use and will be located and designed at the time of site development permit.
 2. Upon conversion of the property to a civic use, 100% of the water quality volume required by code will be provided using Green Stormwater Infrastructure as described in Section 1.6.7 of the Environmental Criteria Manual.

| Common Name | Scientific Name | Stability Rating | Emergent |
|-----------------------------|------------------------------------|------------------|----------|
| Bald Cypress | <i>Taxodium distichum</i> | 9 | |
| Dwarf Palmetto | <i>Sabal minor</i> | | Y |
| Southern Maidenhair Fern | <i>Adiantum capillus-veneris</i> | | Y |
| California Bulrush | <i>Schoenoplectus californicus</i> | 9 | Y |
| Frogfruit | <i>Phyla nodiflora</i> | 4 | |
| Obedient Plant | <i>Physostegia aquatilis</i> | | Y |
| Powdery Thalia | <i>Thalia dealbata</i> | | Y |
| Buttonbush | <i>Cephalanthus occidentalis</i> | 8 | |
| Woolly Rose Mallow | <i>Hibiscus lasiocarpus</i> | | Y |
| Coastal Water Hyacinth | <i>Eichhornia crassipes</i> | | Y |
| American Water Willow | <i>Justicia americana</i> | 7 | Y |
| Squarestem Spikerush | <i>Eriochloa quadrangulata</i> | 6 | Y |
| Horsetail Reed | <i>Equisetum hyemale</i> | 6 | Y |
| Claytonia | <i>Claytonia virginica</i> | 5 | Y |
| Busy Bluestem | <i>Andropogon glomeratus</i> | 5 | Y |
| Giant Cut Grass | <i>Zizaniopsis millicoma</i> | 9 | Y |
| Common Three-Square Bulrush | <i>Scirpus pungens</i> | 9 | Y |
| Starrush whitetop | <i>Rhynchospora colorata</i> | 6 | Y |
| White Spider Lily | <i>Hymenocallis liriosme</i> | | Y |
| Texas Rush | <i>Juncus tenuis</i> | 7 | Y |
| Berkeley Sedge | <i>Carex divisa</i> | | Y |
| Cherokee Sedge | <i>Carex cherokeensis</i> | | Y |
| Pickered Weed | <i>Pontederia cordata</i> | | Y |
| White Water-Lily | <i>Nymphaea odorata</i> | | Y |
| Yellow Cow Lily | <i>Nuphar lutea</i> | | Y |
| Pale Spikerush | <i>Eriochloa macostachya</i> | 6 | Y |

| Common Name | Scientific Name |
|-----------------------|--|
| American Basketflower | <i>Centaurea americana</i> |
| Claespang Coneflower | <i>Dracopis amplexicaulis</i> |
| Cuscuta | <i>Liatris punctata var. mucronata</i> |
| Eastern Gama Grass | <i>Tripsacum dactyloides</i> |
| Engelmann's Daisy | <i>Engelmannia perstivata</i> |
| Gayfeather | <i>Liatris scariosa</i> |
| Blue Mistflower | <i>Conoclinium coelestinum</i> |
| Frogfruit | <i>Phyla nodiflora</i> |
| Horsetail Reed | <i>Equisetum hyemale</i> |
| Shrubby Bonaset | <i>Ageratina havanensis</i> |
| Texas Penstemon | <i>Diastylis texana</i> |
| Blue Grama | <i>Bouteloua gracilis</i> |
| Silver Bluestem | <i>Bothriochloa saccharoides</i> |
| Little Bluestem | <i>Schyzachyrium scoparium</i> |
| Sideoats Grama | <i>Bouteloua curtipendula</i> |
| Meadow Sedge | <i>Carex pendulata</i> |
| Lyreleaf Sage | <i>Salvia lyrata</i> |
| Rattlesnake Master | <i>Eryngium yuccifolium</i> |
| Indian Paintbrush | <i>Castilleja indivisa</i> |
| Mealy Cup Sage | <i>Salvia farinacea</i> |
| Indian Blanket | <i>Gallardia pulchella</i> |

| Common Name | Scientific Name |
|----------------------|--|
| American Beautyberry | <i>Callicarpa americana</i> |
| Bigtooth Maple | <i>Acer grandidentatum</i> |
| Aromatic Sumac | <i>Rhus aromatica</i> |
| Possumhaw Holly | <i>Ilex decidua</i> |
| Bald Cypress | <i>Taxodium distichum</i> |
| Red Buckeye | <i>Aesculus pavia</i> |
| Roughleaf Dogwood | <i>Cornus drummondii</i> |
| Dwarf Palmetto | <i>Sabal minor</i> |
| Shrubby Bonaset | <i>Ageratina havanensis</i> |
| Turkscap | <i>Malvastrum arboreum var. drummondii</i> |
| Northern Spicebush | <i>Lindera benzoin</i> |
| Yaupon Holly | <i>Ilex vomitoria</i> |
| Heartleaf Skullcap | <i>Scutellaria ovata</i> |
| Blue Mistflower | <i>Conoclinium coelestinum</i> |
| Golden Groundsel | <i>Packera obovata</i> |
| Shrubby Bonaset | <i>Ageratina havanensis</i> |
| Wood Fern | <i>Thelypteris kunthii</i> |
| Brazos Penstemon | <i>Penstemon tenuis</i> |

| Common Name | Scientific Name |
|----------------------|--|
| American Beautyberry | <i>Callicarpa americana</i> |
| Aromatic Sumac | <i>Rhus aromatica</i> |
| Blue Oak | <i>Quercus macrocarpa</i> |
| Flame Acanthus | <i>Antennaria quadrifida var. wrightii</i> |
| Pean | <i>Carya illinoensis</i> |
| Possumhaw Holly | <i>Ilex decidua</i> |
| Northern Spicebush | <i>Lindera benzoin</i> |
| Red Buckeye | <i>Aesculus pavia</i> |
| Roughleaf Dogwood | <i>Cornus drummondii</i> |
| Dwarf Palmetto | <i>Sabal minor</i> |
| Shrubby Bonaset | <i>Ageratina havanensis</i> |
| Turkscap | <i>Malvastrum arboreum var. drummondii</i> |
| Yaupon Holly | <i>Ilex vomitoria</i> |
| Virginia Wildye | <i>Ostrya virginicus</i> |
| Giant Sea Oats | <i>Chasmanthium latifolium</i> |
| Brazos Penstemon | <i>Penstemon tenuis</i> |

| Common Name | Scientific Name |
|-------------------------|--|
| Beargrass | <i>Nolina texana</i> |
| Monterrey Oak | <i>Quercus muhlenbergii</i> |
| Chinquapin Oak | <i>Quercus virginiana</i> |
| Live Oak | <i>Quercus virginiana</i> |
| Mexican Plum | <i>Prunus mexicana</i> |
| Prairie Flameleaf Sumac | <i>Rhus lanceolata</i> |
| Possumhaw Holly | <i>Ilex decidua</i> |
| Red Buckeye | <i>Aesculus pavia</i> |
| Shrubby Bonaset | <i>Ageratina havanensis</i> |
| Turkscap | <i>Malvastrum arboreum var. drummondii</i> |
| Virginia Creeper | <i>Parthenocissus quinquefolia</i> |
| Ev's Necklaze | <i>Staphyle trifolia</i> |
| Yaupon Holly | <i>Ilex vomitoria</i> |
| Inland Sea Oats | <i>Chasmanthium latifolium</i> |
| Cherokee Sedge | <i>Carex cherokeensis</i> |
| Frogfruit | <i>Phyla nodiflora</i> |
| Stagger Daisy | <i>Calyptranthes virginis</i> |
| River Fern | <i>Thelypteris kunthii</i> |
| Cedar Sage | <i>Salvia sumseriana</i> |
| Lyre Leaf Sage | <i>Salvia lyrata</i> |
| Golden Groundsel | <i>Packera obovata</i> |
| Texas Sedge | <i>Carex texensis</i> |
| Mountain Pea | <i>Orbexilum pedunculatum</i> |

| Common Name | Scientific Name |
|-------------------------|--|
| Cedar Elm | <i>Ulmus crassifolia</i> |
| Monterrey Oak | <i>Quercus muhlenbergii</i> |
| Live Oak | <i>Quercus virginiana</i> |
| Eastern Red Cedar | <i>Juniperus virginiana</i> |
| Beargrass | <i>Nolina texana</i> |
| Elbowbush | <i>Forestiera pubescens</i> |
| Ev's Necklaze | <i>Staphyle trifolia</i> |
| Mexican Buckeye | <i>Unguedia speciosa</i> |
| Agertia | <i>Mahonia trifoliata</i> |
| Possumhaw Holly | <i>Ilex decidua</i> |
| Shrubby Bonaset | <i>Ageratina havanensis</i> |
| Texas Mountain Laurel | <i>Sophora secundiflora</i> |
| Texas Penstemon | <i>Diostyris texana</i> |
| Red Bud | <i>Cercis canadensis var. texensis</i> |
| Prairie Flameleaf Sumac | <i>Rhus lanceolata</i> |
| Turkscap | <i>Malvastrum arboreum var. drummondii</i> |
| Virginia Creeper | <i>Parthenocissus quinquefolia</i> |
| Yaupon Holly | <i>Ilex vomitoria</i> |
| Frogfruit | <i>Phyla nodiflora</i> |
| Stagger Daisy | <i>Calyptranthes virginis</i> |

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

- THE WORK SHALL CONSIST OF PERFORMING ALL REQUIRED ACTIVITIES FOR SOIL DECOMPACTION IN AREAS SHOWN ON THE RESTORATION PLAN. THE SCOPE OF WORK INCLUDES ALL LABOR, MATERIALS, TOOLS, SUPPLIES, EQUIPMENT, FACILITIES, TRANSPORTATION AND SERVICES NECESSARY FOR PERFORMING ALL OPERATIONS IN CONNECTION WITH SOIL DECOMPACTION, COMPLETE AS SHOWN ON THE DRAWINGS AND AS SPECIFIED HEREIN.
 - THE CONTRACTOR SHALL BE RESPONSIBLE FOR SUPPLYING ALL SUPPLIES AND EQUIPMENT IN SUFFICIENT QUANTITIES SO AS TO PERFORM SOIL DECOMPACTION AS NECESSARY WITHOUT DELAYING CONSTRUCTION PROGRESS.
 - THE SUBMITTAL REQUIREMENTS OF THIS SPECIFICATION ITEM SHALL INCLUDE THE TEST RESULTS, INFORMATION ABOUT PROPOSED EQUIPMENT, AND SAMPLES NECESSARY FOR APPROVAL OF DECOMPACTION TECHNIQUES AND METHODS.
 - SOIL COMPACTION TESTING SHALL BE PERFORMED BOTH BEFORE AND AFTER MODIFICATION OF SOIL, UNLESS OTHERWISE SPECIFIED BY THE LANDSCAPE ARCHITECT.
 - SOIL COMPACTION TESTING SHALL INCLUDE WRITTEN RESULTS AND MAPPED LOCATIONS OF TESTS PROVIDED TO THE LANDSCAPE ARCHITECT AND OWNER. A MINIMUM OF TWO TESTS PER 5,000 SQUARE FEET ARE REQUIRED. TEST RESULTS SHALL BE REPORTED IN PERCENT OF STANDARD PROCTOR DENSITY OR BULK DENSITY (GCM³) UNLESS OTHERWISE SPECIFIED BY THE LANDSCAPE ARCHITECT. FOR SURFACE DECOMPACTION, MEASURE AT BOTH THE SURFACE AND AT SIX (6) INCHES DEPTH. FOR SUBSURFACE DECOMPACTION, MEASURE AT A DEPTH OF BOTH 12 AND 18 INCHES.
 - PROVIDE ONE GALLON SAMPLE OF THE COMPOST AND MULCH MATERIAL AT THE SAME TIME AS LAB ANALYSES SUPPLIED BY THE PRODUCER TO THE LANDSCAPE ARCHITECT VERIFYING THAT THE PRODUCTS MEET THE REQUIREMENTS OF THE CITY OF AUSTIN STANDARD SPECIFICATION 6615. LAB ANALYSES FOR COMPOST SHALL BE DATED WITHIN 90 CALENDAR DAYS OF THE TIME OF SUBMITTAL.
 - PRODUCER SHALL PROVIDE A LETTER STATING THE LENGTH OF THE COMPOSTING PERIOD FOR COMPOST, AND LISTING THE SOURCE MATERIALS BY VOLUME FOR COMPOST AND MULCH.
 - FOR DECOMPACTION WORK UNDER TREES, PROVIDE QUALIFIED ARBORIST CREDENTIALS, INCLUDING PROOF OF CERTIFICATION FROM THE INTERNATIONAL SOCIETY OF ARBORICULTURE, LICENSES, RESUME AND REFERENCES FOR THE SUPERVISOR OF THE WORK TO BE PERFORMED WITHIN THE CRZ OF EXISTING TREES TO REMAIN.
- CONSTRUCTION METHODS FOR THE STAGING, PARKING, AND LAYDOWN AREA ON THE RESTORATION PLAN:**
- BEFORE INITIATION OF DECOMPACTION ACTIVITIES, ALL REQUIRED EROSION CONTROL AND ENVIRONMENTAL MEASURES SHALL BE IN PLACE AS INDICATED AND THE DEPTHS AND LOCATIONS OF ALL UNDERGROUND UTILITIES SHALL BE VERIFIED. THE SURFACE OF THE SUBGRADE SHALL BE SHAPED IN GENERAL CONFORMITY WITH THE TYPICAL SECTIONS, LINES, AND GRADES INDICATED ON THE DRAWINGS BY THE REMOVAL OF EXISTING MATERIAL OR BY THE ADDITION OF APPROVED MATERIAL AS ESTABLISHED BY THE ENGINEER OR LANDSCAPE ARCHITECT.
 - COMPACTION LEVELS THAT ARE DETRIMENTAL TO ROOT GROWTH ARE DEPENDENT ON SOIL TYPE, WHICH TYPICALLY VARIES FROM SITE TO SITE AND MUST BE DETERMINED BY THE LANDSCAPE ARCHITECT OR SOILS CONSULTANT BEFORE TESTING OCCURS.
 - COMPACTION RATING OF ALL AFFECTED SOILS SHALL BE BETWEEN 75 AND 85 PERCENT STANDARD PROCTOR DENSITY WITH A PENETRATION RESISTANCE BETWEEN 75 TO 175 PSI.
 - ALL SOIL MANAGEMENT ACTIVITIES INCLUDING AMENDMENT AND/OR DECOMPACTION MUST OCCUR AT A SOIL MOISTURE CONTENT BETWEEN FIVE (5) AND 20 PERCENT MEASURED AT THE DEPTH OF THE WORK.
 - COMPACTED SURFACE SOIL (0-6 INCH SOIL DEPTH) - DO NOT USE ROTO-TILLER, USE DISC PLOW / HARROW TO LOOSEN SOIL TO UNIFORM CLOD SIZE, DO NOT OVER CULTIVATE IN ORDER TO PRESERVE EXISTING SOIL STRUCTURE. MAKE A MINIMUM OF TWO PASSES ALONG PERPENDICULAR PATHS, BETWEEN PASSES, TOP-DRESS WITH COMPOST AS REQUIRED TO BRING THE SOIL ORGANIC MATTER CONTENT TO THE LEVEL AS INDICATED WITHIN THE PLANS OR RELATED SPECIFICATIONS.
 - COMPACTED SUBSOIL (6-18 INCH SOIL DEPTH) - AFTER ROUGH GRADING AND REMOVING ALL PLANTS AND DEBRIS FROM THE SURFACE, LOOSEN THE SOIL BY DRAGGING A HIPPING SHANK OR CHISEL THROUGH THE SOIL TO A DEPTH OF 18 INCHES FROM FINISHED GRADE. THE LANDSCAPE ARCHITECT SHALL SPECIFY THE APPROPRIATE DEPTH OF SPRING-BASED JIPON SITE CONDITIONS. SHANK SPACING VARIES WITH SOIL MOISTURE, SOIL TYPE, AND DEGREE AND DEPTH OF COMPACTION. SHANK SPACING SHALL BE AS SPECIFIED BY THE LANDSCAPE ARCHITECT. AT LEAST THREE (3) SEPARATE SERIES OR PATTERNS OF MOVEMENT ARE REQUIRED. THE FIRST SERIES OR PATTERN OF PASSES IS APPLIED LENGTHWISE, PARALLEL WITH THE LONGEST SPREAD OF THE SITE; GRADUALLY PROGRESSING ACROSS THE SITE'S WIDTH WITH EACH SUCCESSIVE PASS. THE SECOND SERIES RUNS DIAGONALLY, CROSSING THE FIRST SERIES AT AN ANGLE OF ABOUT 45 DEGREES. THE THIRD SERIES RUNS AT RIGHT ANGLE OR 90 DEGREES TO THE FIRST SERIES. BETWEEN PASSES, TOP-DRESS WITH COMPOST AS REQUIRED TO BRING THE SOIL ORGANIC MATTER CONTENT TO A MINIMUM OF TWO (2) TO FOUR (4) PERCENT BY WEIGHT.
 - COMPACTED SOIL WITHIN THE CRITICAL ROOT ZONE OF EXISTING ESTABLISHED TREES: A-F-M (AIR EXCAVATION, FERTILIZATION, MULCHING) OR VERTICAL MULCHING.
 - TWO TECHNIQUES ARE DESCRIBED BASED ON TREE LOCATION RELATIVE TO THE FLOODPLAIN AND POTENTIAL FOR ADVERSE EROSION: AN INTERNATIONAL SOCIETY OF ARBORICULTURE (ISA) CERTIFIED ARBORIST SHOULD OVERSEE WORK UNDER TREES AT ALL TIMES.
 - UNDER NO CIRCUMSTANCES SHOULD DECOMPACTION WORK BE DONE IN THE ONE-QUARTER (¼) CRITICAL ROOT ZONE.
 - REMOVE THE TOPS OF ALL PLANTS TO BE REMOVED FROM THE ROOT ZONE. REMOVE SOIL WITH A WALK BEHIND 500 CUTTER, ONLY GRUB-OUT THE ROOTS OF INVASIVE PLANTS TO BE REMOVED.
 - BEFORE BEGINNING WORK, THE PROPOSED AREA SHALL BE SUFFICIENTLY WETTED TWENTY-FOUR (24) HOURS IN ADVANCE TO MINIMIZE DUST TO THE GREATEST EXTENT POSSIBLE.
 - USE A PNEUMATIC AIR EXCAVATION TOOL.
 - METHOD 1 - A-F-M: IN A LOCATION OUTSIDE THE FLOODPLAIN AND ON SLOPES OF 3:1 OR LESS, USE A PNEUMATIC AIR TOOL TO LOOSEN THE TOP NINE (9) INCHES OF THE SOIL. WITHIN 50 PERCENT OF THE AREA WITHIN THE TREE DRIFLINE, SURFACE ROOTS MAY MOVE AND SEPARATE FROM SOIL DURING THIS PROCESS BUT THE BANK ON ROOTS SHOULD NOT BE BROKEN. INCORPORATE ORGANIC FERTILIZERS TO PROVIDE NUTRIENTS AS INDICATED AS DEFICIENT BY THE SOIL TEST AND AS RECOMMENDED BY THE LANDSCAPE ARCHITECT OR SOIL CONSULTANT. ANY FERTILIZER TREATMENT SHOULD BE APPLIED A CERTIFIED ARBORIST. ADD THREE (3) INCHES OF COMPOST OVER THE SOIL IMMEDIATELY AFTER AERATION. USE A PNEUMATIC AIR TOOL TO MIX THE COMPOST INTO THE TOP SIX (6) INCHES OF THE LOOSENED SOIL. APPLY A MINIMUM OF FOUR (4) INCHES OF SHREDED HARDWOOD MULCH ACROSS THE AREA BETWEEN THE DRIFLINE TO WITHIN ONE (1) FOOT FROM THE TRUNK.
 - METHOD 2 - VERTICAL MULCHING: THIS TECHNIQUE IS SUITABLE FOR A FLOODPLAIN OR OTHER LOCATION SUBJECT TO ADVERSE EROSION. USE A PNEUMATIC AIR TOOL TO MAKE ONE (1) INCH MINIMUM DIAMETER HOLES TO A DEPTH OF TWELVE (12) INCHES WITH HOLES THREE (3) FEET ON CENTER FROM THE HALF CRITICAL ROOT ZONE (CRZ) TO THE DRIFLINE. FURNISH COMPOST INTO THE HOLES. APPLY A MINIMUM OF FOUR (4) INCHES OF SHREDED HARDWOOD MULCH ACROSS THE AREA BETWEEN THE DRIFLINE TO WITHIN ONE (1) FOOT FROM THE TRUNK.
 - WORK IN SECTIONS SUCH THAT THE ENTIRE PROCESS - INCLUDING ANY PROPOSED IRRIGATION - CAN BE COMPLETED IN ONE DAY FOR EACH SECTION. APPLY TEN (10) GALLONS OF WATER PER INCH IN DIAMETER OF DRIF OR DEPTH OF TWELVE (12) INCHES WITH HOLES THREE (3) FEET ON CENTER FROM THE HALF CRITICAL ROOT ZONE (CRZ) TO THE DRIFLINE. DURING DROUGHT OR OTHER PROLONGED DRY PERIODS, CONTINUE TO PROVIDE SUPPLEMENTAL WATER FOR ONE (1) TO THREE (3) WEEKS IMMEDIATELY AFTER TREATMENT.
 - DECOMPACTION TREE ROOT ZONES SHOULD BE ACCESS-RESTRICTED FOR ONE YEAR USING STEEL POSTS AND CHAIN BARRIERS. AT MINIMUM, OR APPROVED EQUAL, THE BARRIERS SHALL BE ERRECTED AT THE EDGE OF THE DECOMPACTION ZONES AROUND AN ENTIRE TREE OR TREE CLUSTER. PER THE PLANS, WITHOUT DRIVING POSTS INTO ROOTS OVER TWO (2) INCHES IN DIAMETER.
 - PROTECTION OF DECOMPACTION SOILS: AFTER ANY DECOMPACTION ACTIVITIES HAVE TAKEN PLACE DO NOT ALLOW VEHICLES, EQUIPMENT, OR STOCKPILING OF CONSTRUCTION MATERIALS ON PREVIOUSLY DECOMPACTION SOIL.
 - THE CONTRACTOR SHALL PROTECT DECOMPACTION SOIL FROM DAMAGE INCLUDING CONTAMINATION AND RE-COMPACTION DUE TO OTHER SOIL INSTALLATION, PLANTING OPERATIONS, AND OPERATIONS BY OTHER CONTRACTORS. MAINTAIN PROTECTION OF DECOMPACTION AREAS UNTIL PROJECT ACCEPTANCE. UTILIZE FENCING AND MATTING AS REQUIRED OR DIRECTED TO PROTECT THE FINISHED SOIL WORK. REPAIR OR REPLACE DAMAGED DECOMPACTION SOIL IMMEDIATELY.
 - REPAIR OF RE-COMPACTION SOILS: AFTER DECOMPACTION HAS TAKEN PLACE, ANY SOIL THAT BECOMES RE-COMPACTION TO A DENSITY GREATER THAN 85% STANDARD PROCTOR DENSITY OR PENETRATION RESISTANCE OF 225 PSI SHALL BE DECOMPACTION AGAIN.
 - LOOSEN COMPACTED SOIL AND REPLACE SOIL THAT HAS BECOME CONTAMINATED AS DETERMINED BY THE LANDSCAPE ARCHITECT OR SOILS CONSULTANT. RE-COMPACTION AND/OR CONTAMINATED SOIL SHALL BE LOOSENED OR REPLACED AT NO EXPENSE TO THE OWNER.
 - WHERE MODIFIED EXISTING SOIL HAS BECOME COMPACTED OR CONTAMINATED AND NEEDS TO BE REPLACED, PROVIDE IMPORTED SOIL THAT IS OF SIMILAR COMPOSITION, DEPTH AND DENSITY AS THE SOIL THAT WAS REMOVED.

SUSTAINABLE LAND MANAGEMENT:

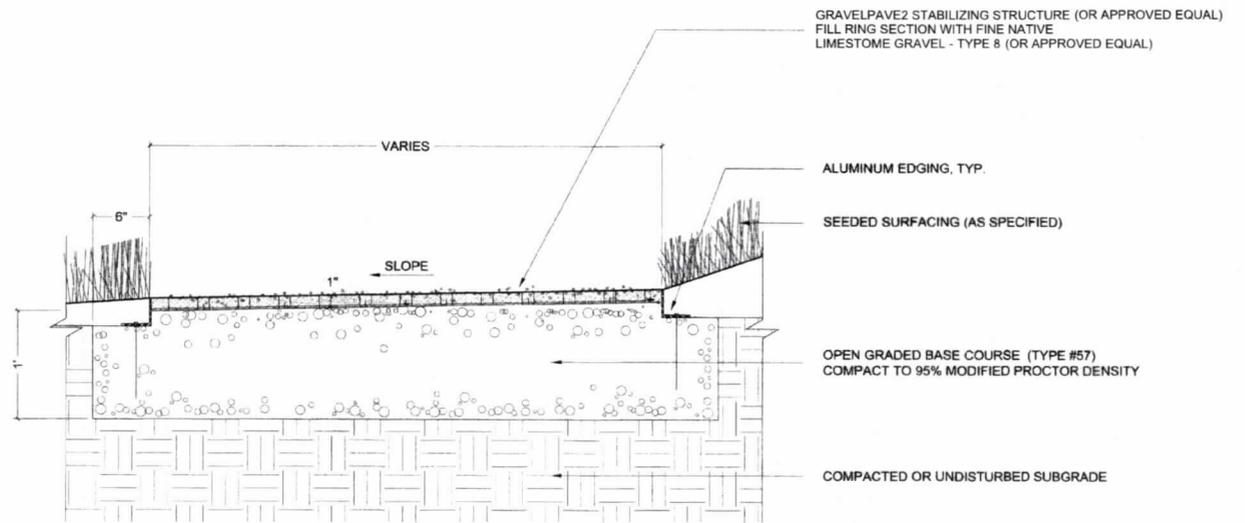
- THE APPLICANT IS COMMITTED TO CREATING A SUSTAINABLE LAND MANAGEMENT PLAN FOR THE SITE. THE PLAN WILL USE AN ADAPTIVE MANAGEMENT FRAMEWORK THAT FOCUSES ON AN ENHANCED USER EXPERIENCE AND ECOLOGICAL FUNCTIONALITY THAT RESULTS IN LONG-TERM, SUSTAINABLE MANAGEMENT OF THE SITE. AT A MINIMUM, THE LAND MANAGEMENT PLAN WILL INCLUDE ANNUAL MANAGEMENT OF INVASIVE SPECIES (AS LISTED BELOW), INCREASES IN DIVERSITY THROUGH PLANTING AND SEEDING, ENSURING NATIVE VEGETATIVE COVER, AND ANNUAL MONITORING.
- INVASIVE SPECIES WILL BE MANAGED BY BEST PRACTICES PRESCRIBED BY THE CITY OF AUSTIN INVASIVE SPECIES MANAGEMENT PLAN THAT RESULTS IN LESS THAN 5% COVER OF ANY PARTICULAR INVASIVE SPECIES WITHIN ENVIRONMENTALLY SUPERIOR AREAS. INVASIVE SPECIES OF CONCERN AND OBSERVED ON THE SITE INCLUDE: BERMUDAGRASS (CYODON DACTYLOIDES), BLUE-LEAF PERIWINKLE (VINCA MAJOR), BRACLIUM VERNUM (VERBENA BRASILIENSIS), CHEATGRASS (BROMUS TECTORUM), CHENABERRY TREE (MELIA AZEDRACHA), CHINESE TALLOW TREE (FRAXINA SERRIFOLIA), GOOD YAM (COLCASIA ESCULENTA), DALLEGRASS (PASPALUM GLABRATUM), ENGLISH IVY (HEDERA HELIX), FEEDLE DOCK (RUMEX PULCHER), FELD BROOME (BROMUS AVENSIS), GLOSSY PRIVET (LIGUSTRUM LUCIDUM), JAPANESE HONEY SUKLE (LONICERA JAPONICA), JOHNSONGRASS (SORGHUM HALPENSE), LILAC CHASTREY (VITEX AGNIUS-CASTUS), SACRED BAMBOO (INDOCHINA DOMESTICA), SPREADING HEDGE PARISY (FOHUS AFRICENSIS), ST. AUGUSTINE GRASS (STENOCHLOA SECUNDA), SWEET AUTUMN VIRGINSBOWER (CEMELIS L. TENNIFLORA), TAIWANESE PHOTINIA (PHOTINIA SERRIFOLIA), AND VASEY'S GRASS (PASPALUM BRIVELLE).

All areas will be planted and seeded at densities and diversities 20% greater than those required by 60% as described in the City of Austin Environmental Criteria Manual of the City of Austin Environmental Criteria Manual. The meadow, herbaceous wetland, and lakeshore enclosure will not include woody species.

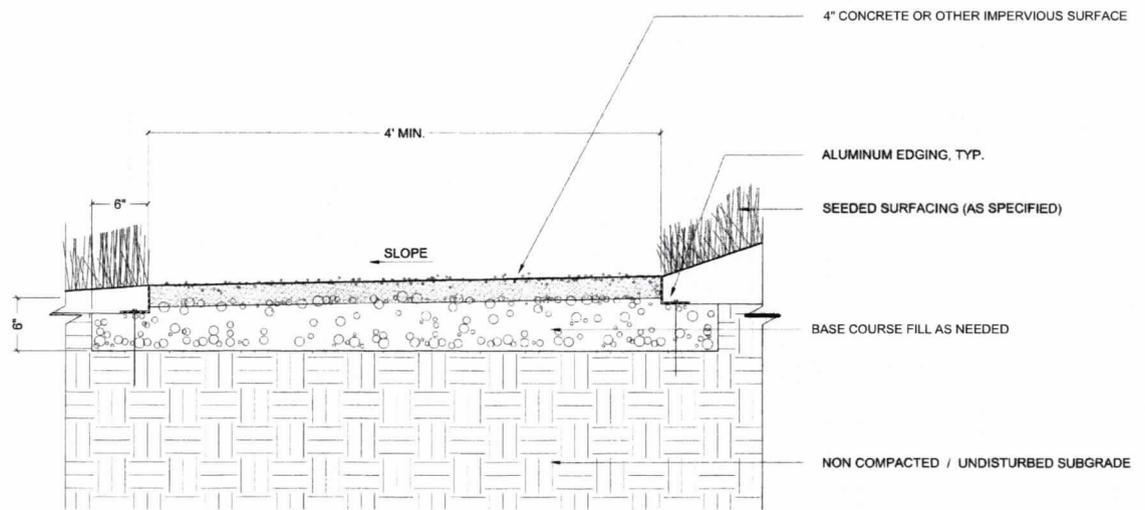
Plant material in Herbaceous Wetland, Lakeshore Enclosure, and Rain Garden will include at least 30% of species with a stability rating of 7 or greater.

A minimum of 20 large caliper transplanted Class A trees (predominately Live Oak and Cedar Elm at 8"-11" caliper) will be planted on the property

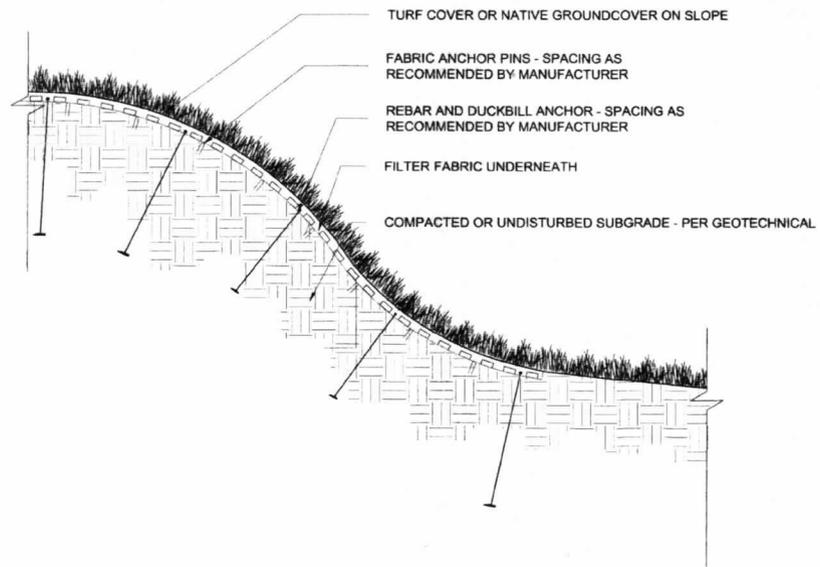
Refer to site plan for Herbaceous Wetland planting plans. Planting selection is subject to availability and final design.



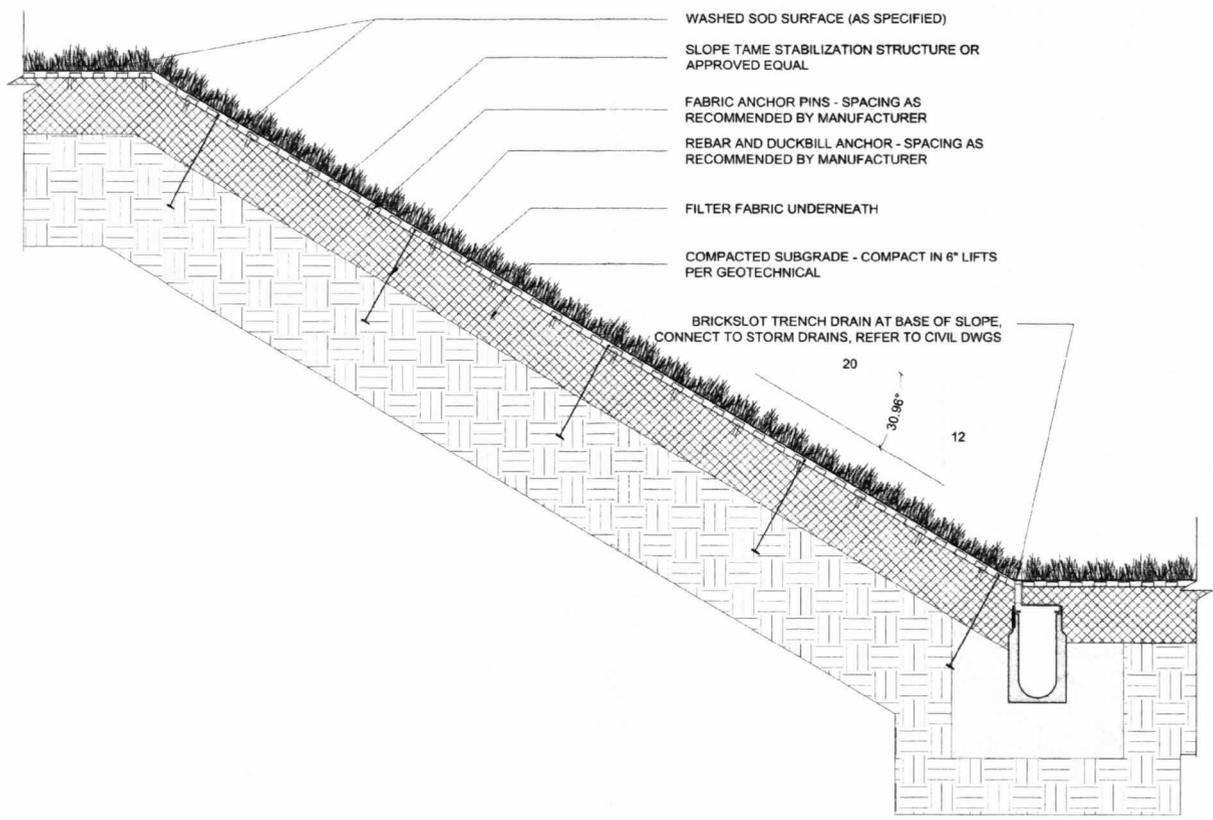
1 PERVIOUS WALKWAYS SECTION - TYP.
 SCALE: 1"=1'-0"



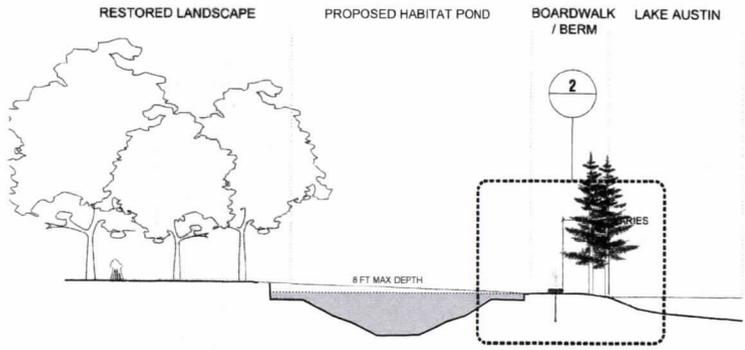
1 IMPERVIOUS WALKWAYS SECTION - TYP.
SCALE: 1"=1'-0"



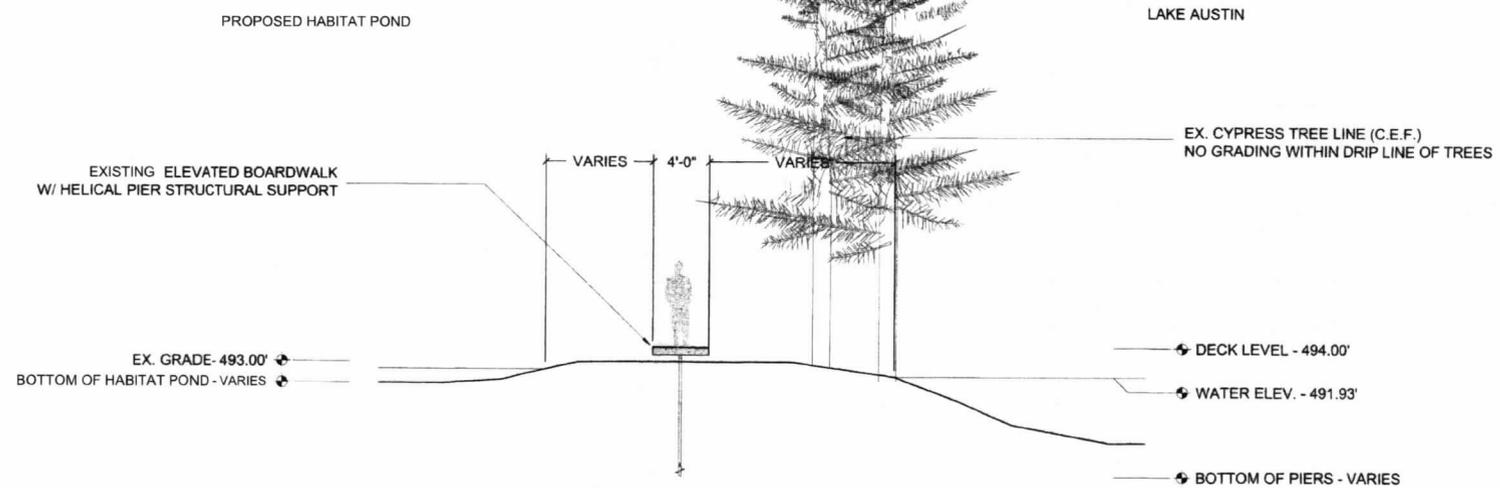
1 NATURAL SLOPE STABILIZATION DETAIL- GREATER THAN 3:1 - TYP.
SCALE: 1"=1'-0"



1 ARCHITECTURAL SLOPE STABILIZATION DETAIL - TYP.
SCALE: 1"=1'-0"



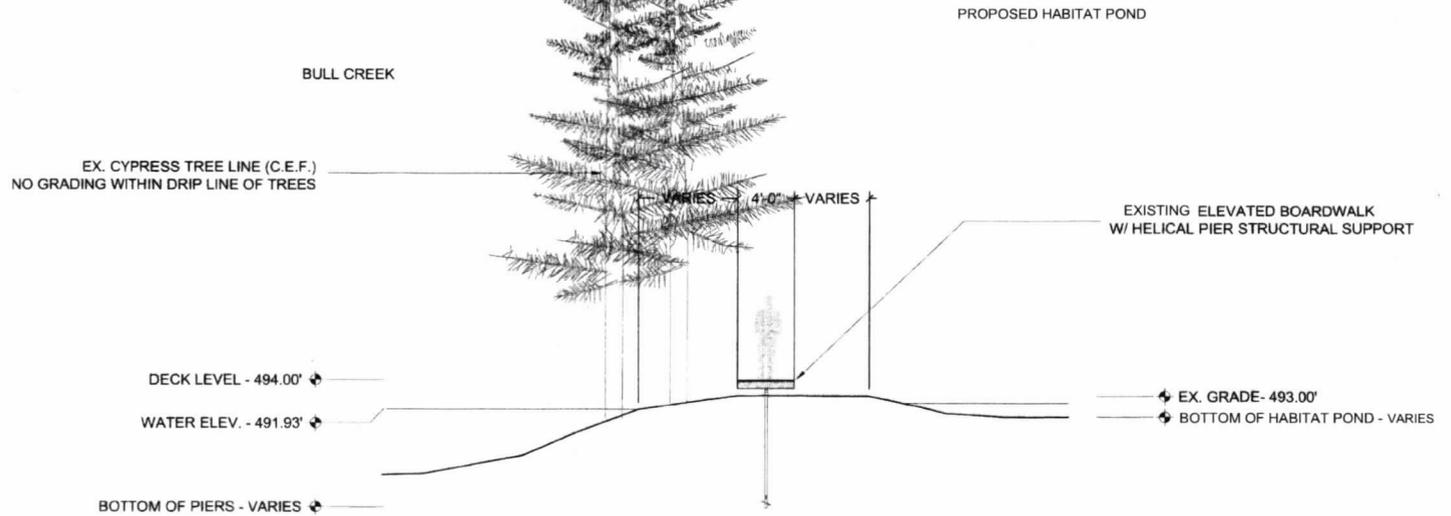
1 SITE SECTION - TYP.
SCALE: 1/32"=1'-0"



2 BOARDWALK SECTION - TYP. @ LAKE AUSTIN
SCALE: 1/8"=1'-0"



1 SITE SECTION - TYP.
SCALE: 1/32"=1'-0"



2 BOARDWALK SECTION - TYP. @ BULL CREEK
SCALE: 1/8"=1'-0"

BULL CREEK PUD

EXHIBIT G – GREEN BUILDING AND ENVIRONMENTAL BENEFITS

OVERALL

The proposed land use plan will greatly reduce the amount of development that could occur on the property. City staff has estimated that current zoning and subdivision regulations allow 23 single family residences and six condominium units, while the proposed plan is for one single family residence with related accessory uses.

GREEN BUILDING

The Project currently proposes to comply with the Austin Energy PUD Green Building Program in effect when the PUD application was submitted. Items presently being studied along with the design of the main house and accessory structures include, 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 from Lake Austin - The Owners currently have a permit to draw water for irrigation of the planting on site. The overall percentage of the site that is covered with vegetation which requires irrigation is low and the dominant planting strategy involves using drought-tolerant natives.
3. Water conservation, low flow fixtures - Water efficient plumbing fixtures will be used wherever possible in the project.

Energy Use

1. Green roof - A portion of the main house roof will incorporate a green roof with vegetation.
2. Photovoltaics - Subject to appropriate metering, the roof of the barn is planned to be covered with solar PV panels to generate electricity. The barn is envisioned as an energy center with solar panels consolidated for power generation across the site and to all buildings. The buildings may be metered separately for their individual power consumption, but the barn is anticipated to be the central plant for much of the mechanical and electrical equipment.
3. Commissioning - A commissioning agent has been brought into the project to ensure that building systems are running at their intended design criteria.
4. Green energy subscription - The Owners will purchase Green Energy through Austin Energy, as needed.

5. Geothermal - The proposed geothermal heat exchange system is a central plant system. It is more efficient than a traditional chiller and boiler system, therefore reducing energy consumption of the central plant system over the year.
6. Reduced lighting loads, reduced site levels - A building management system will be installed to allow for lights to be dimmed and controlled from any point in house. Site lighting levels will be markedly reduced from what would be present in a conventional subdivision.
7. Energy use efficiency through glass performance - High performance glazing will be used throughout the project to achieve energy-efficient envelope design while allowing daylight into the spaces.
8. Maximize vegetated areas - The majority of the site will remain vegetated, thus reducing the site's contribution to an urban "heat island" effect.

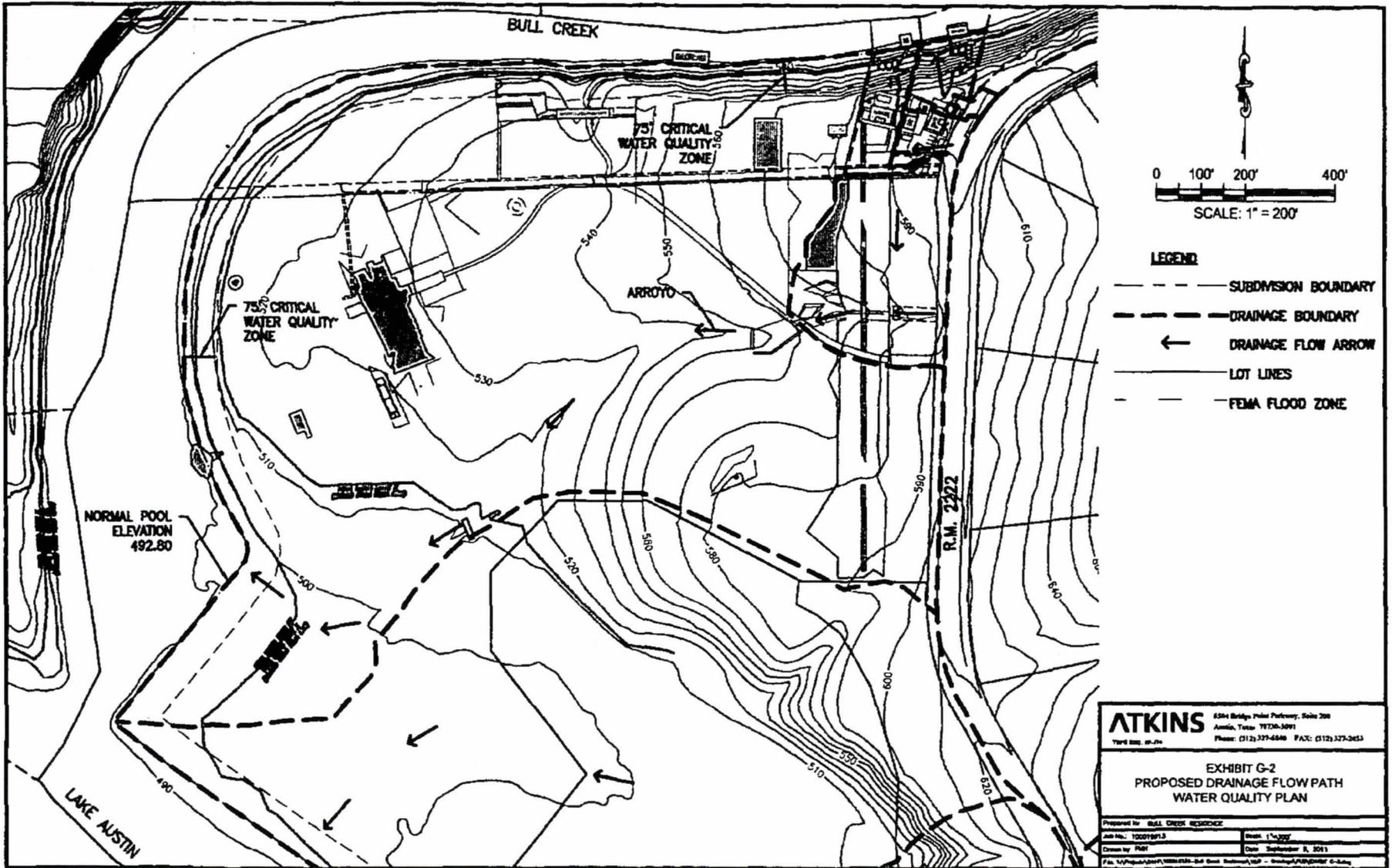
Environmental Impact

1. Storm water runoff and water quality for watershed protection - All roof and area drainage will be collected and redistributed on site via non-erosive devices.
2. Reduced impervious cover - The guesthouse free spans a natural ravine to reduce site disturbance. The recreation pavilion has a paddle tennis court on its roof to reduce the amount of impervious coverage.
3. Recycling storage - Each building will have facilities for recycling.
4. Bicycle storage for staff - The barn will have bicycle racks for house staff and grounds crew.
5. Certified wood - Certified wood will be used wherever possible on interior finishes and millwork.
6. Construction waste management - Contractor will recycle waste materials and excavated dirt as part of Austin Energy's Green Building program.
7. Utilizing existing site features - Regrading of the site is minimal. It is primarily limited to building and parking areas.
8. Restore or protect open areas - Much of the site has been impacted by overgrazing. At project completion there will be more plant material per acre than currently. Improvement of the soil quality is an ongoing part of the restoration program.

ENVIRONMENTAL

In addition to the innovative ecological preservation and conservation plan, constructed habitat for migratory waterfowl, and green building elements included within this single family project, there are other more traditional environmental benefits from the project. These include the following:

1. A reduction of impervious cover and overall density well below that which is otherwise allowed by the code. A maximum of 20 percent impervious cover is proposed over the entire 54.7049 acres with far fewer structures than could be constructed under conventional zoning.
2. Revegetation and restoration of the land will enhance the spread of water and minimize erosion. These areas will function as rough textured medium to tall height prairie grasses, which slow down and disperse storm water, enhancing the water quality along the drainage feature that runs through the property
3. An integrated pest management plan shall be established.



BULL CREEK PUD
EXHIBIT G-3 - ENVIRONMENTAL BENEFITS FOR THE TOWER LOT

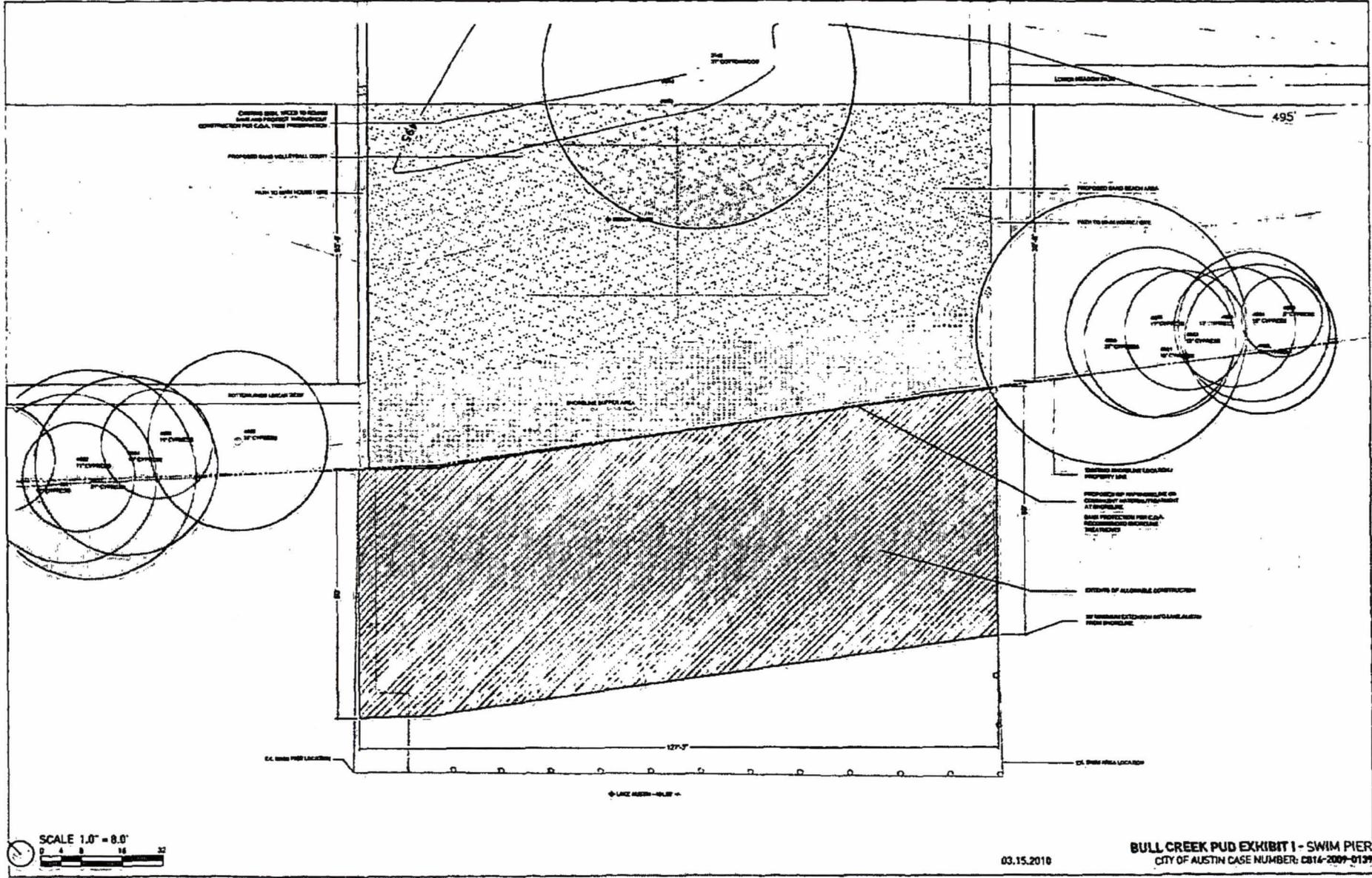
The Tower lot is Lot 2 of the Bull Creek Road subdivision and the current improvements were constructed prior to the requirement of water quality improvements. Below is a water quality plan to provide substantial environmental benefit over what is currently included.

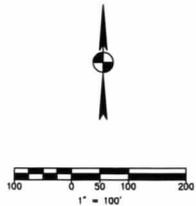
The Tower lot is a 0.804 acre lot with a Net Site Area (NSA) of 0.389 acres which drains directly into Bull Creek over a Critical Environmental Feature (CEF). Current development on the lot has created an impervious cover of 0.364 acres or 94 percent compared to the NSA. The proposed water quality plan for this lot will provide some treatment of the runoff from a majority of the site, by rerouting runoff to flow interior to the 54 acre PUD. Approximately 65 percent of the impervious cover will be diverted from flowing into Bull Creek and directed into the interior of the PUD. An inlet and pipe will carry the flow to a discharge point that will allow overland flow to the existing arroyo through the PUD. This arroyo flows toward Lake Austin through 1440 feet of natural channel which empties into a ponding area near Lake Austin. Run off from this catchment area ponds in a low area near the lake and then flows across a flat grassy area before entering into Bull Creek near its mouth with Lake Austin. Therefore, the pollutant load from this area of Lot 2 will be naturally treated with high removal rates assumed.

The other 35 percent of the site impervious cover is mostly rooftops, decks and sidewalks and will flow to Bull creek as it currently does.

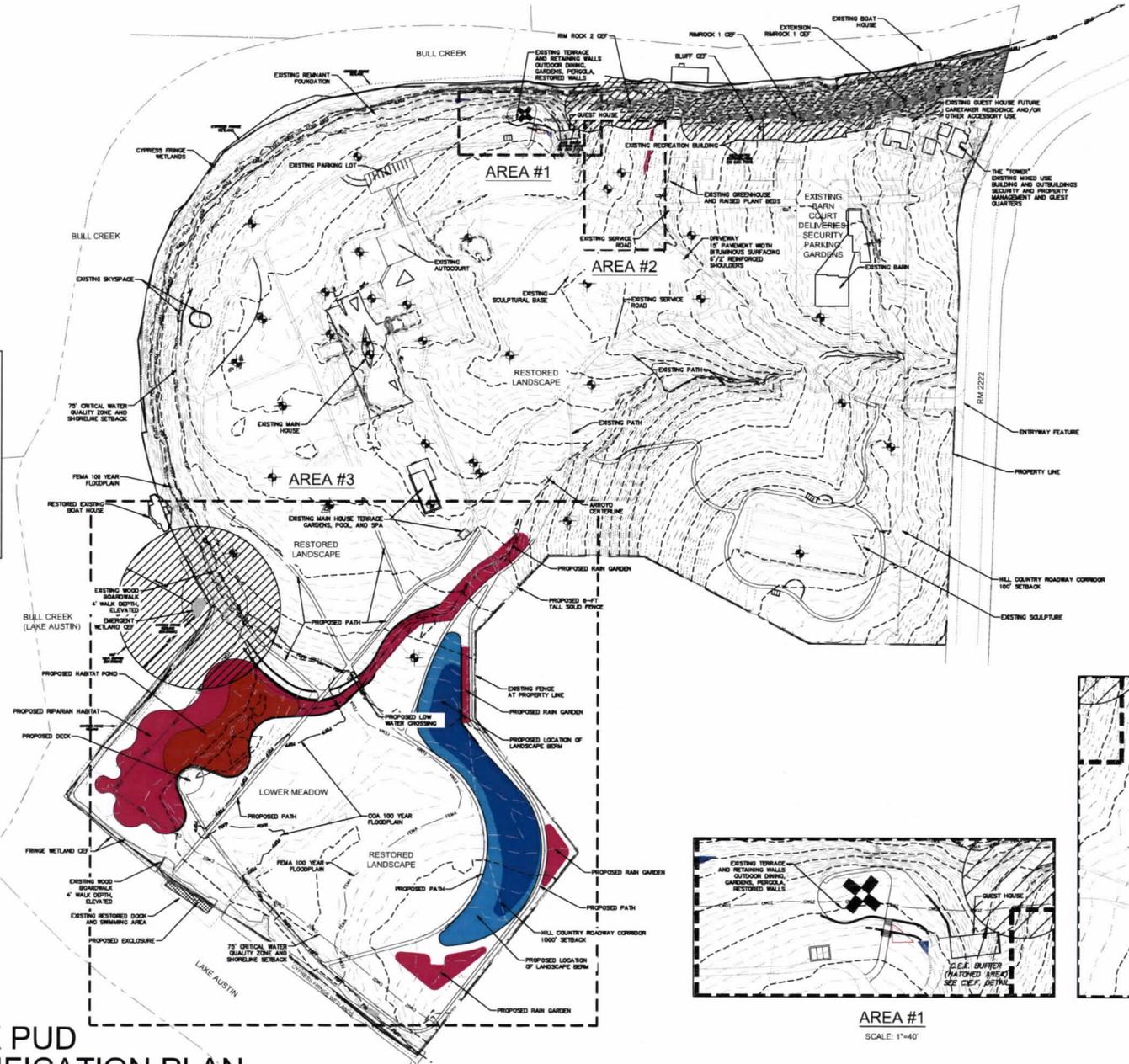
BULL CREEK PUD
EXHIBIT H – ARTWORK

1. The project provides at least 42 art installations, some of which may be seen from Lake Austin or Bull Creek. Approximate locations of these installations are shown on Exhibit C.
2. Additional artwork may be installed on the Property in accordance with this Ordinance.
3. While the primary use of the property remains single-family residential, any changes or additions to the residence and existing accessory structures may be processed using the residential permit process including Section 25-5-2 (Site Plan Exemptions). Unless authorized by 25-5-2 (Site Plan Exemptions), all other development, including but not limited to parking, drives, artwork, maintenance facilities, trails, docks, and other shoreline improvements, etc., will require the submittal of an administrative site plan, or a revision and/or correction to an existing site plan as determined by the Director of Development Services Department.



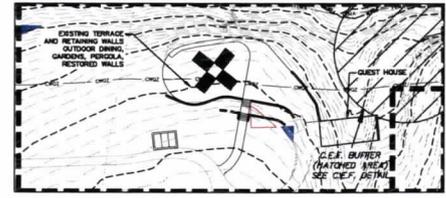


| FILL Color | Elevation | Area |
|---|-----------|--------------|
|  | 0-4 FT | 28,023 SQ FT |
|  | 4-8 FT | 34,534 SQ FT |
| CUT Color | Elevation | Area |
|  | 0-4 FT | 69,737 SQ FT |
|  | 4-8 FT | 27,540 SQ FT |

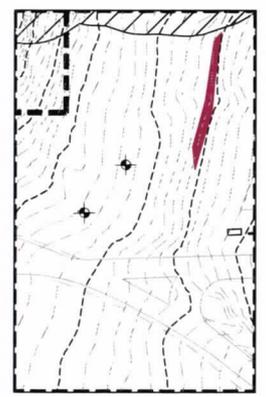


LEGEND
 EXISTING SCULPTURE

NOTES
 1. ALL CHANGES ASSOCIATED WITH THIS PLAN, INCLUDING ANY CHANGES TO THE EXISTING PLAN, SHALL BE SUBJECT TO THE CITY OF AUSTIN'S REVIEW AND APPROVAL. THE CITY OF AUSTIN'S REVIEW AND APPROVAL SHALL BE SUBJECT TO THE CITY OF AUSTIN'S REVIEW AND APPROVAL. THE CITY OF AUSTIN'S REVIEW AND APPROVAL SHALL BE SUBJECT TO THE CITY OF AUSTIN'S REVIEW AND APPROVAL.
 2. THE BATHING AREA AND EXISTING SWIMMING AREA SHALL BE SUBJECT TO THE CITY OF AUSTIN'S REVIEW AND APPROVAL.

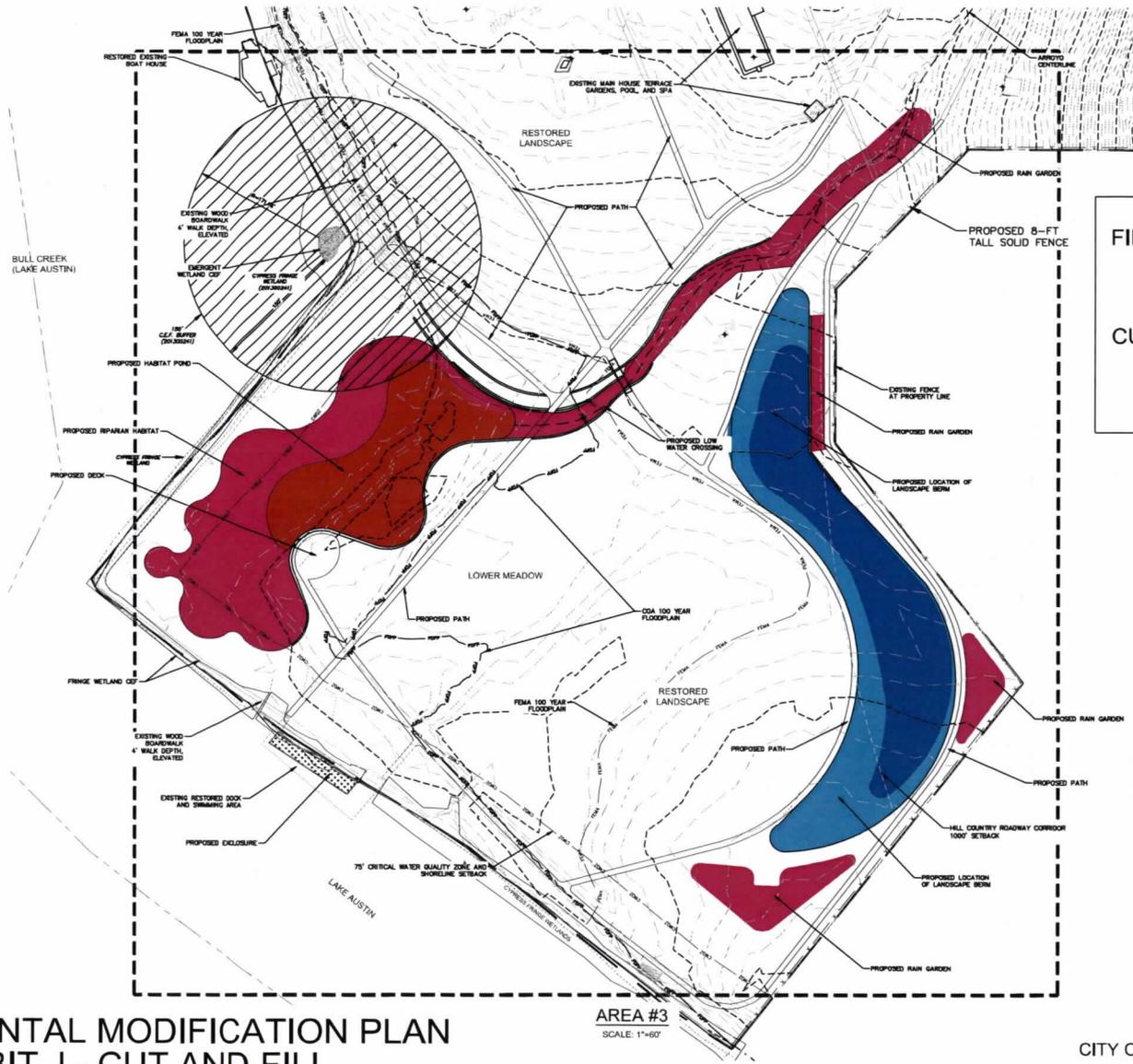


AREA #1
SCALE: 1"=40'



AREA #2
SCALE: 1"=40'

**BULL CREEK PUD
 ENVIRONMENTAL MODIFICATION PLAN
 EXHIBIT J - CUT AND FILL**



| FILL Color | Elevation | Area |
|------------|-----------|--------------|
| Light Blue | 0-4 FT | 28,023 SQ FT |
| Dark Blue | 4-8 FT | 34,534 SQ FT |
| CUT Color | Elevation | Area |
| Light Red | 0-4 FT | 69,737 SQ FT |
| Dark Red | 4-8 FT | 27,540 SQ FT |

**ENVIRONMENTAL MODIFICATION PLAN
EXHIBIT J - CUT AND FILL**

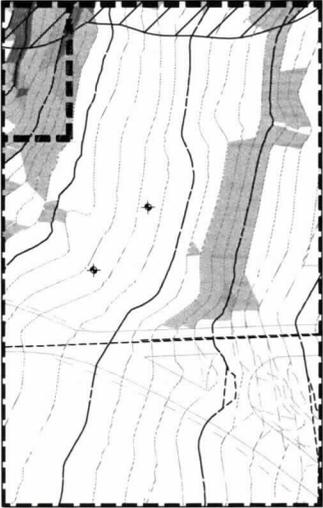
AREA #3
SCALE: 1"=60'

CITY OF AUSTIN CASE NUMBER: C814-2009-0139.03
REPLACEMENT SHEET

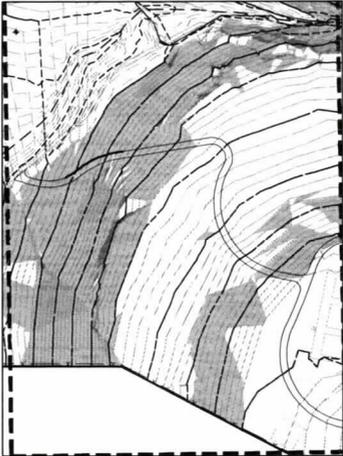
BULL CREEK P.U.D.



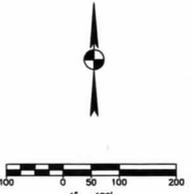
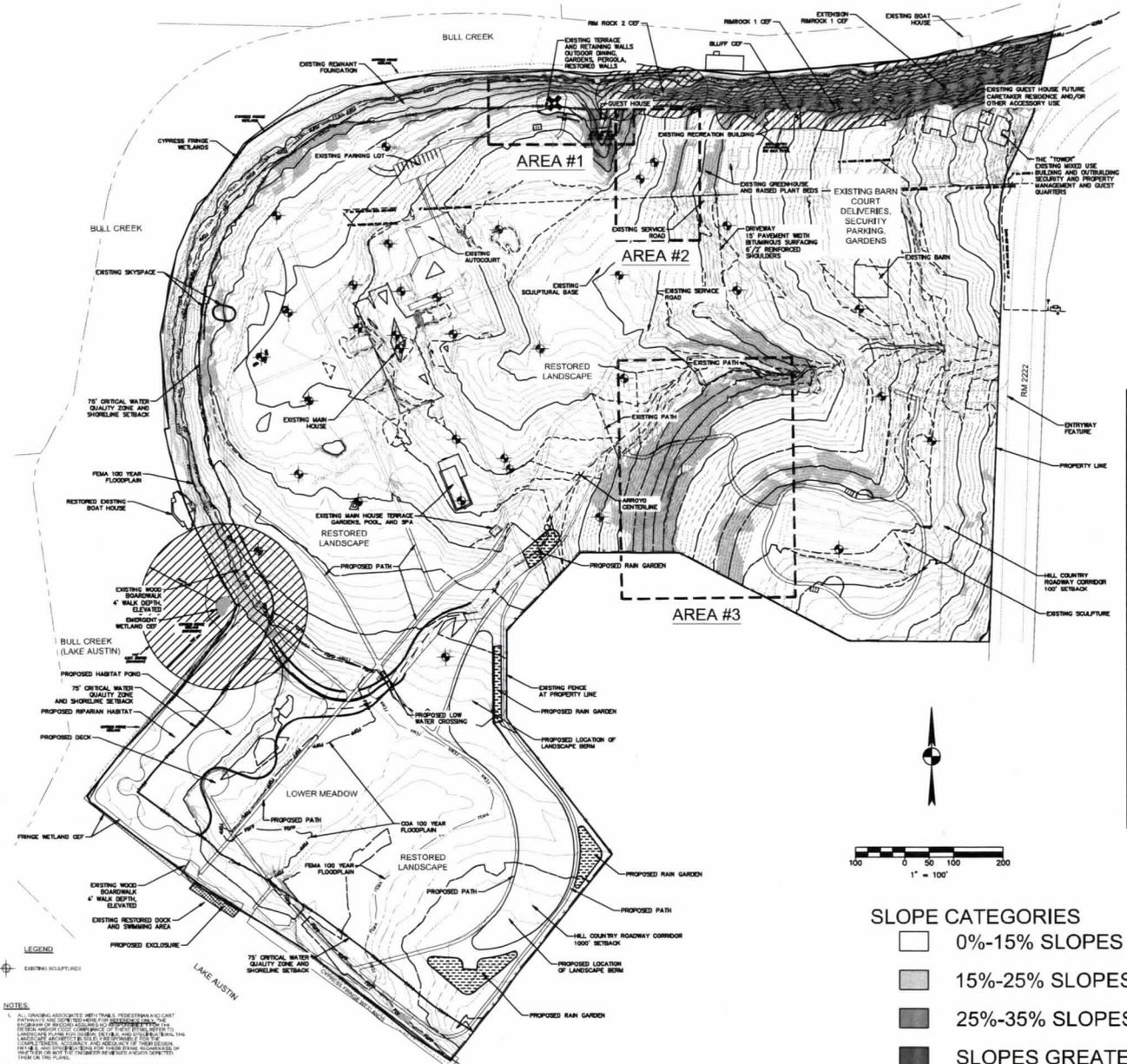
AREA #1
SCALE: 1"=30'



AREA #2
SCALE: 1"=30'



AREA #3
SCALE: 1"=60'



| Slopes Table | | | | |
|--------------|---------------|---------------|--------------|-------|
| Number | Minimum Slope | Maximum Slope | Area (Acres) | Color |
| 1 | 0.00% | 15.00% | 44.3 | |
| 2 | 15.00% | 25.00% | 2.6 | |
| 3 | 25.00% | 35.00% | 0.4 | |
| 4 | 35.00% | 100.00% | 0.5 | |

LEGEND

- EXISTING SCULPTURES

NOTES

1. ALL EXISTING AND PROPOSED WETLANDS, WOODS, FRINGE WETLANDS, AND BULL CREEK (LAKE AUSTIN) ARE SHOWN ON THE PLAN. THESE ARE SUBJECT TO FURTHER INVESTIGATION AND VERIFICATION BY THE ENGINEER AND/OR OTHER QUALIFIED PROFESSIONALS. THE ENGINEER'S RESPONSIBILITY IS TO IDENTIFY AND LABEL THESE AREAS ON THE PLAN AND TO PROVIDE RECOMMENDATIONS FOR PROTECTION AND RESTORATION. THE ENGINEER'S RESPONSIBILITY IS NOT TO DETERMINE THE EXACT BOUNDARIES OF THESE AREAS OR TO PROVIDE A GUARANTEE OF ACCURACY FOR THESE AREAS.
2. LOCATIONS OF PROPOSED AREAS SHOWN ON THE PLAN MAY BE SUBJECT TO CHANGE BASED ON FIELD CONDITIONS OR CITY OF AUSTIN REQUIREMENTS.
3. SLOPE RATES HAVE BEEN CALCULATED IN A 2-DIMENSIONAL MANNER.

ENVIRONMENTAL MODIFICATION PLAN
EXHIBIT K - CONSTRUCTION ON SLOPES

BULL CREEK P.U.D.

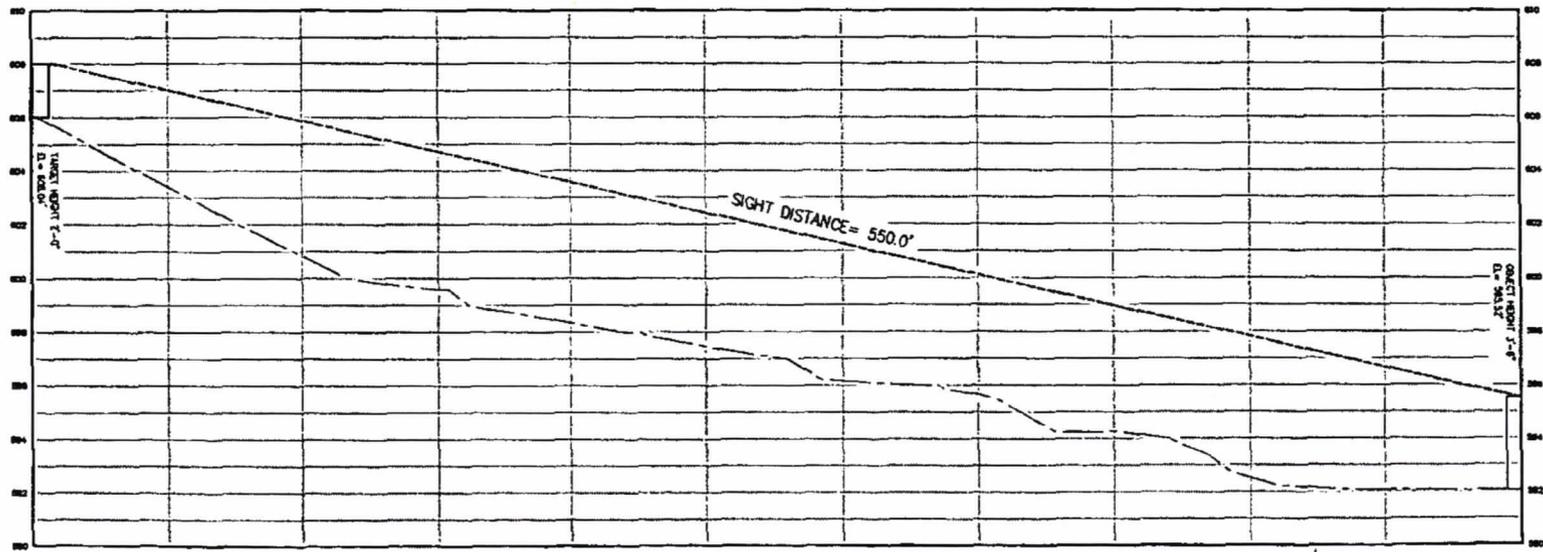
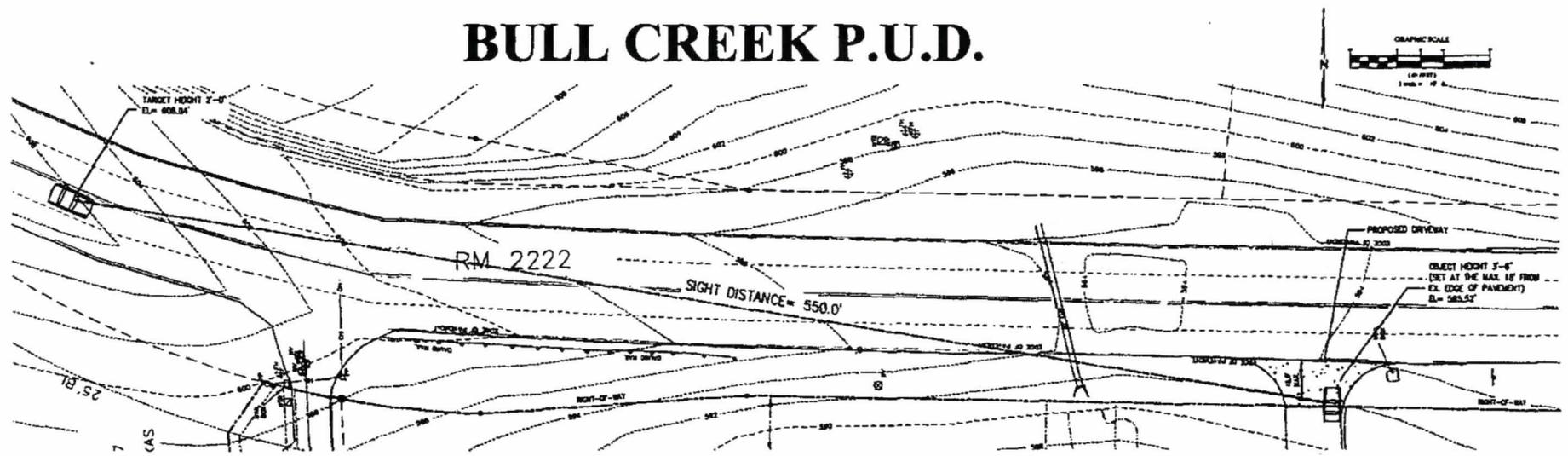


EXHIBIT M - DRIVEWAY DETAILS - (2 of 5)



Cunningham | Allen, Inc.
 Licensed Surveyors
 Tel: (512) 327-2946
 www.cunningham-allen.com
 STATE REG. NO. 7-234
 © COPYRIGHT 2009 CUNNINGHAM-ALLEN, INC.

BULL CREEK P.U.D.

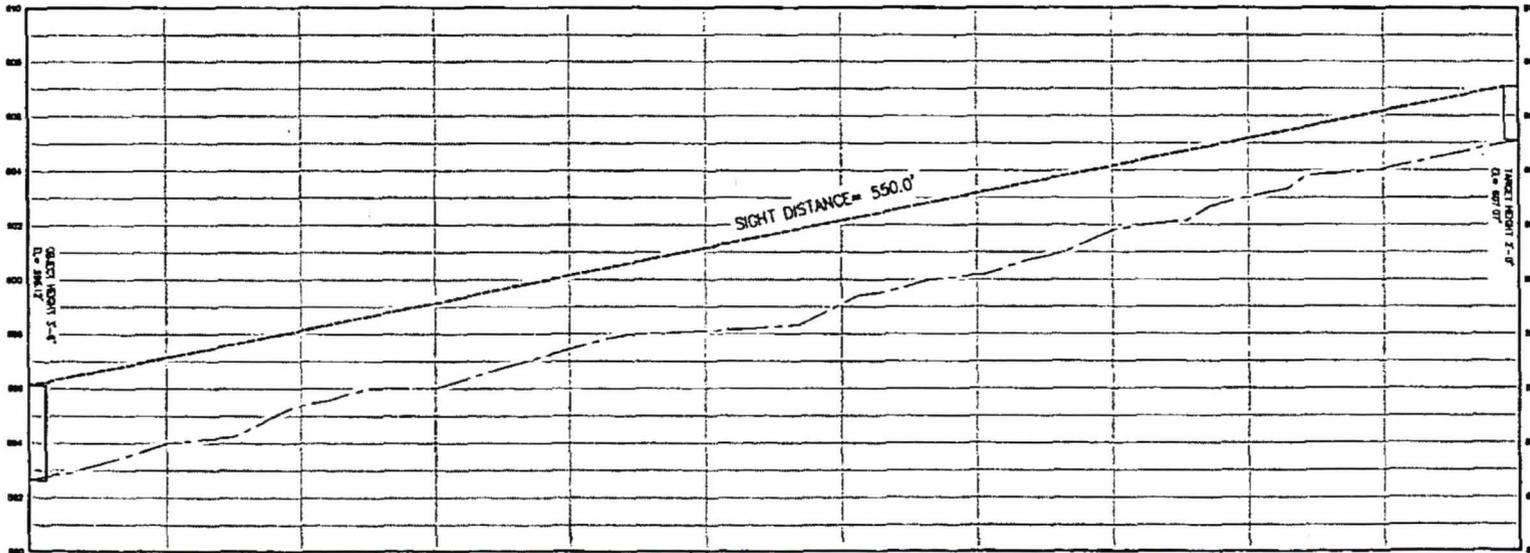
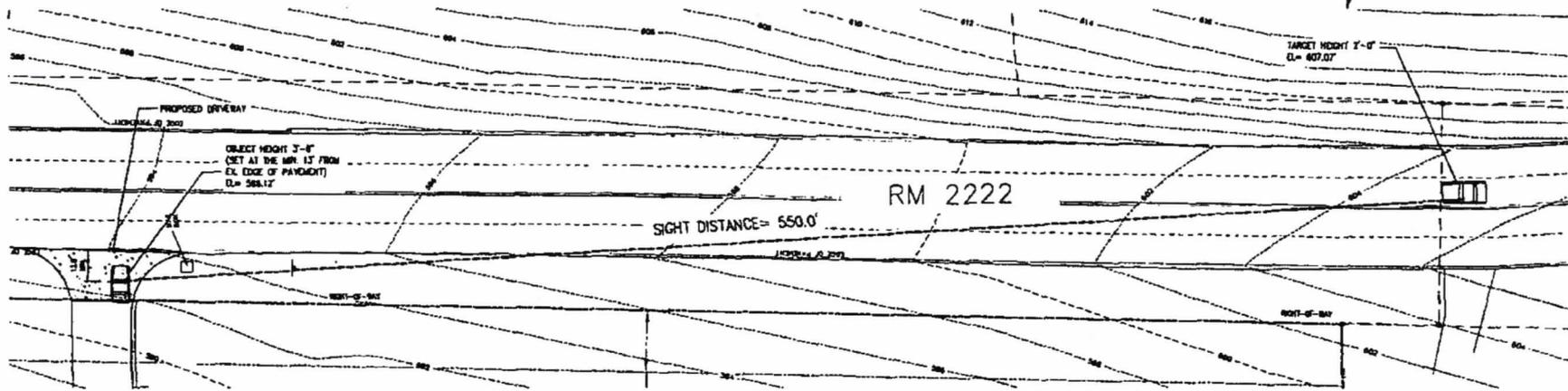


EXHIBIT M - DRIVEWAY DETAILS - (3 of 5)



Cunningham | Allen, Inc.
Engineers + Surveyors
Tel: (512) 327-2946
www.cunningham-allen.com
TYPE 6025, PG. 4-5a
© COPYRIGHT 2019 CUNNINGHAM-ALLEN, INC.

BULL CREEK P.U.D.

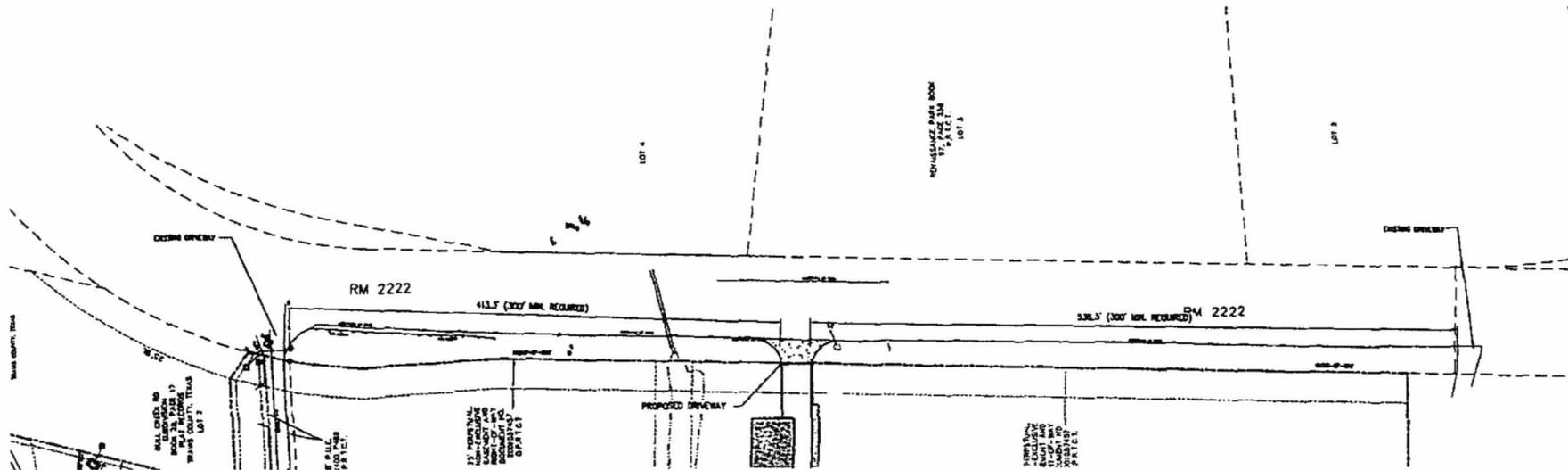
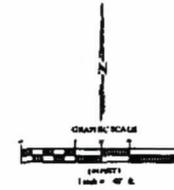
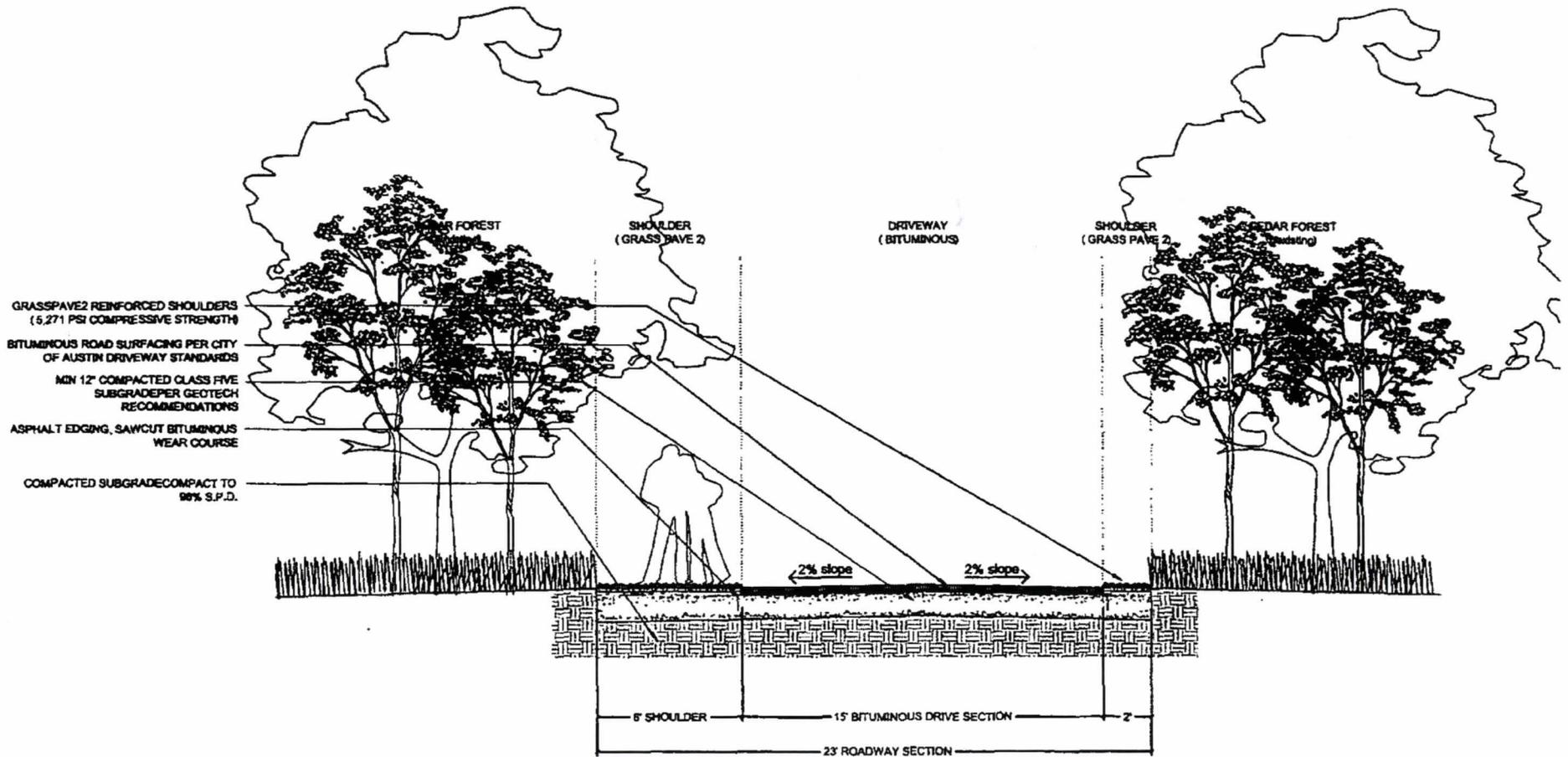


EXHIBIT M - DRIVEWAY DETAILS - (4 of 5)



Cunningham | Allen, Inc.
 Engineers + Surveyors
 Tel: (512) 327-2946
 www.cunningham-allen.com
 TYPE NBSL NO. 7-204
 © COPYRIGHT 2010 CUNNINGHAM-ALLEN, INC.



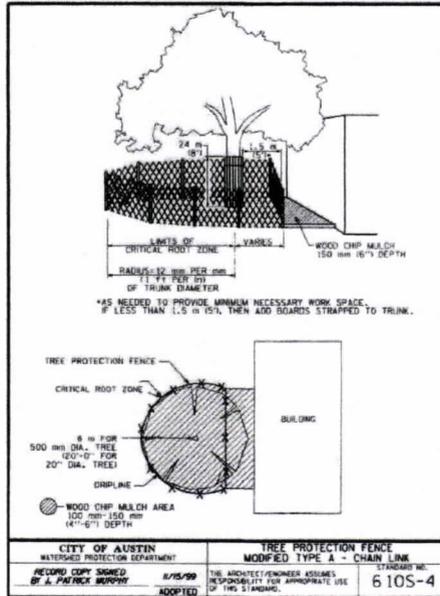
1 BITUMINOUS DRIVEWAY SECTION - TYP.
 SCALE: 1/4"=1'-0"

PLAN KEY

- EXISTING TREE ≥ 19" DIAMETER
- ✕ EXISTING TREE ≥ 19" DIAMETER, TO BE REMOVED DUE TO IMMINENT HAZARD/DEAD
- ✓ EXISTING TREE ≥ 19", REMOVED VIA TORA
- ⊗ EXISTING TREE ≥ 19", FALLEN/DEAD
- (with dot) TRANSPLANTED LIVE OAK ≥ 8", PLANTED BEFORE 2022
- (with circle) PROPOSED LOCATION OF RELOCATED TREES ≤ 19" IN CONFLICT WITH PROPOSED BERM, LOCATION TO BE VERIFIED IN FIELD
- ⊙ (with dot) EXISTING TREE ≤ 19", TO BE REMOVED DUE TO POOR HEALTH AND IN CONFLICT WITH PROPOSED BERM

1. PROTECT AND SAVE EXISTING TREES WITHIN LIMITS OF CONSTRUCTION AS IDENTIFIED ON THE SITE PLAN FOR BULL CREEK LOWER MEADOW IMPROVEMENTS. FINAL LOCATIONS TO BE VERIFIED BY LANDSCAPE ARCHITECT IN FIELD.
2. ALL FENCING PROTECTS CRITICAL ROOT ZONE (CRZ) OF SIGNIFICANT TREES PER CITY OF AUSTIN TREE PROTECTION ORDINANCE. SEE DETAIL PROVIDED IN THE SITE PLAN FOR BULL CREEK LOWER MEADOW IMPROVEMENTS.
3. THE CRITICAL ROOT ZONE (CRZ) IS ONE FOOT FROM THE TREE TRUNK FOR EACH DIAMETER INCH OF TRUNK SIZE.
4. FENCING IS REQUIRED TO BE CHAIN-LINK MESH AT A MINIMUM HEIGHT OF FIVE FEET. A SIX INCH LAYER OF MULCH WITHIN THE ENTIRE AVAILABLE ROOT ZONE AREA IS REQUIRED FOR TREES WHICH HAVE ANY DISTURBANCE.
5. ALL TREES LESS THAN 19" DIAMETER ARE NOT SHOWN.

PROTECTION DETAIL



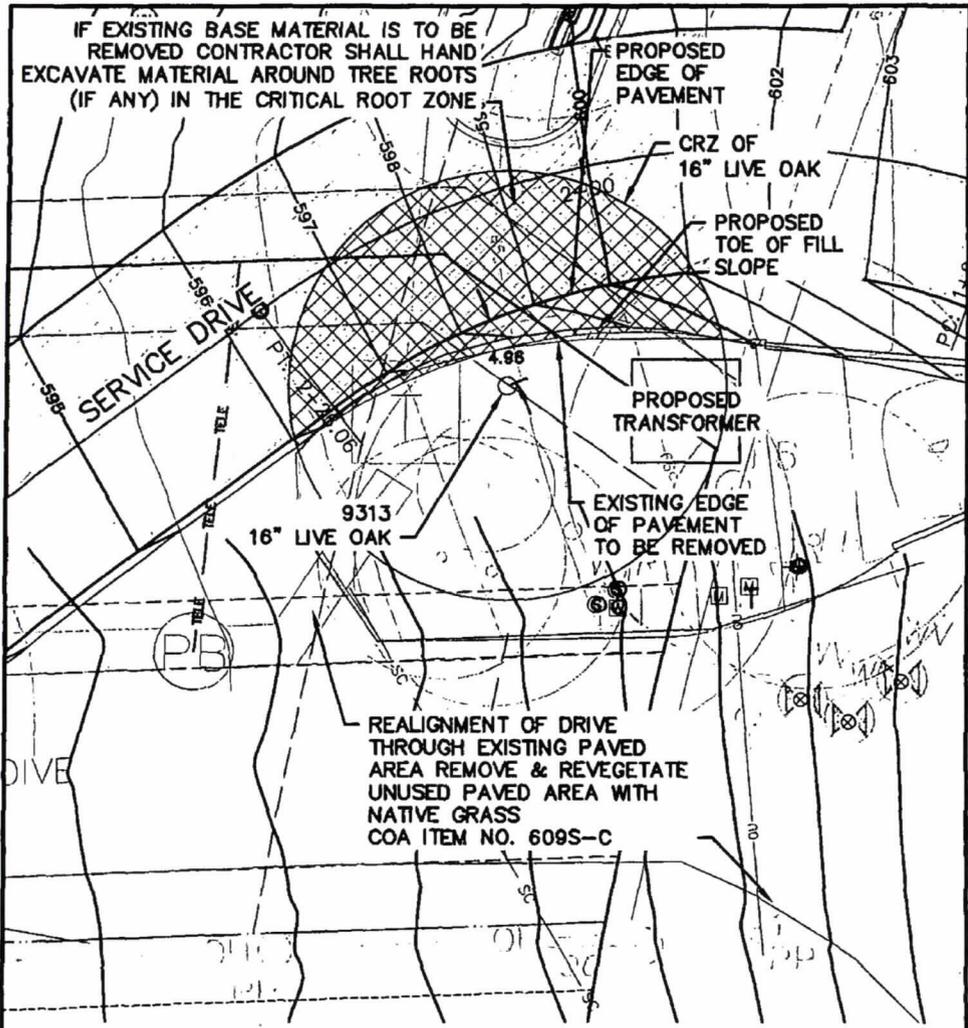
SAVED TREES, ≥ 19"

| ID | Total Diameter | Tree Type | Status |
|-------|----------------|--------------|--------|
| 23259 | 19 | Cedar | Saved |
| 23311 | 19 | Cedar | Saved |
| 23391 | 19 | Cedar | Saved |
| 23437 | 19 | Cedar | Saved |
| 23561 | 19 | Cedar | Saved |
| 23681 | 19 | Cedar | Saved |
| 23723 | 19 | Cedar | Saved |
| 23970 | 19 | Cedar | Saved |
| 24133 | 19 | Cedar | Saved |
| 25064 | 19 | Cedar | Saved |
| 25073 | 19 | Cedar | Saved |
| 18311 | 19 | Cedar Elm | Saved |
| 18706 | 19 | Cypress | Saved |
| 18716 | 19 | Cypress | Saved |
| 18748 | 19 | Cypress | Saved |
| 18766 | 19 | Cypress | Saved |
| 18940 | 19 | Cypress | Saved |
| 18963 | 19 | Cypress | Saved |
| 18964 | 19 | Cypress | Saved |
| 18973 | 19 | Cypress | Saved |
| 6329 | 19 | Live Oak | Saved |
| 6332 | 19 | Live Oak | Saved |
| 6470 | 19 | Live Oak | Saved |
| 23039 | 19 | Live Oak | Saved |
| 23318 | 19 | Live Oak | Saved |
| 23360 | 19 | Live Oak | Saved |
| 23361 | 19 | Live Oak | Saved |
| 23363 | 19 | Live Oak | Saved |
| 23901 | 19 | Live Oak | Saved |
| 23902 | 19 | Live Oak | Saved |
| 24112 | 19 | Live Oak | Saved |
| 25104 | 19 | Live Oak | Saved |
| 25213 | 19 | Live Oak | Saved |
| 23824 | 20 | Ash | Saved |
| 9475 | 20 | Cedar | Saved |
| 18371 | 20 | Cedar | Saved |
| 18378 | 20 | Cedar | Saved |
| 23444 | 20 | Cedar | Saved |
| 23445 | 20 | Cedar | Saved |
| 23923 | 20 | Cedar | Saved |
| 24181 | 20 | Cedar | Saved |
| 25020 | 20 | Cedar | Saved |
| 25050 | 20 | Cedar | Saved |
| 25283 | 20 | Cedar | Saved |
| 18308 | 20 | Cedar Elm | Saved |
| 18313 | 20 | Cedar Elm | Saved |
| 18708 | 20 | Cypress | Saved |
| 18732 | 20 | Cypress | Saved |
| 18746 | 20 | Cypress | Saved |
| 18789 | 20 | Cypress | Saved |
| 18906 | 20 | Cypress | Saved |
| 18911 | 20 | Cypress | Saved |
| 18918 | 20 | Cypress | Saved |
| 18919 | 20 | Cypress | Saved |
| 18953 | 20 | Cypress | Saved |
| 23679 | 20 | Cypress | Saved |
| 6358 | 20 | Elm | Saved |
| 23907 | 20 | Hackberry | Saved |
| 24187 | 20 | Hackberry | Saved |
| 6334 | 20 | Live Oak | Saved |
| 6405 | 20 | Live Oak | Saved |
| 6453 | 20 | Live Oak | Saved |
| 18318 | 20 | Live Oak | Saved |
| 23346 | 20 | Live Oak | Saved |
| 24103 | 20 | Live Oak | Saved |
| 23366 | 20 | Live Oak | Saved |
| 6333 | 21 | American Elm | Saved |
| 6395 | 21 | American Elm | Saved |
| 18391 | 21 | American Elm | Saved |
| 6387 | 21 | Cedar | Saved |
| 9527 | 21 | Cedar | Saved |
| 9548 | 21 | Cedar | Saved |
| 23083 | 21 | Cedar | Saved |
| 23223 | 21 | Cedar | Saved |
| 23241 | 21 | Cedar | Saved |
| 23275 | 21 | Cedar | Saved |
| 23438 | 21 | Cedar | Saved |
| 23502 | 21 | Cedar | Saved |
| 23558 | 21 | Cedar | Saved |
| 23568 | 21 | Cedar | Saved |
| 23570 | 21 | Cedar | Saved |
| 23704 | 21 | Cedar | Saved |
| 23754 | 21 | Cedar | Saved |
| 23915 | 21 | Cedar | Saved |
| 24179 | 21 | Cedar | Saved |
| 24182 | 21 | Cedar | Saved |
| 23068 | 21 | Cypress | Saved |
| 18272 | 21 | Cypress | Saved |

| ID | Total Diameter | Tree Type | Status |
|-------|----------------|--------------|--------|
| 18739 | 21 | Cypress | Saved |
| 18787 | 21 | Cypress | Saved |
| 23841 | 21 | Cypress | Saved |
| 18956 | 21 | Cypress | Saved |
| 23773 | 21 | Cypress | Saved |
| 6371 | 21 | Live Oak | Saved |
| 6392 | 21 | Live Oak | Saved |
| 6466 | 21 | Live Oak | Saved |
| 6482 | 21 | Live Oak | Saved |
| 9524 | 21 | Live Oak | Saved |
| 18317 | 21 | Live Oak | Saved |
| 23047 | 21 | Live Oak | Saved |
| 23053 | 21 | Live Oak | Saved |
| 23335 | 21 | Live Oak | Saved |
| 23347 | 21 | Live Oak | Saved |
| 23394 | 21 | Live Oak | Saved |
| 23402 | 21 | Live Oak | Saved |
| 23763 | 21 | Live Oak | Saved |
| 23909 | 21 | Live Oak | Saved |
| 23977 | 21 | Live Oak | Saved |
| 24120 | 21 | Live Oak | Saved |
| 18993 | 21 | Pecan | Saved |
| 18361 | 22 | American Elm | Saved |
| 6321 | 22 | Cedar | Saved |
| 6322 | 22 | Cedar | Saved |
| 6327 | 22 | Cedar | Saved |
| 6473 | 22 | Cedar | Saved |
| 23028 | 22 | Cedar | Saved |
| 23155 | 22 | Cedar | Saved |
| 23193 | 22 | Cedar | Saved |
| 23571 | 22 | Cedar | Saved |
| 23685 | 22 | Cedar | Saved |
| 23896 | 22 | Cedar | Saved |
| 23900 | 22 | Cedar | Saved |
| 18750 | 22 | Cypress | Saved |
| 18771 | 22 | Cypress | Saved |
| 18946 | 22 | Cypress | Saved |
| 18949 | 22 | Cypress | Saved |
| 18971 | 22 | Cypress | Saved |
| 23775 | 22 | Cypress | Saved |
| 23786 | 22 | Cypress | Saved |
| 6398 | 22 | Live Oak | Saved |
| 6483 | 22 | Live Oak | Saved |
| 9636 | 22 | Live Oak | Saved |
| 23301 | 22 | Live Oak | Saved |
| 23342 | 22 | Live Oak | Saved |
| 23347 | 22 | Live Oak | Saved |
| 23713 | 22 | Live Oak | Saved |
| 23760 | 22 | Live Oak | Saved |
| 24178 | 22 | Live Oak | Saved |
| 24384 | 22 | Live Oak | Saved |
| 25088 | 22 | Live Oak | Saved |
| 25362 | 22 | Live Oak | Saved |
| 23654 | 22 | Sycamore | Saved |
| 23815 | 22 | Sycamore | Saved |
| 23310 | 23 | Cedar | Saved |
| 23969 | 23 | Cedar | Saved |
| 25136 | 23 | Cedar | Saved |
| 18703 | 23 | Cypress | Saved |
| 18786 | 23 | Cypress | Saved |
| 18791 | 23 | Cypress | Saved |
| 18917 | 23 | Cypress | Saved |
| 18951 | 23 | Cypress | Saved |
| 23041 | 23 | Live Oak | Saved |
| 23116 | 23 | Live Oak | Saved |
| 23359 | 23 | Live Oak | Saved |
| 23755 | 23 | Live Oak | Saved |
| 23772 | 23 | Live Oak | Saved |
| 24087 | 23 | Live Oak | Saved |
| 24096 | 23 | Live Oak | Saved |
| 24104 | 23 | Live Oak | Saved |
| 24109 | 23 | Live Oak | Saved |
| 25158 | 23 | Live Oak | Saved |
| 25363 | 23 | Live Oak | Saved |
| 24221 | 23 | Post Oak | Saved |
| 18307 | 24 | Cedar | Saved |
| 18387 | 24 | Cedar | Saved |
| 23309 | 24 | Cedar | Saved |
| 23427 | 24 | Cedar | Saved |
| 23461 | 24 | Cedar | Saved |
| 23547 | 24 | Cedar | Saved |
| 23922 | 24 | Cedar | Saved |
| 24183 | 24 | Cedar | Saved |
| 18702 | 24 | Cypress | Saved |
| 18745 | 24 | Cypress | Saved |
| 6319 | 24 | Live Oak | Saved |
| 6452 | 24 | Live Oak | Saved |
| 6479 | 24 | Live Oak | Saved |
| 9616 | 24 | Live Oak | Saved |
| 23710 | 24 | Live Oak | Saved |
| 24099 | 24 | Live Oak | Saved |

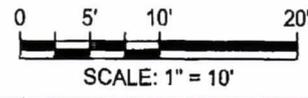
| ID | Total Diameter | Tree Type | Status |
|-------|----------------|-----------|--------|
| 18369 | 24 | Misquique | Saved |
| 18301 | 24 | Pecan | Saved |
| 23841 | 24 | Sycamore | Saved |
| 18316 | 25 | Cedar | Saved |
| 23376 | 25 | Cedar | Saved |
| 23499 | 25 | Cedar | Saved |
| 23562 | 25 | Cedar | Saved |
| 23224 | 25 | Cedar Elm | Saved |
| 18741 | 25 | Cypress | Saved |
| 18751 | 25 | Cypress | Saved |
| 18762 | 25 | Cypress | Saved |
| 18794 | 25 | Cypress | Saved |
| 18924 | 25 | Cypress | Saved |
| 18952 | 25 | Cypress | Saved |
| 18959 | 25 | Cypress | Saved |
| 6330 | 25 | Live Oak | Saved |
| 6606 | 25 | Live Oak | Saved |
| 23499 | 25 | Live Oak | Saved |
| 9645 | 25 | Live Oak | Saved |
| 23305 | 25 | Live Oak | Saved |
| 23344 | 25 | Live Oak | Saved |
| 23345 | 25 | Live Oak | Saved |
| 23351 | 25 | Live Oak | Saved |
| 23917 | 25 | Live Oak | Saved |
| 24121 | 25 | Live Oak | Saved |
| 24139 | 25 | Live Oak | Saved |
| 25000 | 25 | Live Oak | Saved |
| 25023 | 25 | Live Oak | Saved |
| 25030 | 25 | Live Oak | Saved |
| 25049 | 25 | Live Oak | Saved |
| 25349 | 25 | Live Oak | Saved |
| 25359 | 25 | Live Oak | Saved |
| 25360 | 25 | Live Oak | Saved |
| 23383 | 25 | White Oak | Saved |
| 6320 | 26 | Cedar | Saved |
| 23284 | 26 | Cedar | Saved |
| 23456 | 26 | Cedar | Saved |
| 23698 | 26 | Cedar | Saved |
| 23921 | 26 | Cedar | Saved |
| 18926 | 26 | Cypress | Saved |
| 18967 | 26 | Cypress | Saved |
| 23785 | 26 | Cypress | Saved |
| 6354 | 26 | Live Oak | Saved |
| 6391 | 26 | Live Oak | Saved |
| 9598 | 26 | Live Oak | Saved |
| 23430 | 26 | Live Oak | Saved |
| 23917 | 26 | Live Oak | Saved |
| 23914 | 26 | Live Oak | Saved |
| 23951 | 26 | Live Oak | Saved |
| 24089 | 26 | Live Oak | Saved |
| 24105 | 26 | Live Oak | Saved |
| 24106 | 26 | Live Oak | Saved |
| 24195 | 26 | Live Oak | Saved |
| 18997 | 26 | Pecan | Saved |
| 23326 | 26 | Post Oak | Saved |
| 23320 | 26 | Red Oak | Saved |
| 23971 | 27 | Cedar | Saved |
| 18735 | 27 | Cypress | Saved |
| 18915 | 27 | Cypress | Saved |
| 18928 | 27 | Cypress | Saved |
| 18929 | 27 | Cypress | Saved |
| 18931 | 27 | Cypress | Saved |
| 18960 | 27 | Cypress | Saved |
| 6388 | 27 | Live Oak | Saved |
| 9601 | 27 | Live Oak | Saved |
| 23296 | 27 | Live Oak | Saved |
| 24110 | 27 | Live Oak | Saved |
| 25029 | 27 | Live Oak | Saved |
| 25371 | 27 | Live Oak | Saved |
| 18694 | 27 | Pecan | Saved |
| 18998 | 27 | Pecan | Saved |
| 18722 | 28 | Cypress | Saved |
| 18661 | 28 | Cypress | Saved |
| 18665 | 28 | Cypress | Saved |
| 23801 | 28 | Cypress | Saved |
| 24027 | 28 | Cypress | Saved |
| 6344 | 28 | Live Oak | Saved |
| 9580 | 28 | Live Oak | Saved |
| 23880 | 28 | Live Oak | Saved |
| 23887 | 28 | Live Oak | Saved |
| 18315 | 29 | Cedar | Saved |
| 23029 | 29 | Cedar | Saved |
| 23662 | 29 | Cedar | Saved |
| 18948 | 29 | Cypress | Saved |
| 18950 | 29 | Cypress | Saved |
| 9592 | 29 | Live Oak | Saved |
| 9640 | 29 | Live Oak | Saved |
| 23036 | 29 | Live Oak | Saved |
| 23037 | 29 | Live Oak | Saved |
| 23403 | 29 | Live Oak | Saved |

| ID | Total Diameter | Tree Type | Status |
|-------|----------------|------------|--------|
| 18369 | 29 | Live Oak | Saved |
| 25281 | 29 | Live Oak | Saved |
| 25367 | 29 | Live Oak | Saved |
| 18980 | 29 | Pecan | Saved |
| 18306 | 30 | Cedar | Saved |
| 23727 | 30 | Cedar | Saved |
| 18975 | 30 | Cypress | Saved |
| 18907 | 30 | Cypress | Saved |
| 18923 | 30 | Cypress | Saved |
| 18970 | 30 | Cypress | Saved |
| 9610 | 30 | Live Oak | Saved |
| 23270 | 30 | Live Oak | Saved |
| 24113 | 30 | Live Oak | Saved |
| 18978 | 30 | Pecan | Saved |
| 18981 | 30 | Pecan | Saved |
| 18989 | 30 | Pecan | Saved |
| 18305 | 30 | Pecan | Saved |
| 25418 | 30 | Red Oak | Saved |
| 18909 | 31 | Cypress | Saved |
| 18954 | 31 | Cypress | Saved |
| 18968 | 31 | Cypress | Saved |
| 18974 | 31 | Cypress | Saved |
| 9631 | 31 | Live Oak | Saved |
| 23219 | 31 | Live Oak | Saved |
| 23683 | 31 | Live Oak | Saved |
| 24191 | 31 | Live Oak | Saved |
| 18719 | 32 | Cypress | Saved |
| 18958 | 32 | Cypress | Saved |
| 18722 | 32 | Cypress | Saved |
| 25441 | 32 | Cypress | Saved |
| 24097 | 32 | Live Oak | Saved |
| 18798 | 33 | Cypress | Saved |
| 23870 | 33 | Cypress | Saved |
| 25416 | 33 | Cypress | Saved |
| 23906 | 33 | Live Oak | Saved |
| 23919 | 33 | Live Oak | Saved |
| 6345 | 33 | Pecan | Saved |
| 18920 | 34 | Cypress | Saved |
| 18947 | 34 | Cypress | Saved |
| 18395 | 34 | Live Oak | Saved |
| 23759 | 34 | Live Oak | Saved |
| 23913 | 34 | Live Oak | Saved |
| 18966 | 35 | Cypress | Saved |
| 23944 | 35 | Live Oak | Saved |
| 25222 | 35 | Live Oak | Saved |
| 6352 | 36 | Cottonwood | Saved |
| 23918 | 36 | Live Oak | Saved |
| 6348 | 36 | Pecan | Saved |
| 23768 | 37 | Live Oak | Saved |
| 6349 | 37 | Pecan | Saved |
| 18303 | 37 | Pecan | Saved |
| 23784 | 38 | Cypress | Saved |
| 25333 | 38 | Live Oak | Saved |
| 18979 | 38 | Pecan | Saved |
| 18761 | 39 | Cypress | Saved |
| 25417 | 39 | Cypress | Saved |
| 6339 | 39 | Live Oak | Saved |
| 18319 | 39 | Live Oak | Saved |
| 6347 | 39 | Pecan | Saved |
| 6351 | 40 | Cottonwood | Saved |
| 18935 | 40 | Cypress | Saved |
| 18976 | 40 | Pecan | Saved |
| 23937 | 41 | Live Oak | Saved |
| 18977 | 41 | Pecan | Saved |
| 23455 | 42 | Cedar | Saved |
| 18991 | 42 | Pecan | Saved |
| 18304 | 42 | Pecan | Saved |
| 18957 | 43 | Cottonwood | Saved |
| 9646 | 43 | Live Oak | Saved |
| 18302 | 47 | Pecan | Saved |
| 23766 | 49 | Live Oak | Saved |
| 23767 | 49 | Live Oak | Saved |
| 24177 | 49 | Live Oak | Saved |
| 23916 | 50 | Live Oak | Saved |
| 6346 | 50 | Pecan | Saved |
| 18320 | 54 | Pecan | Saved |
| 18322 | 55 | Pecan | Saved |
| 18990 | 57 | Cottonwood | Saved |
| 6350 | 64 | Cottonwood | Saved |
| 18986 | 65 | P | |



NOTE

1. PROPOSED GRADING WITH IN CRITICAL ROOT ZONE IS 0-2 FEET ABOVE EXISTING GRADE.



ATKINS 6504 Bridge Point Parkway, Suite 200
 Austin, Texas 78730-5091
 Phone: (512) 327-6840 FAX: (512) 327-3453
 TRPE REQ. #F-474

**EXHIBIT O-2
 TREE PROTECTION - LOT 2**

| | |
|--|-----------------------|
| Prepared for: GULL CREEK RESIDENCE | |
| Job No.: 100018913 | Scale: 1"=10' |
| Drawn by: PMH | Date: October 5, 2011 |
| File: \\Project\4444\100018913-Bull Creek Residence\100 - Drawings\PMH\Drawn O-2 TREE PROTECTION.dwg | |