



ITEM FOR ENVIRONMENTAL COMMISSION AGENDA

**COMMISSION MEETING
DATE:** 07/15/2020

**NAME & NUMBER OF
PROJECT:** 3002 Scenic Drive Boat Dock Replacement
SP-2020-1025D

**NAME OF APPLICANT OR
ORGANIZATION:** Rick Rasberry, Lake Austin Boat Docks and
Shoreline Permits

LOCATION: 3002 Scenic Drive, Austin, TX 78703

COUNCIL DISTRICT: District 10

**PROJECT
FILING DATE:** Dec 27, 2019

**ENVIRONMENTAL
REVIEW STAFF:** Radmon Rice, Environmental Scientist; Watershed Protection
Department, 512.974.3429, radmon.rice@austintexas.gov

WATERSHED: Lake Austin watershed, Water Supply Rural

REQUEST: Variance request is as follows:
Request to vary from LDC 25-8-281(C)(2)(b) to allow the construction
within 150-foot of a Critical Environmental Feature (CEF).

**STAFF
RECOMMENDATION:** Staff recommends this variance, having determined the findings of fact to
have been met.

**STAFF
CONDITIONS:** All construction activities to be completed by barge.

Staff Findings of Fact



Watershed Protection Department
Staff Recommendations Concerning Required Findings

Project Name &
Case Number: **3002 Scenic Dr Boat Dock Replacement SP-2020-1025D**

Ordinance Standard: **Watershed Protection Ordinance**

Variance Request: **LDC 25-8-281(C)(2)(b) - To allow construction within 150 feet of a Rimrock and Seep Critical Environmental Features (CEF) .**

Include an explanation with each applicable finding of fact.

A. Land Use Commission variance determinations from Chapter 25-8-41 of the CityCode:

1. The requirement will deprive the applicant of a privilege available to owners of similarly situated property with approximately contemporaneous development subject to similar code requirements.

Yes. A variance from 25-8-281(C)(2)(b) allowing for construction of a boat dock, shoreline access, and stabilization, has been granted for similarly situated properties with approximately contemporaneous development subject to similar code.

2. The variance:

- a) Is not necessitated by the scale, layout, construction method, or other design decision made by the applicant, unless the design decision provides greater overall environmental protection than is achievable without the variance;

Yes. An existing noncompliant boat dock is proposed to be brought into compliance. No disturbance of the rimrock or seep CEF is proposed, all proposed construction activities are to occur downgradient of the rimrock/seep CEFs, and construction is to occur from the lakeside by barge. The proposed construction to be performed from a barge provides greater overall environmental protection. Additionally, the applicant is providing wetland plantings along the shoreline that will reduce shoreline erosion and sediment-laden surface runoff from discharging into the lake.

- b) Is the minimum deviation from the code requirement necessary to allow a reasonable use of the property;

Yes. The variance is the minimum deviation from the code requirement to allow for a reasonable use of the property. The code requires a 150-foot critical environmental feature buffer. This buffer is not being reduced. The scope of the variance is limited to allowing construction activities to occur within a critical environmental feature buffer only for the proposed boat dock replacement.

- c) Does not create a significant probability of harmful environmental consequences.

Yes. The variance does not create significant harmful environmental consequences. The construction of the boat dock from barge will not disturb the rimrock or seep critical environmental feature. The applicant is providing wetland plantings along the shoreline that will reduce shoreline erosion and sediment-laden surface runoff from discharging into the lake.

3. Development with the variance will result in water quality that is at least equal to the water quality achievable without the variance.

Yes, the variance will result in water quality that is at least equal to the water quality achievable without the variance. The construction activities will not disturb the rimrock or seep critical environmental features. The proposed wetland planting along the shoreline will reduce soil erosion along the shoreline and provide filtration of sediment-laden runoff from upgradient areas, thereby providing water quality that is at least equal to or greater than the water quality achievable without the variance.

Staff Recommendation: Staff recommends the variance as the Findings of Fact have been met, with the staff recommended condition that all construction be completed by barge.

- B. The Land Use Commission may grant a variance from a requirement of Section 25-8-422 (*Water Supply Suburban Water Quality Transition Zone*), Section 25-8-452 (*Water Supply Rural Water Quality Transition Zone*), Section 25-8-482 (*Barton Springs Zone Water Quality Transition Zone*), Section 25-8-368 (*Restrictions on Development Impacting Lake Austin, Lady Bird Lake, and Lake Walter E. Long*), or Article 7, Division 1 (*Critical Water Quality Zone Restrictions*), after determining that:

1. The criteria for granting a variance in Subsection (A) are met;

Yes / No **N/A**

2. The requirement for which a variance is requested prevents a reasonable, economic use of the entire property;

Yes / No **N/A**

3. The variance is the minimum deviation from the code requirement necessary to allow a reasonable, economic use of the entire property.

Yes / No

N/A

Staff Recommendation: N/A.

Hydrogeologic Reviewer
(WPD)



Radmon Rice

Date: 06-12-2020

Environmental Officer
(WPD)



Chris Herrington

Date: 06-12-2020

Applicant Form and Findings of Fact



ENVIRONMENTAL COMMISSION VARIANCE APPLICATION FORM

PROJECT DESCRIPTION

Applicant Contact Information

Name of Applicant	Rick Rasberry (Agent for Meredith Dreiss)
Street Address	2510 Cynthia Ct
City State ZIP Code	Leander, TX 78641
Work Phone	512-970-0371
E-Mail Address	rick@rickrasberry.com

Variance Case Information

Case Name	3002 Scenic Dr Boat Dock Replacement
Case Number	SP-2020-1025C
Address or Location	3002 Scenic Drive
Environmental Reviewer Name	Pamela Abee-Taulli
Environmental Resource Management Reviewer Name	Radmon Rice
Applicable Ordinance	Watershed Protection Ordinance
Watershed Name	Lake Austin
Watershed Classification	<input type="checkbox"/> Urban <input type="checkbox"/> Suburban <input type="checkbox"/> Water Supply Suburban X Water Supply Rural <input type="checkbox"/> Barton Springs Zone

Edwards Aquifer Recharge Zone	<input type="checkbox"/> Barton Springs Segment <input type="checkbox"/> Northern Edwards Segment <input checked="" type="checkbox"/> Not in Edwards Aquifer Zones
Edwards Aquifer Contributing Zone	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Distance to Nearest Classified Waterway	The proposed dock/access is on a classified waterway
Water and Waste Water service to be provided by	No water or wastewater service provided to boat dock
Request	To allow construction of a boat dock within a canyon rimrock/seep complex Critical Environmental Feature (CEF) buffer – Land Development Code Section 25-8-281(C)(2)(b)

Impervious cover	Existing	Proposed
square footage:	990 SF	719 SF
acreage:	0.02272 acre	0.01651 acre
percentage:	N/A	N/A
Provide general description of the property (slope range, elevation range, summary of vegetation / trees, summary of the geology, CWQZ, WQTZ, CEFs, floodplain, heritage trees, any other notable or outstanding characteristics of the property)	<p>The residential lot up gradient (above 492.8 msl) of the proposed dock includes slope ranging from 5% to greater than 35%, with topography ranging from 492.8 to 550.0 msl. An existing dock with pedestrian access rock steps have been developed on the property for several years. The proposed site plans delineate one (1) CEF on the residential property purported by COA. One rimrock/seep complex at about elevation 520-540ft (msl) demarcated on the proposed plans is up gradient of the proposed dock remodel.</p>	

Clearly indicate in what way the proposed project does not comply with current Code (include maps and exhibits)	COA staff contend that the proposed residential boat dock replacement is prohibited from development in the CEF Buffer Zone.
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FINDINGS OF FACT

As required in LDC Section 25-8-41, in order to grant a variance the Land Use Commission must make the following findings of fact:

Include an explanation with each applicable finding of fact.

Project: 3002 Scenic Dr Boat Dock Replacement

Ordinance: Watershed Protection

A. Land Use Commission variance determinations from Chapter 25-8-41 of the City Code:

1. The requirement will deprive the applicant of a privilege available to owners of similarly situated property with approximately contemporaneous development subject to similar code requirements.

Yes, there are at least fifteen (15) similarly situated properties on Lake Austin that have received approval from the City to develop a boat dock within a CEF Buffer, examples as follows:

1. 3307 Far View Drive (SP-2011-0279D)
2. 3311 Far View Drive (SP-2011-0242D)
3. 3319 Far View Drive (SP-2010-0015DS)
4. 3337 Far View Drive (SP-2014-0135D)
5. 3825 Westlake Drive (SP-2017-0032DS)
6. 3811 Westlake Drive (SP-2016-0185DS)
7. 3909 Westlake Drive (SP-2015-0232DS)

8. 3715 Westlake Drive (SP-2014-0182D)
9. 2806 Scenic Drive (SP-2015-0202DS)
10. 70 Pascal Lane (SP-2014-0144D)
11. 2415 Big Horn Drive (SP-2014-0212DS)
12. 2908 Scenic Drive (SP-2013-0295DS)
13. 3213 Smoky Ridge (SP-2012-0366DS)
14. 5 Humboldt Lane (SP-2013-0133D)
15. 3919 Westlake Drive (SP-2018-0320DS)

2. The variance:

- a) Is not necessitated by the scale, layout, construction method, or other design decision made by the applicant, unless the design decision provides greater overall environmental protection than is achievable without the variance;

Yes, the property owner is requesting to replace the nonconforming boat dock. No disturbance of the canyon rimrock CEF is proposed, providing greater overall protection for the rimrock with all proposed construction activities occurring downgradient of the rimrock CEF, and from the lakeside by barge. The proposed construction to be performed from a barge provides greater overall environmental protection since there would be no construction on the slopes.

- b) Is the minimum deviation from the code requirement necessary to allow a reasonable use of the property;

Yes, there is an existing boat dock and this application for the replacement of it.

- c) Does not create a significant probability of harmful environmental consequences.

Yes, all work would be performed by barge and would have no significant probability of harmful environmental consequences.

3. Development with the variance will result in water quality that is at least equal to the water quality achievable without the variance.

Yes, the construction activities will not reduce or disturb the terrestrial vegetation that is providing stabilization of the native soils and preventing soil erosion, thereby, providing water quality that is at least equal to the water quality achievable without the variance.

B. Additional Land Use Commission variance determinations for a requirement of Section 25-8-422 (Water Quality Transition Zone), Section 25-8-452 (Water Quality Transition Zone), Article 7, Division 1 (Critical Water Quality Zone Restrictions), or Section 25-8-652 (Development Impacting Lake Austin, Lady Bird Lake, and Lake Walter E. Long):

1. The criteria for granting a variance in Subsection (A) are met;

N/A

2. The requirement for which a variance is requested prevents a reasonable, economic use of the entire property;

N/A

3. The variance is the minimum deviation from the code requirement necessary to allow a reasonable, economic use of the entire property.

N/A

**Variance approval requires all above affirmative findings.

Exhibits for Commission Variance

- Aerial photos of the site **(PROVIDED WITH ATTACHED ERI)**
- Site photos **(PROVIDED WITH ATTACHED ERI)**
- Aerial photos of the vicinity **(PROVIDED WITH ATTACHED ERI)**
- Context Map—A map illustrating the subject property in relation to developments in the vicinity to include nearby major streets and waterways. **(PROVIDED WITH ATTACHED ERI/SITE PLAN)**
- Topographic Map - A topographic map is recommended if a significant grade change on the subject site exists or if there is a significant difference in grade in relation to adjacent properties. **(PROVIDED WITH ATTACHED ERI/SITE PLAN)**
- For cut/fill variances, a plan sheet showing areas and depth of cut/fill with topographic elevations. **(NO CUT/FILL PROPOSED)**
- Site plan showing existing conditions if development exists currently on the property **(PROVIDED WITH ATTACHED ERI/SITE PLAN)**
- Proposed Site Plan- full size electronic or at least legible 11x17 showing proposed development, include tree survey if required as part of site or subdivision plan **(ATTACHED)**
- Environmental Map – A map that shows pertinent features including Floodplain, CWQZ, WQTZ, CEFs, Setbacks, Recharge Zone, etc. **(PROVIDED WITH ATTACHED ERI/SITE PLAN)**
- An Environmental Resource Inventory pursuant to ECM 1.3.0 (*if required by 25-8-121*) **(ATTACHED)**
- Applicant's variance request letter **(ATTACHED)**

Applicant Exhibits

Case No.:

(City use only)

Environmental Resource Inventory EXHIBIT D1-21

For the City of Austin
Related to LDC 25-8-121, City Code 30-5-121, ECM 1.3.0 & 1.10.0

The ERI is required for projects that meet one or more of the criteria listed in LDC 25-8-121(A), City Code 30-5-121(A).

1. SITE/PROJECT NAME: 3002 Scenic Drive Boat Dock
2. COUNTY APPRAISAL DISTRICT PROPERTY ID (#'s): Prop120918/Geo 0121060511
3. ADDRESS/LOCATION OF PROJECT: 3002 Scenic Drive
4. WATERSHED: Taylor Slough North
5. THIS SITE IS WITHIN THE (Check all that apply)
 - Edwards Aquifer Recharge Zone* (See note below) ☒ YES ☐ No
 - Edwards Aquifer Contributing Zone* ☒ YES ☐ No
 - Edwards Aquifer 1500 ft Verification Zone* ☒ YES ☐ No
 - Barton Spring Zone* ☐ YES ☒ No

*(as defined by the City of Austin – LDC 25-8-2 or City Code 30-5-2)

Note: If the property is over the Edwards Aquifer Recharge zone, the Hydrogeologic Report and karst surveys must be completed and signed by a Professional Geoscientist Licensed in the State of Texas.

6. DOES THIS PROJECT PROPOSE FLOODPLAIN MODIFICATION?..... ☐ YES** ☒ NO
If yes, then check all that apply:
 - ☐ (1) The floodplain modifications proposed are necessary to protect the public health and safety;
 - ☐ (2) The floodplain modifications proposed would provide a significant, demonstrable environmental benefit, as determined by a **functional assessment** of floodplain health as prescribed by the Environmental Criteria Manual (ECM), or
 - ☐ (3) The floodplain modifications proposed are necessary for development allowed in the critical water **quality zone under LDC 25-8-261 or 25-8-262, City Code 30-5-261 or 30-5-262.**
 - ☐ (4) The floodplain modifications proposed are outside of the Critical Water Quality Zone in an area determined to be in poor or fair condition by a **functional assessment** of floodplain health.

**** If yes, then a functional assessment must be completed and attached to the ERI (see ECM 1.7 and Appendix X for forms and guidance) unless conditions 1 or 3 above apply.**

7. IF THE SITE IS WITHIN AN URBAN OR SUBURBAN WATERSHED, DOES THIS PROJECT PROPOSE A UTILITY LINE PARALLEL TO AND WITHIN THE CRITICAL WATER QUALITY ZONE? ☐ YES*** ☒ NO

*****If yes, then riparian restoration is required by LDC 25-8-261(E) or City Code 30-5-261(E) and a functional assessment must be completed and attached to the ERI (see ECM1.5 and Appendix X for forms and guidance).**

8. There is a total of 2 (#'s) Critical Environmental Feature(s)(CEFs) on or within 150 feet of the project site. If CEF(s) are present, attach a detailed **DESCRIPTION** of the CEF(s), color **PHOTOGRAPHS**, the **CEF WORKSHEET** and provide **DESCRIPTIONS** of the proposed CEF buffer(s) and/or wetland mitigation. Provide the number of each type of CEFs on or within 150 feet of the site (Please provide the number of CEFs);

EXHIBIT D2-21

____ (#'s) Spring(s)/Seep(s) ____ (#'s) Point Recharge Feature(s) ____ (#'s) Bluff(s)
 1 Canyon Rimrock/Seep Complex (CRSC #1) 1 (#'s) Wetland(s)

Note: Standard buffers for CEFs are 150 feet, with a maximum of 300 feet for point recharge features. Except for wetlands, if the standard buffer is not provided, you must provide a written request for an administrative variance from LDC 25-8-281(C)(1) and provide written findings of fact to support your request. Request forms for administrative variances from requirements stated in LDC 25-8-281 are available from Watershed Protection Department.

9. The following site maps are attached at the end of this report (Check all that apply and provide):

All ERI reports must include:

- ☒ Site Specific Geologic Map with 2-ft Topography
- ☒ Historic Aerial Photo of the Site
- ☒ Site Soil Map
- ☒ Critical Environmental Features and Well Location Map on current Aerial Photo with 2-ft Topography

Only if present on site (Maps can be combined):

- ☒ Edwards Aquifer Recharge Zone with the 1500-ft Verification Zone
(Only if site is over or within 1500 feet the recharge zone)
- ☒ Edwards Aquifer Contributing Zone
- ☒ Water Quality Transition Zone (WQTZ)
- ☒ Critical Water Quality Zone (CWQZ)
- ☒ City of Austin Fully Developed Floodplains for all water courses with up to 64-acres of drainage

10. **HYDROGEOLOGIC REPORT** – Provide a description of site soils, topography, and site specific geology below (Attach additional sheets if needed):

Surface Soils on the project site is summarized in the table below and uses the SCS Hydrologic Soil Groups*. If there is more than one soil unit on the project site, show each soil unit on the site soils map.

Soil Series Unit Names, Infiltration Characteristics & Thickness		
Soil Series Unit Name & Subgroup**	Group*	Thickness (feet)
Tarrent (TeF), 18-40% Slopes	C	<1
Urban (UuE), 1-12% slopes	C	<1

*Soil Hydrologic Groups Definitions (Abbreviated)

- A. Soils having a high infiltration rate when thoroughly wetted.
- B. Soils having a moderate infiltration rate when thoroughly wetted.
- C. Soils having a slow infiltration rate when thoroughly wetted.
- D. Soils having a very slow infiltration rate when thoroughly wetted.

**Subgroup Classification – See Classification of Soil Series Table in County Soil Survey.

Description of Site Topography and Drainage *(Attach additional sheets if needed):*

The fully developed residential shoreline lot on Lake Austin upland of the site slopes significantly from the residence and drains naturally in sheet flow directly into the Lake Austin Waterway.

List surface geologic units below:

Geologic Units Exposed at Surface		
Group	Formation	Member
Fredricksburg	Fredricksburg Undivided	No Member

Brief description of site geology *(Attach additional sheets if needed):*

The fully developed residential lot on the shoreline of Lake Austin upland of the site is mostly large rock with compacted soil. An area upslope of the shoreline is composed of a rim rock outcropping labeled and delineated on the plans.

Wells – Identify all recorded and unrecorded wells on site (test holes, monitoring, water, oil, unplugged, capped and/or abandoned wells, etc.):

There are ⁰____ (#) wells present on the project site and the locations are shown and labeled
⁰____ (#'s) The wells are not in use and have been properly abandoned.
⁰____ (#'s) The wells are not in use and will be properly abandoned.
⁰____ (#'s) The wells are in use and comply with 16 TAC Chapter 76.
 There are ⁰____ (#'s) wells that are off-site and within 150 feet of this site.

11. **THE VEGETATION REPORT** – Provide the information requested below:

Brief description of site plant communities *(Attach additional sheets if needed):*

The fully developed residential lot is predominantly native shrubs, hedges, weeds, and range plants within the 25' LA Setback Area.

There is woodland community on site ☒ YES ☐ NO *(Check one).*

If yes, list the dominant species below:

Woodland species	
Common Name	Scientific Name
Live Oak	Quercus virginiana
Elm	Ulmus americana
Red Oak	Quercus rubra
Sycamore	Platanus occidentalis
White Oak	Quercus alba

There is grassland/prairie/savanna on site ☐ YES ☒ NO *(Check one).*

If yes, list the dominant species below:

Grassland/prairie/savanna species	
Common Name	Scientific Name
Poison Ivy	Toxicodendron radicans
Lantana	Lantana urticoides
Mullein	Verbascum thapsus
Muscadine grape	Vitis rotundifolia
Yucca	Yucca spp.
Ragweed	Ambrosia psilostachya
Bermuda grass	Cynodon dactylon

There is hydrophytic vegetation on site ☐ YES ☒ NO *(Check one).*

If yes, list the dominant species in table below *(next page):*

NO HYDROPHYTIC VEGETATION WITHIN LOC BUT WETLAND

CEF LOCATED WITHIN 150' - DENOTED ON ERI-CEF WORKSHEET

Hydrophytic plant species		
Common Name	Scientific Name	Wetland Indicator Status

A tree survey of all trees with a diameter of at least eight inches measured four and one-half feet above natural grade level has been completed on the site.

☒ YES ☐ NO (Check one).

12. WASTEWATER REPORT – Provide the information requested below.

Wastewater for the site will be treated by (Check of that Apply):

- ☐ On-site system(s)
☐ City of Austin Centralized sewage collection system
☒ Other Centralized collection system

Note: All sites that receive water or wastewater service from the Austin Water Utility must comply with City Code Chapter 15-12 and wells must be registered with the City of Austin

The site sewage collection system is designed and will be constructed to in accordance to all State, County and City standard specifications.

☐ YES ☐ NO (Check one) ☒ NO ONSITE SEWAGE SYSTEM

Calculations of the size of the drainfield or wastewater irrigation area(s) are attached at the end of this report or shown on the site plan.

☐ YES ☐ NO ☒ Not Applicable (Check one).

Wastewater lines are proposed within the Critical Water Quality Zone?

☐ YES ☒ NO (Check one). If yes, then provide justification below:

Is the project site is over the Edwards Aquifer?

☐ YES ☒ NO (Check one).

If yes, then describe the wastewater disposal systems proposed for the site, its treatment level and effects on receiving watercourses or the Edwards Aquifer.

13. One (1) hard copy and one (1) electronic copy of the completed assessment have been provided.

Date(s) ERI Field Assessment was performed: December 5, 2019
Date(s)

My signature certifies that to the best of my knowledge, the responses on this form accurately reflect all information requested.

Rick Rasberry, CESSWI

512-970-0371

Print Name

Telephone

Rick Rasberry

rick@rickrasberry.com

Signature

Email Address

Lake Austin Boat Dock & Shoreline Permits

December 18, 2018

Name of Company

Date

For project sites within the Edwards Aquifer Recharge Zone, my signature and seal also certifies that I am a licensed Professional Geoscientist in the State of Texas as defined by ECM 1.12.3(A).

P.G.
Seal

City of Austin Environmental Resource Inventory - Critical Environmental Feature Worksheet

1	Project Name:	
2	Project Address:	
3	Site Visit Date:	
4	Environmental Resource Inventory Date:	

5	Primary Contact Name:	
6	Phone Number:	
7	Prepared By:	
8	Email Address:	

[illegible]

City of Austin Use Only	
CASE NUMBER:	

Please state the method of coordinate data collection and the approximate precision and accuracy of the points and the unit of measurement.

Method

Accuracy

☐

V

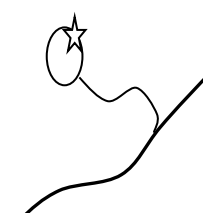
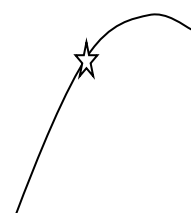
□

Professional Geologists apply seal below

For rimrock, locate the midpoint of the segment that describes the feature.

For wetlands, locate the approximate centroid of the feature and the estimated area.

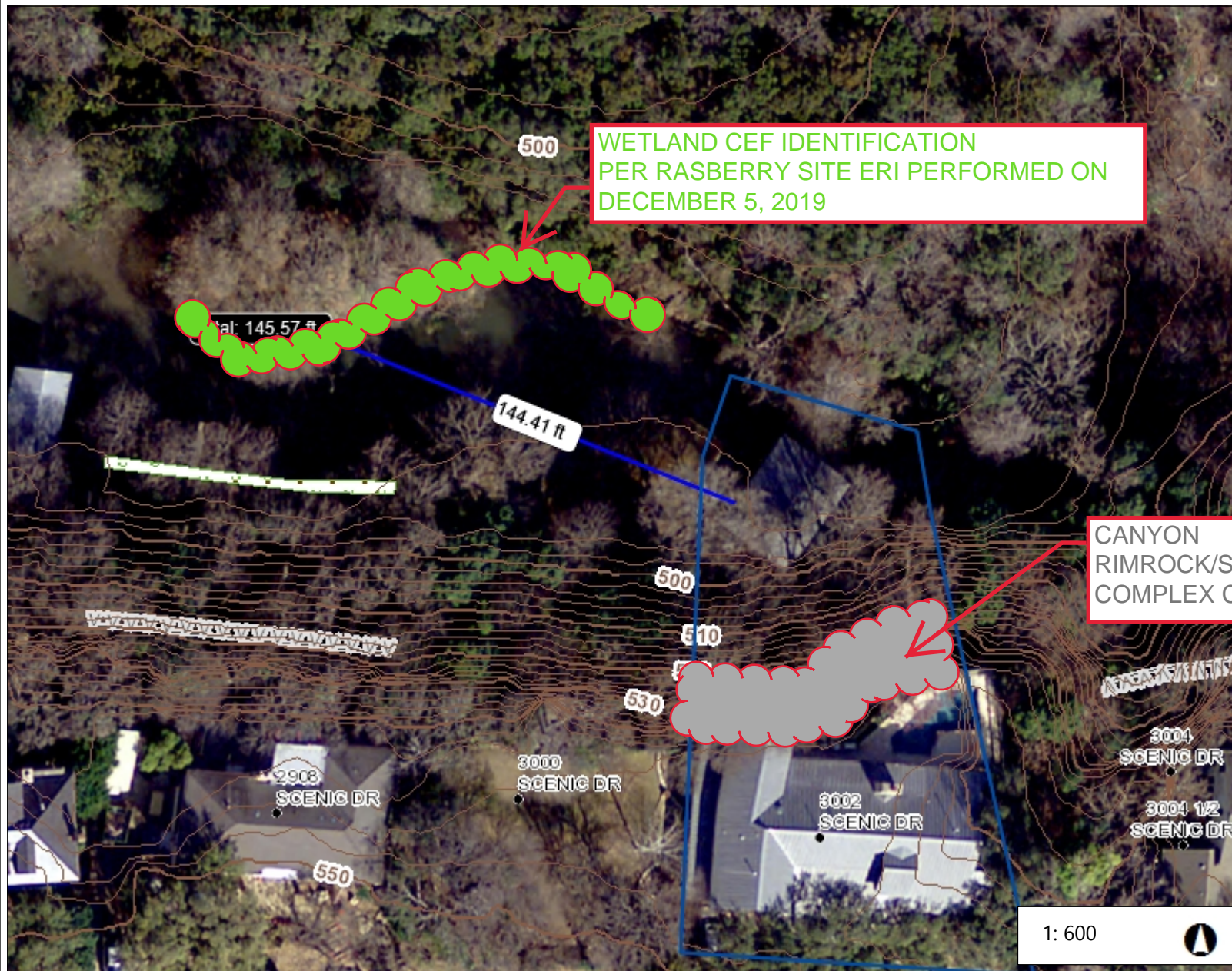
For a spring or seep, locate the source of groundwater that feeds a pool or stream.





Property Profile

CEF IDENTIFICATION 3002 SCENIC DR



Legend

- Addresses
- Jurisdiction
 - FULL PURPOSE
 - LIMITED PURPOSE
 - EXTRATERRITORIAL JURISDICTION
 - 2 MILE ETJ AGRICULTURAL AGR
 - OTHER CITY LIMITS
 - OTHER CITIES ETJ
- Contours Year- 2017
 - 2 Ft Contours
 - 10 Ft Contours
- Spring
- W Wetland
- V/V Rock Outcrop
- Grassland
- Biological Resource Buffer

Notes

PREPARED BY
 RICK RASBERRY
 DECEMBER 18, 2019

0.0 0 0.01 0.0 Miles

NAD_1983_StatePlane_Texas_Central_FIPS_4203_Feet

Date Printed:

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



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1: 600



0.0 0 0.01 0.0 Miles

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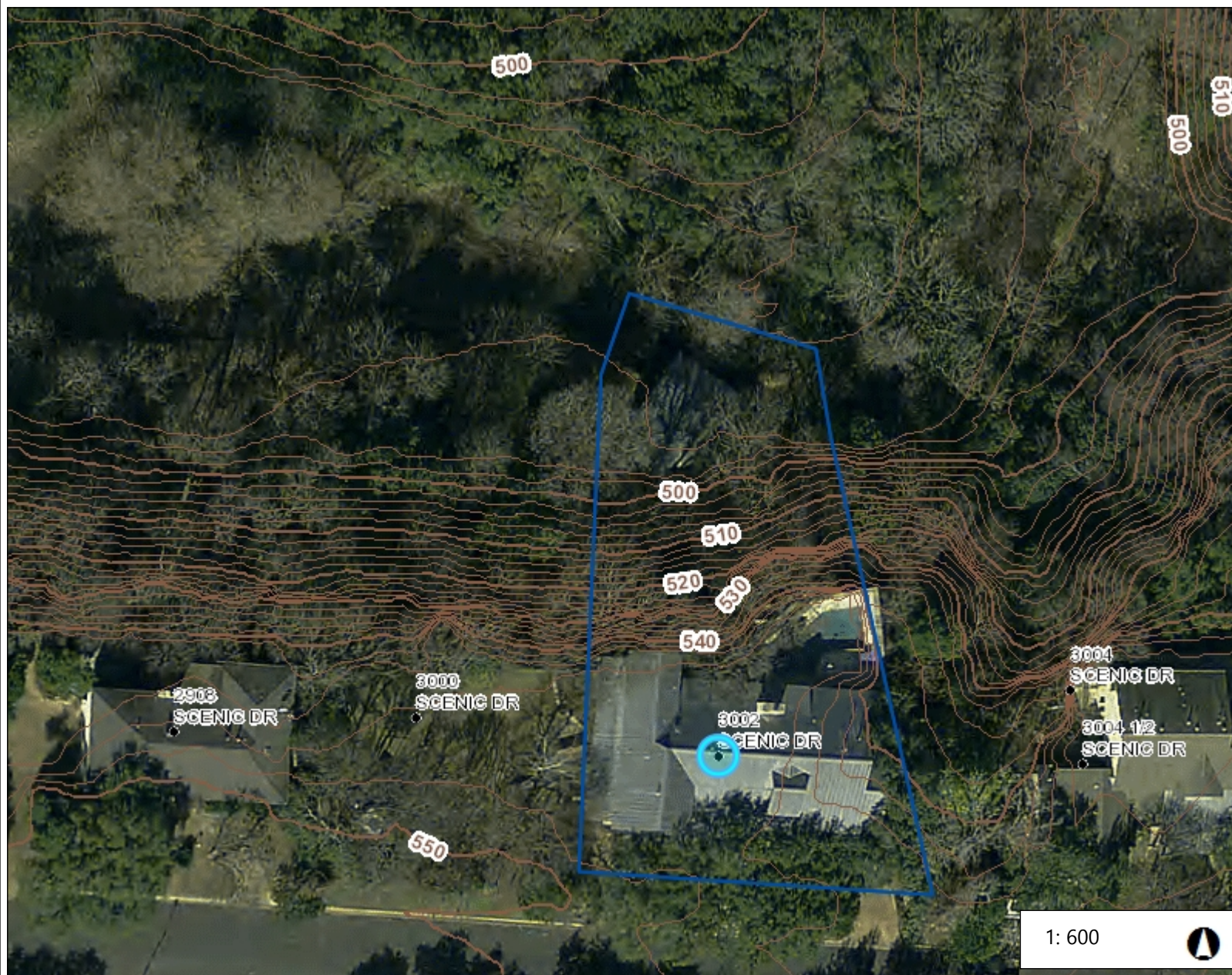
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Notes

Soil Map—Travis County, Texas



MAP LEGEND

Area of Interest (AOI)

 Area of Interest (AOI)

Soils

 Soil Map Unit Polygons

 Soil Map Unit Lines

 Soil Map Unit Points

Special Point Features



Blowout



Borrow Pit



Clay Spot



Closed Depression



Gravel Pit



Gravelly Spot



Landfill



Lava Flow



Marsh or swamp



Mine or Quarry



Miscellaneous Water



Perennial Water



Rock Outcrop



Saline Spot



Sandy Spot



Severely Eroded Spot



Sinkhole



Slide or Slip



Sodic Spot



Spoil Area



Stony Spot



Very Stony Spot



Wet Spot



Other



Special Line Features

Water Features



Streams and Canals

Transportation



Rails



Interstate Highways



US Routes



Major Roads



Local Roads

Background



Aerial Photography

MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:24,000.

Warning: Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service

Web Soil Survey URL:

Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Travis County, Texas

Survey Area Data: Version 21, Sep 12, 2019

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: May 27, 2018—Nov 16, 2018

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
TeF	Eckrant soils and Urban land, 18 to 40 percent slopes	0.6	30.7%
UuE	Urban land and Brackett soils, 1 to 12 percent slopes	1.1	59.1%
VuD	Volente soils and Urban land, 1 to 8 percent slopes	0.2	10.2%
Totals for Area of Interest		1.8	100.0%

SITE GEOLOGY MAP 3002 SCENIC DR





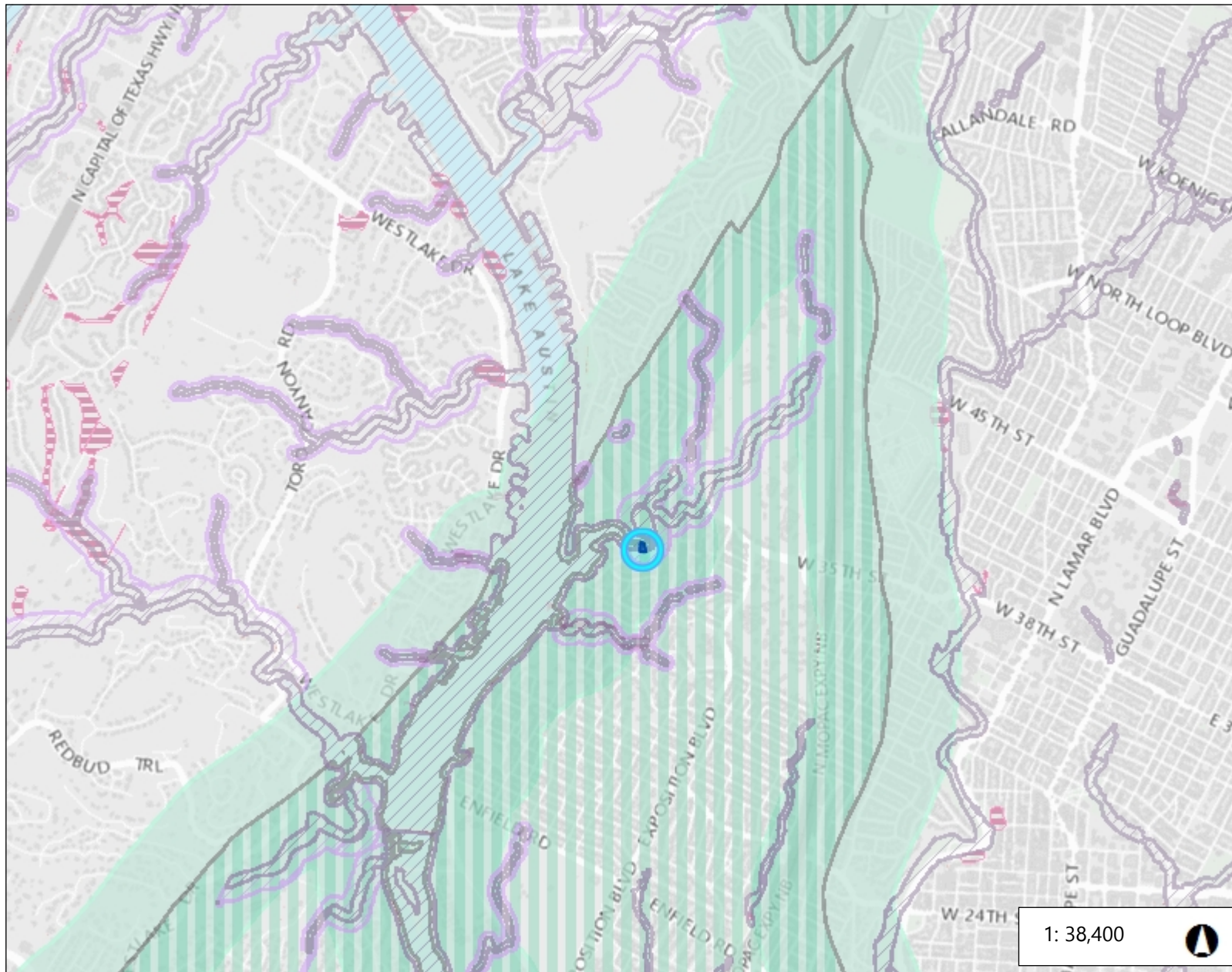
Property Profile

3002 SCENIC DRIVE

Legend

Creek Buffers/Waterway Setba

- Critical Water Quality Zone
- Water Quality Transition Zone
- Edwards Aquifer Recharge Zone
- Edwards Aquifer Recharge Velocity
- Edwards Aquifer Contributing Zone
- Biological Resource Buffer



1: 38,400



1.2 0 0.61 1.2 Miles

NAD_1983_StatePlane_Texas_Central_FIPS_4203_Feet

Date Printed:

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Notes



Property Profile

FLOODPLAIN MAP 3002 SCENIC DR

Legend

Contours Year- 2017

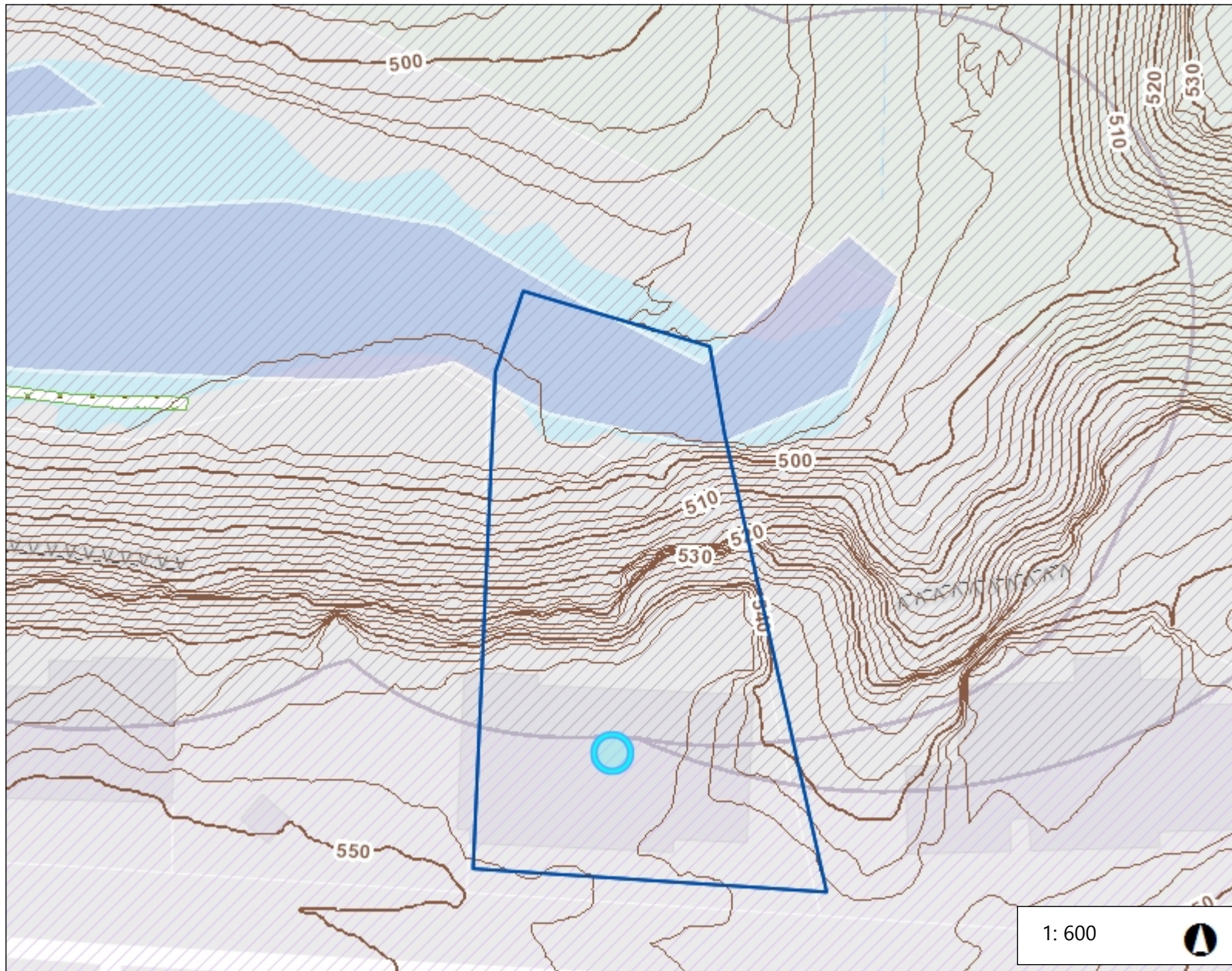
- 2 Ft Contours
- 10 Ft Contours

Fully Developed Floodplain

- COA Fully Developed 25-Year
- COA Fully Developed 100-Year
- COA Master Plan 25-Year
- COA Master Plan 100-Year
- 100-Year (Detailed-AE)
- 100-Year (Shallow-AO,AH)
- 100-Year (Approx-A)

Creek Buffers/Waterway Setbacks

- Critical Water Quality Zone
- Water Quality Transition Zone
- Spring
- Wetland
- Rock Outcrop
- Biological Resource Buffer



1: 600



0.0 0 0.01 0.0 Miles

NAD_1983_StatePlane_Texas_Central_FIPS_4203_Feet

Date Printed:

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Notes



