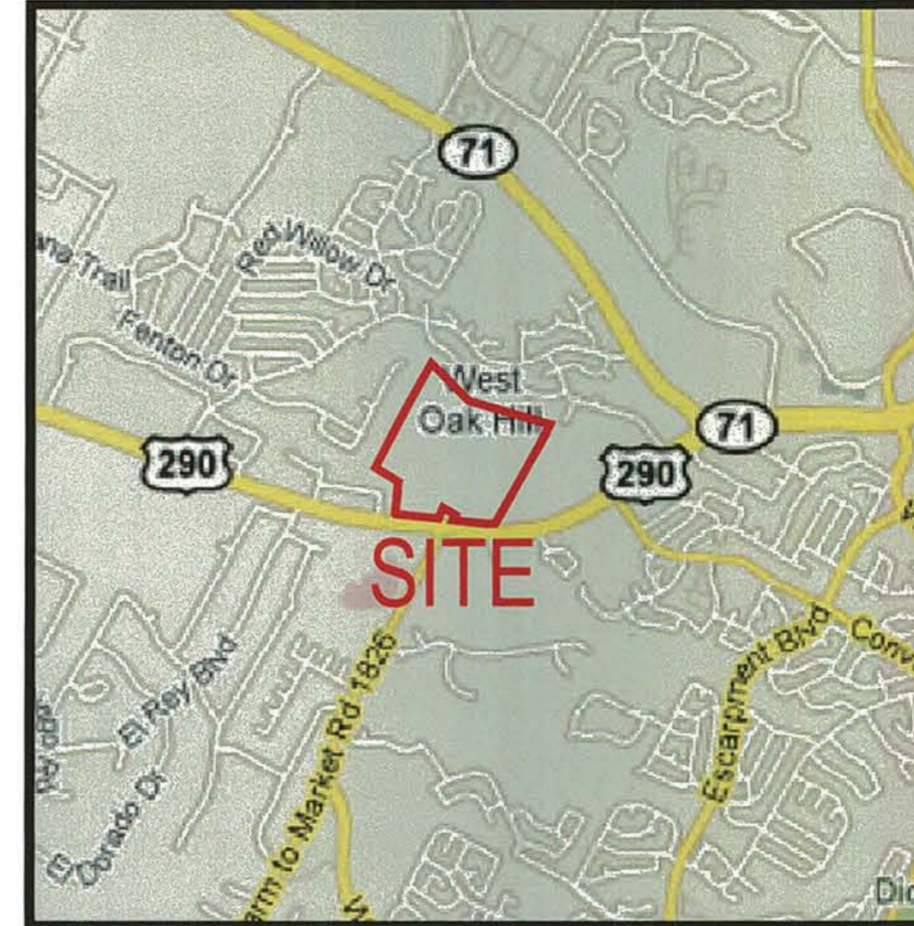


Development Criteria		Proposed Zoning: PUD											
Tract Information		Constraints				Minimum Standards							
Tract	Base Zoning	Land Use	Acres	Impervious Cover	Units per Acre	F.A.R.	Building Height	Curb Cuts to Highway	Minimum Open Space and/or Landscape Area	Front Yard	Side Yard	Interior Side Yard	Rear Yard
Tract 1	GR	Retail / Medical Office	15.03 ac.	77.4% = 11.64 ac.	---	0.65-1	75 ft / 5 stories	1	12.5%	25 ft	15 ft	0 ft	0 ft
Tract 2	CS	Office / Retail	14.85 ac.	80.1% = 11.73 ac.	---	0.55-1	115 ft / 8 stories	1	12.5%	25 ft	15 ft	0 ft	0 ft
Tract 3	CS	Office / Retail	7.18 ac.	85.0% = 4.57 ac.	---	0.70-1	60 ft / 4 stories	0	12.5%	25 ft	15 ft	0 ft	0 ft
Tract 4	GR / MF-3	Residential Condominium / Retail	13.43 ac.	67.2% = 9.03 ac.	27.0	0.90-1	40 ft / 3 stories	0	12.5%	25 ft	15 ft	0 ft	0 ft
Tract 5	GR	T Station / Retail	3.29 ac.	79.3% = 2.61 ac.	---	0.25-1	45 ft / 4 stories	0	12.5%	25 ft	15 ft	5 ft	5 ft
Tract 6	MF-2	Townhouse	10.22 ac.	38.2% = 3.90 ac.	13.0	0.75-1	45 ft / 4 stories	0	12.5%	25 ft	15 ft	15 ft	15 ft
Tract 7	GR	Athletic Complex / Community Center / Commons	11.97 ac.	45.8% = 5.48 ac.	---	0.15-1	34 ft / 2 stories	0	12.5%	25 ft	15 ft	0 ft	0 ft
Tract 8		Open Space	48.90 ac.	0.0% = 0.00 ac.	---	---	0 ft / 0 stories	---	90.0%	---	---	---	---
Tract 9		Open Space	3.11 ac.	4.2% = 0.13 ac.	---	---	0 ft / 0 stories	---	90.0%	---	---	---	---
		West Park Boulevard (70' R.O.W.)	3.02 ac.	93.4% = 2.82 ac.	---	---	0 ft / 0 stories	---	0.0%	---	---	---	---
Overall Totals			130.80 ac.	39.8% = 52.01 ac.									

Notes:
1. The convenience store tract is not located within the West Park P.U.D. Therefore, the acreage of the tract and proposed impervious cover shown on the tract are not included in the development criteria table. However, the applicant has been granted an access easement across the convenience store tract to provide for the right-of-way shown on this plan.
2. Pedestrian walkways in open space are considered pervious (pervious construction, not counted as impervious cover) except those that parallel West Park Boulevard.
3. Curb cuts to Highway 290 are divided.
4. Open space areas may include pedestrian/bicycle paths using pervious construction.



Vicinity (not to scale)

West Park P.U.D. Q1 & Q2 calculations

Comprehensive Watersheds Ordinance Calculations

APPENDIX Q-1 - Barton Springs Zone

NET SITE AREA CALCULATIONS

Total Gross Site Area	130.80 ac.
Site Deductions:	
Critical Water Quality Zone (CWQZ)	0.00 ac.
Water Quality Transition Zone (WQTZ)	2.20 ac.
Wastewater Irrigation Areas	0.00 ac.
Deduction Subtotal	2.20 ac.
Uplands Area (Gross Site Area - Deduction Subtotal)	128.60 ac.
Net Site Area Calculations:	
Area of Uplands with Slopes 0-15%	102.89 ac. x 1.00 = 102.89 ac.
Area of Uplands with Slopes 15-25%	21.86 ac. x 0.40 = 8.74 ac.
Area of Uplands with Slopes 25-35%	3.24 ac. x 0.20 = 0.65 ac.
Area of Uplands with Slopes >35%	0.61 ac. x 0.00 = 0.00 ac.
Net Site Area (NSA)	112.28 ac.

APPENDIX Q-2 - Barton Springs Zone

ALLOWABLE IMPERVIOUS COVER

Impervious Cover Allowed at 0% x 2.20 ac WQTZ	= 0.00 ac.
Impervious Cover Allowed at 25% x 112.28 ac. NSA	= 28.07 ac.
Deductions for Perimeter Roadway	0.00 ac.
Total Impervious Cover	28.07 ac.

Allowable Impervious Cover by Slope Category	
Total Acreage 15-25%	21.86 acres x 10% = 2.19 ac.

Adjacent R.O.W at 25% x 8.37 ac.	= 2.09 ac.
C in Adjacent ROW (US 290) Maximum of 44' = 1.93 ac.	
To be deducted from property	= 0.00 ac.

PROPOSED TOTAL IMPERVIOUS COVER - Barton Springs Zone

Imp. Cover in WQTZ	= 0.00 acres = 0.0%
Imp. Cover on NSA (Uplands)	= 52.01 acres = 46.3%
Total proposed Impervious Cover	= 52.01 acres
Total Impervious Cover as a percentage of Net Site Area:	46.3%

PROPOSED IMPERVIOUS COVER ON SLOPES - Barton Springs Zone

Slope Category	Building and All Other Impervious Cover		West Park Boulevard Separately	
	Site Area Acres	Percent of Category	Acres	Percent of Category
0-15%	104.15 ac.	45.61 ac. = 43.8%	2.36 ac. = 2.3%	
15-25%	22.59 ac.	3.15 ac. = 13.9%	0.31 ac. = 1.4%	
25-35%	3.45 ac.	0.34 ac. = 9.9%	0.12 ac. = 3.5%	
Over 35%	0.61 ac.	0.09 ac. = 14.8%	0.03 ac. = 4.9%	
Total Net Site Area	112.28 ac.	Total Gross Site Area	130.80 ac.	
Impervious Cover on GSA	52.01 ac. = 39.8%			

- NOTES:
1. Total area excludes the included C-store lot to conform to the Land Use Criteria Chart.
2. West Park Boulevard is existing in all these calculations.
3. Sidewalks along West Park Blvd., and pedestrian walk near buildings, are included in IC calculations. Maximum use made of pervious pavement in all other walkways.
4. Subject to change.

TAG	TYPE	SIZE	TAG	TYPE	SIZE
542	LIVE OAK	8	583	LIVE OAK	12
543	LIVE OAK	8	584	LIVE OAK	8
544	LIVE OAK	12	585	LIVE OAK	8
545	LIVE OAK	16	586	LIVE OAK	8
546	LIVE OAK	18	587	LIVE OAK	10
547	LIVE OAK	8	588	LIVE OAK	10
548	LIVE OAK	11	589	LIVE OAK	8
549	LIVE OAK	13	590	LIVE OAK	11
550	LIVE OAK	9	591	LIVE OAK	11
551	LIVE OAK	8	592	LIVE OAK	8
552	LIVE OAK	9	593	LIVE OAK	11
553	SPANISH OAK	22	594	LIVE OAK	9
554	LIVE OAK	8	595	LIVE OAK	8
555	LIVE OAK	8	596	ELM	8
556	LIVE OAK	9	597	LIVE OAK	8
557	LIVE OAK	8	598	LIVE OAK	8
558	LIVE OAK	11	599	LIVE OAK	8
559	LIVE OAK	11	600	LIVE OAK	8
560	LIVE OAK	10	601	LIVE OAK	8
561	LIVE OAK	9	602	LIVE OAK	13
562	LIVE OAK	12	603	LIVE OAK	12
563	LIVE OAK	10	604	LIVE OAK	29
564	SPANISH OAK	23	605	LIVE OAK	11D
565	SPANISH OAK	8	606	LIVE OAK	9
566	LIVE OAK	13	607	LIVE OAK	9
567	LIVE OAK	11	608	LIVE OAK	12
568	LIVE OAK	22	609	LIVE OAK	12
569	LIVE OAK	10	610	ELM	8
570	LIVE OAK	8	611	LIVE OAK	8
571	LIVE OAK	10	612	LIVE OAK	9
572	LIVE OAK	8	613	LIVE OAK	10
573	LIVE OAK	8	614	LIVE OAK	9
574	LIVE OAK	8	615	LIVE OAK	8
575	LIVE OAK	10	616	LIVE OAK	8
576	LIVE OAK	10	617	LIVE OAK	8
577	LIVE OAK	13	618	LIVE OAK	11
578	LIVE OAK	8	619	LIVE OAK	12
579	LIVE OAK	8	620	LIVE OAK	12
580	LIVE OAK	8	621	LIVE OAK	12
581	LIVE OAK	11	622	LIVE OAK	9
582	ELM	22	623	LIVE OAK	8
583	LIVE OAK	12	624	LIVE OAK	8
584	LIVE OAK	8	625	CEDRAR	12
585	LIVE OAK	8	626	LIVE OAK	13
586	LIVE OAK	8	627	LIVE OAK	9
587	LIVE OAK	8	628	LIVE OAK	12
588	LIVE OAK	10	629	LIVE OAK	9
589	LIVE OAK	10	630	LIVE OAK	17
590	LIVE OAK	8	631	LIVE OAK	13
591	LIVE OAK	10	632	LIVE OAK	10
592	LIVE OAK	11	633	LIVE OAK	11
593	LIVE OAK	8	634	LIVE OAK	8
594	LIVE OAK	11	635	LIVE OAK	9
595	LIVE OAK	9	636	LIVE OAK	13
596	LIVE OAK	8	637	LIVE OAK	20
597	LIVE OAK	8	638	LIVE OAK	8
598	LIVE OAK	9	639	LIVE OAK	8
599	LIVE OAK	9	640	LIVE OAK	8
600	LIVE OAK	9	641	LIVE OAK	8
601	LIVE OAK	8	642	LIVE OAK	8
602	LIVE OAK	13	643	LIVE OAK	17
603	LIVE OAK	12	644	LIVE OAK	9
604	LIVE OAK	29	645	LIVE OAK	9
605	LIVE OAK	11	646	ELM	13
606	LIVE OAK	11	647	ELM	16
607	LIVE OAK	9	648	LIVE OAK	12
608	LIVE OAK	10	649	ELM	11
609	LIVE OAK	12	650	LIVE OAK	8
610	ELM	8	651	ELM	8
611	LIVE OAK	8	652	ELM	15
612	LIVE OAK	9	653	LIVE OAK	13
613	LIVE OAK	10	654	LIVE OAK	8
614	LIVE OAK	9	655	ELM	20

NOTE: 1. TAG #605 NOT USED
2. * DENOTES TREES TO BE REMOVED

Tree List

TAG	TYPE	SIZE	TAG	TYPE	SIZE
001	LIVE OAK	12	109	LIVE OAK	8
002	LIVE OAK	9	110	LIVE OAK	8
003	LIVE OAK	10	111	LIVE OAK	16
004	LIVE OAK	9	112	LIVE OAK	13
005	LIVE OAK	9	113	LIVE OAK	11
006	LIVE OAK	9	114	LIVE OAK	11
007	LIVE OAK	8	115	LIVE OAK	10
008	LIVE OAK	8	116	LIVE OAK	10
009	LIVE OAK	8	117	LIVE OAK	8
010	LIVE OAK	11	118	LIVE OAK	8
011	LIVE OAK	17	119	LIVE OAK	9
012	LIVE OAK	8	120	LIVE OAK	9
013	LIVE OAK	8	121	LIVE OAK	8
014	LIVE OAK	8	122	LIVE OAK	13
015	LIVE OAK	8	123	LIVE OAK	9
016	LIVE OAK	8	124	LIVE OAK	9
017	LIVE OAK	8	125	LIVE OAK	9
018	LIVE OAK	9	126	LIVE OAK	8
019	LIVE OAK	10	127	LIVE OAK	8
020	LIVE OAK	8	128	LIVE OAK	8
021	LIVE OAK	8	129	LIVE OAK	12
022	LIVE OAK	8	130	LIVE OAK	9
023	LIVE OAK	10	131	LIVE OAK	21
024	LIVE OAK	8	132	LIVE OAK	12
025	ELM	9	133	LIVE OAK	8
026	LIVE OAK	8	134	LIVE OAK	8
027	LIVE OAK	8	135	LIVE OAK	15
028	LIVE OAK	19	136	LIVE OAK	10
029	LIVE OAK	8	137	LIVE OAK	8
030	LIVE OAK	8	138	LIVE OAK	15
031	LIVE OAK	8	139	LIVE OAK	12
032	LIVE OAK	15	140	SPANISH OAK	9
033	LIVE OAK	10	141	LIVE OAK	13
034	LIVE OAK	9	142	LIVE OAK	14
035	LIVE OAK	14	143	SPANISH OAK	8
036	LIVE OAK	8	144	SPANISH OAK	8
037	LIVE OAK	8	145	LIVE OAK	8
038	LIVE OAK	22	146	LIVE OAK	15
039	LIVE OAK	18	147	LIVE OAK	8
040	LIVE OAK	20	148	LIVE OAK	10
041	LIVE OAK	11	149	LIVE OAK	11
042	LIVE OAK	8	150	LIVE OAK	10
043	LIVE OAK	9	151	LIVE OAK	8
044	LIVE OAK	9	152	LIVE OAK	8
045	LIVE OAK	8	153	LIVE OAK	9
046	LIVE OAK	12	154	LIVE OAK	8
047	LIVE OAK	11	155	LIVE OAK	12
048	LIVE OAK	8	156	LIVE OAK	10
049	LIVE OAK	9	157	LIVE OAK	11
050	LIVE OAK	9	158	LIVE OAK	13
051	LIVE OAK	11	159	CEDRAR	15
052	LIVE OAK	8	160	LIVE OAK	8
053	LIVE OAK	9	161	LIVE OAK	8
054	LIVE OAK	8	162	LIVE OAK	8
055	LIVE OAK	8	163	LIVE OAK	10
056	LIVE OAK	9	164	LIVE OAK	10
057	LIVE OAK	19	165	LIVE OAK	15
058	LIVE OAK	8	166	LIVE OAK	10
059	LIVE OAK	9	167	LIVE OAK	8
060	LIVE OAK	10	168	LIVE OAK	9
061	LIVE OAK	15	169	LIVE OAK	10
062	LIVE OAK	18	170	LIVE OAK	10
063	LIVE OAK	10	171	LIVE OAK	9
064	ELM	14	172	LIVE OAK	8
065	LIVE OAK	13	173	LIVE OAK	8
066	LIVE OAK	21	174	LIVE OAK	9
067	LIVE OAK	20	175	LIVE OAK	10
068	LIVE OAK	16	176	LIVE OAK	9
069	LIVE OAK	13	177	LIVE OAK	15
070	LIVE OAK	11	178	LIVE OAK	12
071	LIVE OAK	8	179	LIVE OAK	9
072	LIVE OAK	9	180	LIVE OAK	8
073	LIVE OAK	13	181	LIVE OAK	8
074	LIVE OAK	12	182	LIVE OAK	10
075	LIVE OAK	14	183	LIVE OAK	8
076	LIVE OAK	12	184	LIVE OAK	15
077	LIVE OAK	8	185	LIVE OAK	10
078	LIVE OAK	12	186	LIVE OAK	10
079	LIVE OAK	10	187	LIVE OAK	9
080	LIVE OAK	9	188	LIVE OAK	8
081	LIVE OAK	8	189	LIVE OAK	8
082	LIVE OAK	8	190	LIVE OAK	8
083	LIVE OAK				