



ITEM FOR ENVIRONMENTAL COMMISSION AGENDA

COMMISSION MEETING DATE: June 1, 2022

NAME & NUMBER OF PROJECT: Sky Mountain
SP-2021-0079C

NAME OF APPLICANT OR ORGANIZATION: LJA Engineering, Inc.
Reese Hurley

LOCATION: 8722 W SH 71, Austin, Tx, 78735

COUNCIL DISTRICT: District 8

ENVIRONMENTAL REVIEW STAFF: Pamela Abee-Taulli
Environmental Program Coordinator / Development Services
Department,
512.974.1879 / pamela.abee-taulli@austintexas.gov

WATERSHED: Williamson Creek, Barton Springs Zone Classification, Drinking
Water Protection Zone

REQUEST: Variance request is as follows:
Request to vary from LDC 25-8-341 to allow cut over 4 feet to 16
feet.

**STAFF
RECOMMENDATION:**

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

STAFF CONDITION:

Staff recommends the following conditions:

1. All grading over 8 feet will be contained with terracing or engineered walls.
2. Around the perimeter of the limits of construction, and in areas where more than 3' of vertical rise is proposed, 3:1 slopes will have erosion control matting applied immediately after final grade is achieved.
3. Disturbance in the stormwater irrigation fields will be minimized by restricting the LOC and routing the irrigation lines to preserve existing trees to the greatest extent possible.



Development Services Department
Staff Recommendations Concerning Required Findings

Project Name: Sky Mountain
Ordinance Standard: Watershed Protection Ordinance
Variance Request: Request to vary from LDC 25-8-341 to allow cut over 4 feet to 16 feet.

Include an explanation with each applicable finding of fact.

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 The existing site conditions include areas of previously imported fill material that occurred prior to the adoption of developmental regulations requiring site plan applications. According to aerial information, the fill dates back to the early 1980s. As such the existing conditions do not represent the grades that would have occurred naturally. Because the fill has very steep slopes and is not compacted, it is not suitable for building on. This is why the applicant proposes to cut back the fill to such a degree.

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 variance is not necessitated by design decisions made by the applicant. The variance is necessitated by up to 20 feet of uncompacted fill that was placed on the site in the early 1980s, before this area was annexed by the City. The fill was placed in an uncontrolled manner that is not viable to build on, making it infeasible to develop the

property without removing much of it. The removal of the fill and development of the site in will reduce the potential for erosion on these man-made steep slopes.

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

Yes The proposed grading is the minimum necessary to develop the site. The placement of fill on the property within the subject area created an un-natural embankment that cannot be developed upon. The man-made slopes have a gradient as steep as 50 percent and are steeper than desirable for development. Moreover, the fill contains unsuitable material. The development proposed cut up to 16 feet, which is the minimum necessary to level and stabilize the site.

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

Yes The development would not create a probability of harmful environmental consequences. It would improve the environment by minimizing erosion and removing improperly compacted fill. Although the subject area has naturally revegetated over time, the possibility of harmful erosion occurring is still a valid concern if the slopes are left.

Code-compliant erosion and sedimentation controls will be provided both during and after construction activities. All grading will be permanently stabilized in a code-complaint fashion.

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

Yes Water quality will be provided in accordance with current City of Austin standards, therefore it will be equal to the water quality that would be provided without the variance. Because this site is in the Barton Springs Zone, water quality controls will meet the “non-degradation” standard required by the Save Our Springs ordinance. This means that runoff from the site shall cause no net increase in average annual pollutant load compared to existing conditions. Storm water detention for ATLAS-14 flood flows is also being provided.

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;
NA
2. The requirement for which a variance is requested prevents a reasonable, economic use of the entire property;
NA
3. The variance is the minimum deviation from the code requirement necessary to allow a reasonable, economic use of the entire property.
NA

Staff Determination: Staff determines that the findings of fact have been met. Staff recommends the following conditions:

1. All grading over 8 feet will be contained with terracing or engineered walls.
2. Around the perimeter of the limits of construction, and in areas where more than 3' of vertical rise is proposed, 3:1 slopes will have erosion control matting applied immediately after final grade is achieved.
3. Disturbance in the stormwater irrigation fields will be minimized by restricting the LOC and routing the irrigation lines to preserve existing trees to the greatest extent possible.

Environmental
Reviewer (DSD)



(Pamela Abee-Taulli)

Date: 4/27/22

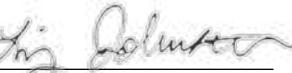
Environmental Review
Manager (DSD)



(Mike McDougal)

Date: 5/6/22

Deputy Environmental
Officer (WPD)

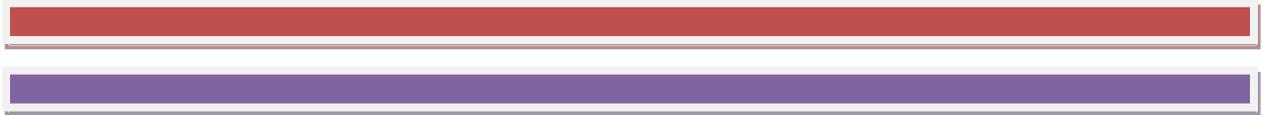


(Liz Johnston)

Date: 05/23/2020



ENVIRONMENTAL COMMISSION VARIANCE APPLICATION FORM



PROJECT DESCRIPTION

Applicant Contact Information

Name of Applicant	S. Danny Miller, P.E.
Street Address	LJA Engineering, 7500 Rialto Blvd, Bldg 2, Ste 100
City State ZIP Code	Austin, TX 78735
Work Phone	(512) 439-4700
E-Mail Address	dmiller@LJA.com

Variance Case Information

Case Name	Sky Mountain
Case Number	SP-2021-0079C
Address or Location	8722 W. SH 71, Austin, TX 78735
Environmental Reviewer Name	Pamela Abee-Taulli
Environmental Resource Management Reviewer Name	
Applicable Ordinance	Watershed Protection Ordinance / Current code
Watershed Name	Williamson Creek
Watershed Classification	<input type="checkbox"/> Urban <input type="checkbox"/> Suburban <input type="checkbox"/> Water Supply Suburban <input type="checkbox"/> Water Supply Rural <input checked="" 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 checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Distance to Nearest Classified Waterway	Approximately 130' to the east.
Water and Waste Water service to be provided by	Austin Water
Request	The variance request is as follows (Cite code references): Request to vary from LDC §25-8-341 Cut Requirements to allow cut above 4 feet in the subject area within the Barton Springs Zone.

The below reported impervious cover is that just for the northern part of the project, as explained in the provided summary letter.

Impervious cover	Existing	Proposed
square footage:	0 SF	184,888
acreage:	0 AC.	4.244 AC.
percentage:	0%	24.28%

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 subject area within the overall project that dictates this required variance is approximately 6.72 acres in size and is located within the existing Mountain Shadows Subdivision. Existing earthen slopes in the subject area range from 5% up to 50% as shown on the existing slope map exhibit. Approximately 75% of the existing slopes within the overall subject were created by the placement of fill that occurred sometime during the early 1980's. A high elevation of 1,013 ft-msl occurs in the SE corner of existing Lot Q of Mountain Shadows Subdivision with a low elevation of approximately 955 ft-msl on existing Lot P of Mountain Shadows Subdivision. The subject property is characterized by Edward Plateau, Deciduous Oak/Evergreen Motte and Woodland, Ashe Juniper Motte and Woodland, and Ashe Juniper - Live Oak Shrubland (TPWD, 2020). The majority of the vegetation on the subject property are Ashe Juniper, Sugar Hackberry, and Cedar Elm. There are two Heritage Trees within the subject area that will not be affected by the proposed grading of the site. There is not an existing or required City of Austin 100-Year Floodplain delineation or waterway on the property dictating a required CWQZ and WQTZ. There is not an applicable FEMA 100-Year Floodplain per FEMA FIRM No. 48453C0420J, dated 01/22/2020. As indicated in the ERI, there are no applicable CEF's.</p>
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Clearly indicate in what way the proposed project does not comply with current Code (include maps and exhibits)	The proposed project would not be able to meet the cut requirements of 25-8-341. The project must remove a substantial amount of fill that was placed by previous owners in the early 1980's. The removal of the fill in the subject area will exceed the maximum allowed 4' cut requirement per COA LDC 25-8-341 as shown by the attached cut and fill exhibit and cross sections. Additionally, the required amount of cut cannot be allowed by an administrative variance per COA LDC 25-8-42 and the project is located in the BSZ.
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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: Sky Mountain

Ordinance: 20131017-046

- 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, because the placement of uncompacted fill in the subject area created unnatural embankments with fills up to approximately 20' in the worst-case areas that were not the result of any action performed by the current landowner, thus causing a condition that makes it infeasible to develop the property without removing up to 20' of fill material in the worst-case areas. Additionally, this material was placed in an uncontrolled manner that is not viable to build on.
 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 variance is not necessitated because of scale, layout, construction method, or design decision but because of previously placed fill that has caused

a hardship on the property for purposes of the proposed development. Not granting the variance would require the development to occur on land that is currently proposed to remain natural, versus being located on previously disturbed land. The proposed design of the project will provide water quality controls for the entire proposed project in accordance with current City of Austin Regulations for projects located in the Barton Springs Zone (SOS Standards). The removal of the placed fill and development of the site in general will reduce the potential for erosion on the man-made steep slopes.

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

Yes, the placement of fill on the property within the subject area created an unnatural embankment and associated slopes in the subject area that cannot be developed upon. The property is to be developed with multifamily apartments and associated site improvements. If the variance is not approved the site becomes undevelopable due to a private restrictive covenant with the adjacent community that prohibits access to Mountain Shadows Drive. Non approval of the variance would require disturbance of existing natural area rather than previously disturbed area.

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

Yes, development with the variance does not create a probability of harmful environmental consequences. The development would in fact improve the environment by minimizing erosion and removing improperly compacted fill. The project will remove a substantial amount of fill that was placed on the site in the early 1980's which was not conditioned and therefore is not suitable for development purposes. Although the subject area has naturally revegetated over time, the man-made slopes that were created in the subject area are steeper than desirable for development and contain unsuitable material. The possibility of harmful erosion occurring over time is still a valid concern on the man-made slopes if left to remain.

Code-compliant erosion and sedimentation controls will be provided both during and after construction activities. All grading will be permanently stabilized in a code-complaint fashion.

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

Yes, water quality will be provided in accordance with current City of Austin standards, therefore code-compliant and equal to the water quality that would be provided without the variance. Because this site is in the Barton Springs Zone, water quality controls will meet the "non-degradation" standard required

by the Save Our Springs ordinance. This means that runoff from the site shall cause no net increase in average annual pollutant load compared to existing conditions. Storm water detention for ATLAS-14 flows is also being provided.

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 25-8-368 (Restrictions on Development Impacting Lake Austin, Lady Bird Lake, and Lake Walter E. Long):

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

Not Applicable

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

Not Applicable

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

Not Applicable

**Variance approval requires all above affirmative findings.



Exhibits for Commission Variance

Aerial Site Exhibit

Aerial Vicinity Exhibit

Context Map Exhibit

Topographic Exhibit

Environmental Exhibits

Cut & Fill Exhibit with Cross Sections

Existing Site conditions Exhibit

Overall Site Exhibit

Environmental Resource Inventory including site photos.

Variance request letter

SKY MOUNTAIN TRACT

A439-0401

APPROX. 22 AC.

AERIAL - SITE EXHIBIT

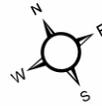
AUSTIN CITY LIMITS

APRIL 2022

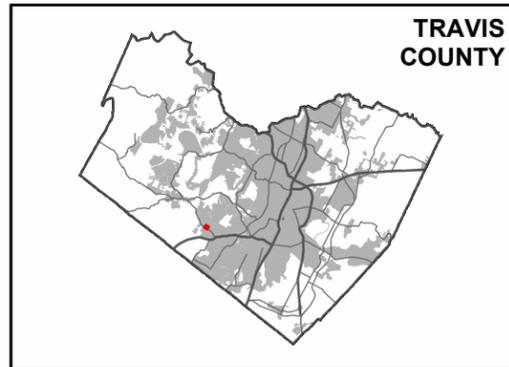
LEGEND

 SITE BOUNDARY

DATA SOURCE: AUSTIN CITY LIMITS - TRAVIS COUNTY



0 50 100 200
FEET



AERIAL PHOTOGRAPH DATE: NEARMAP 2022

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SKY MOUNTAIN TRACT

A439-0401

APPROX. 22 AC.

AERIAL - VICINITY EXHIBIT

AUSTIN CITY LIMITS

APRIL 2022

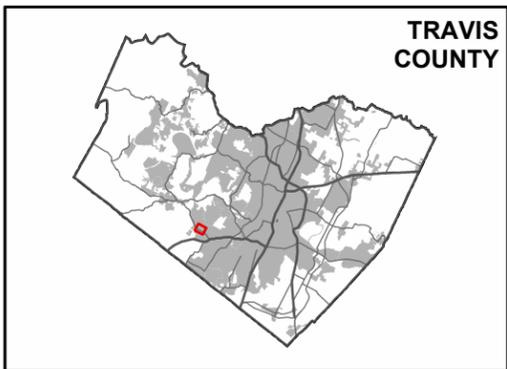
LEGEND

 SITE BOUNDARY

DATA SOURCE: AUSTIN CITY LIMITS - TRAVIS COUNTY

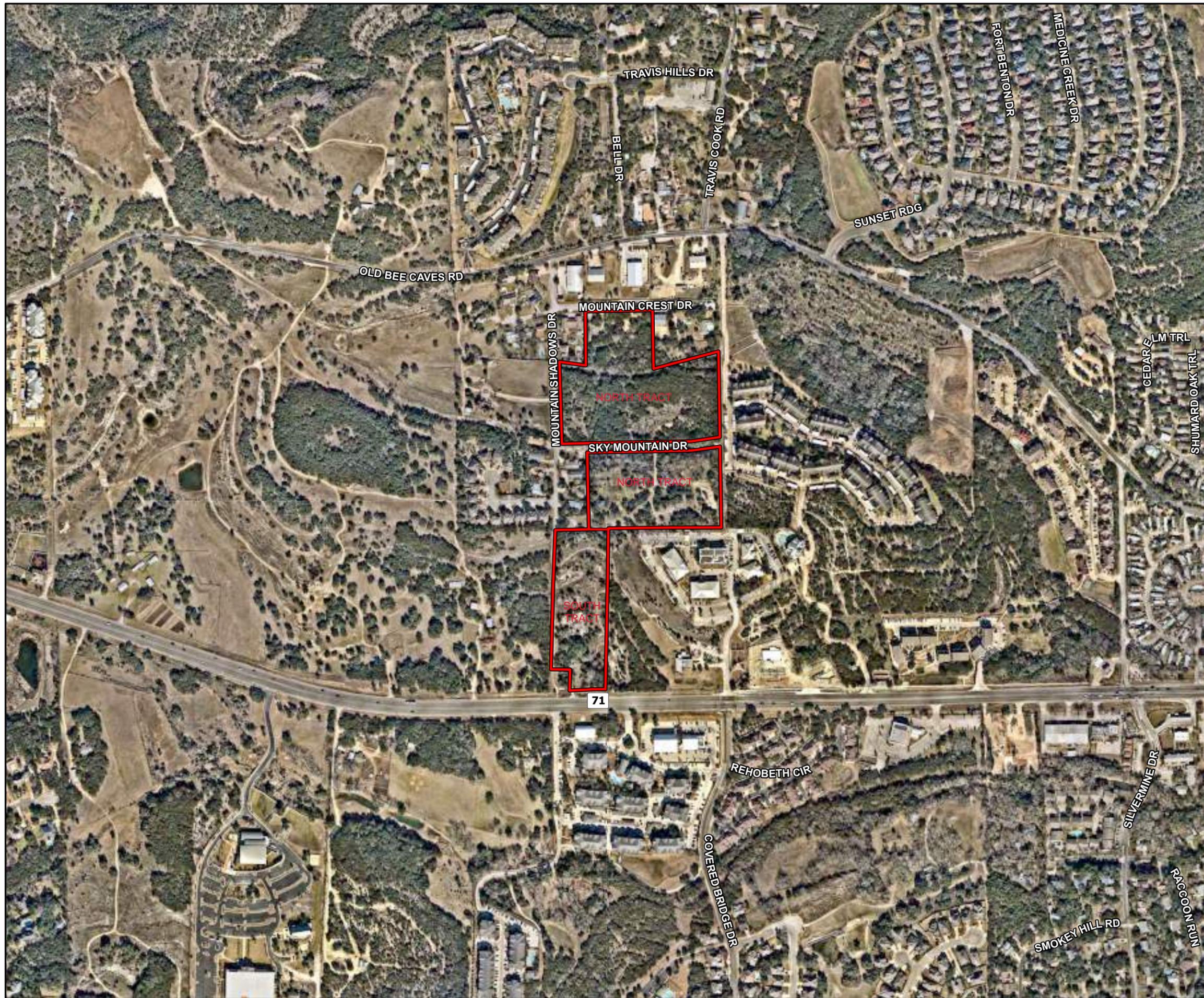


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AERIAL PHOTOGRAPH DATE: NEARMAP 2022

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SKY MOUNTAIN TRACT

A439.0401

APPROX. 22 AC.

CONTEXT EXHIBIT

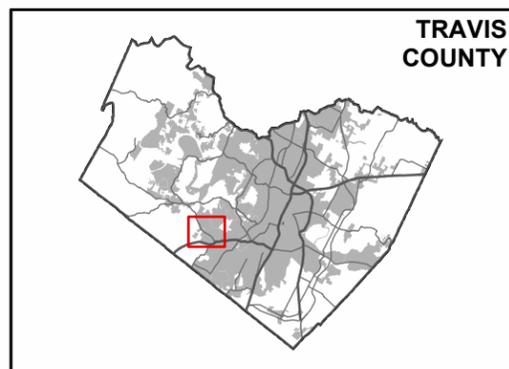
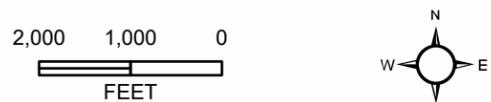
APRIL 2022

LEGEND

-  SITE BOUNDARY
-  REGIONAL TRANSPORTATION PLAN
-  CCN SEWER BOUNDARIES*
-  CCN WATER BOUNDARIES*

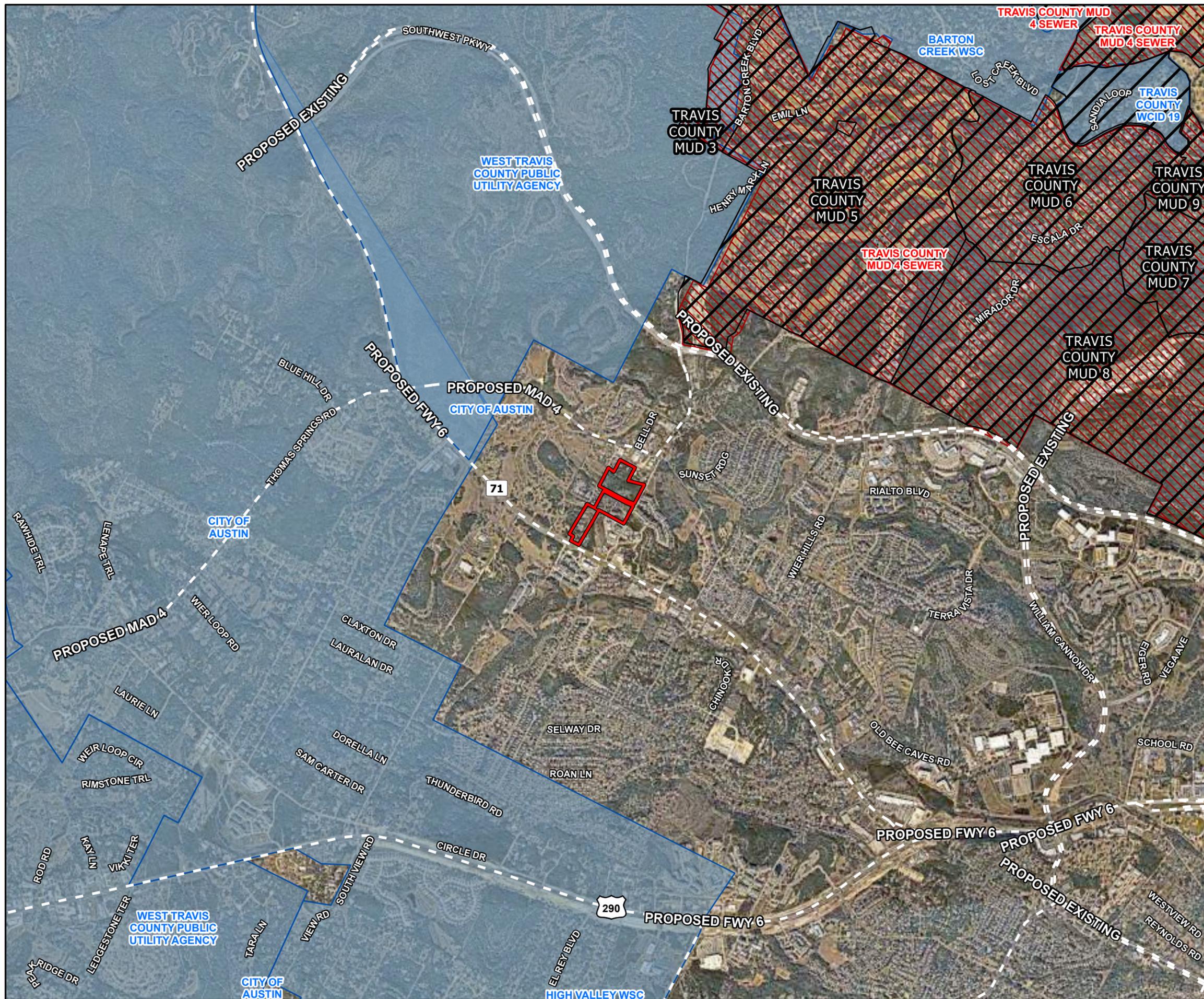
DATA SOURCE: SCHOOL DISTRICTS - TEA, CCNS - PUC, RTP - CAMPO, MUDS - TCEQ

*DISTRICT BOUNDARIES FROM OFFICAL DATA RELEASE ARE OFTEN SHIFTED FROM ACTUAL BOUNDARY.



AERIAL PHOTOGRAPH DATE: NEARMAP 2022

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SKY MOUNTAIN TRACT

A439-0401

APPROX. AC.

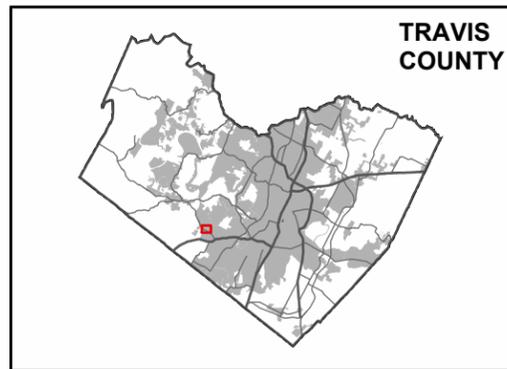
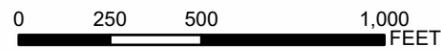
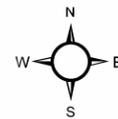
TOPOGRAPHIC EXHIBIT

APRIL 2022

LEGEND

-  SITE BOUNDARY
-  CHANNELS
-  CONTOURS

DATA SOURCE: CHANNELS - FEMA, CONTOURS (2FT) - TNRIS



AERIAL PHOTOGRAPH: NEARMAP 2022

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SKY MOUNTAIN TRACT

A439-0401

APPROX. 22 AC.

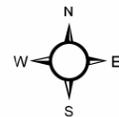
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APRIL 2022

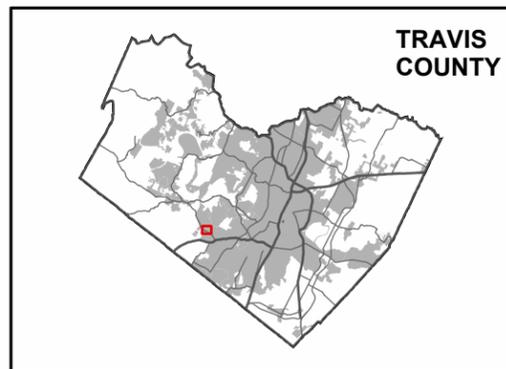
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- | | | | |
|---|-------------------------------------|---|----------|
|  | SITE BOUNDARY |  | BFE |
|  | EDWARDS AQUIFER CONTRIBUTING ZONE |  | CHANNELS |
|  | EROSION HAZARD BUFFER AREA |  | 100 YEAR |
|  | CRITICAL ENVIRONMENT FEATURE BUFFER |  | 500 YEAR |
|  | LOW QUALITY GCW HABITAT |  | ZONE A |
|  | MEDIUM QUALITY GCW HABITAT | | |
|  | HIGH QUALITY GCW HABITAT | | |

DATA SOURCE: FLOODPLAIN DATA - FEMA, EDWARDS AQUIFER - TCEQ, EROSION BUFFER AREA, CEF BUFFER - CITY OF AUSTIN, GCW HABITAT OVERLAY - USFWS



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FT



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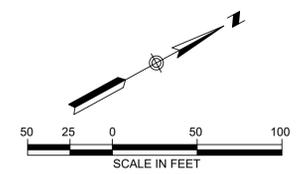
LJA
LJA ENGINEERING
7500 North Boulevard, Building C, Suite 300
Austin, Texas 78735
Phone: 512-441-1111 FAX: 512-441-1112
www.lja.com



Path: K:\GIS\JA\Austin\Due Diligence\Report\A439-0401\A439-0401.aprx

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 Plot Time: 4:02:52 PM - 132532



LEGEND

PROPOSED	EXISTING	
800	800	PROPOSED CONTOURS
		SURVEY CONTOURS
		BOUNDARY
		MANMADE SLOPES / SUBJECT AREA

ELEVATIONS TABLE

NUMBER	MIN ELEV	MAX ELEV	COLOR
1	-100.000	-16.000	Purple
2	-16.000	-14.000	Dark Blue
3	-14.000	-12.000	Blue
4	-12.000	-10.000	Light Blue
5	-10.000	-8.000	Yellow
6	-8.000	-6.000	Orange
7	-6.000	-4.000	Red
8	-4.000	0.000	Light Red
9	0.000	4.000	White
10	4.000	8.000	Light Green
11	8.000	10.000	Green

**SKY MOUNTAIN
 PLANS FOR SITE DEVELOPMENT**
 CUT / FILL ANALYSIS ON SURVEY TOPO

REVISIONS

NO.	DATE	DESCRIPTION

DATE: 3/22/2022
 DESIGNED BY: RBH
 DRAWN BY: JJK
 CHECKED BY: RBH
 APPROVED BY: W. BARNETT
 DRAWING NAME: TOPOG

**NOT FOR
 CONSTRUCTION
 FOR REVIEW
 PURPOSES
 ONLY**

LJA Engineering, Inc.
 Phone 512.439.4700
 Fax 512.439.4716
 Building II, Suite 100
 Austin, Texas 78735
 FRN-L-1386

JOB NUMBER:
 A439-0401

EX01

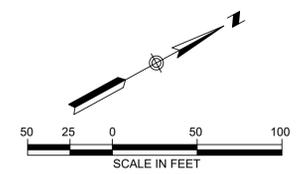
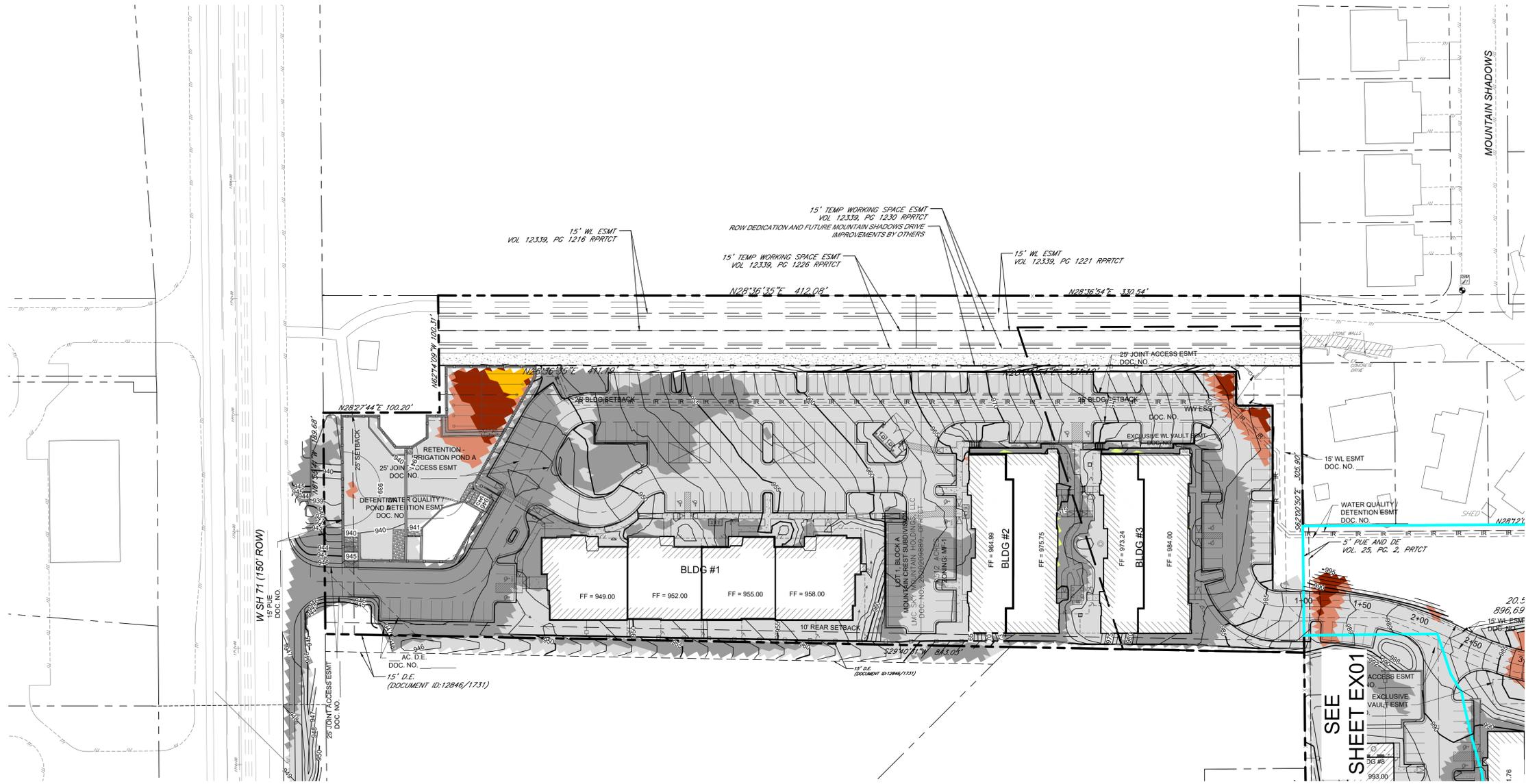
SHEET NO.
 1

OF 3 SHEETS

LOCATION OF EXISTING UNDERGROUND AND OVERHEAD UTILITIES ARE APPROXIMATE LOCATIONS ONLY. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES PRIOR TO BEGINNING WORK AND SHALL BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT OCCUR.



J:\A439 (Lemur - MAF)\proj\sky Mountain\Conbats\A439-040-cut fill analysis & survey topog.dwg
 User: jkntsc
 Plot Date: 04/22/2021
 Plot Time: 4:02:52 PM - 123448



LEGEND

PROPOSED	EXISTING	
800	800	PROPOSED CONTOURS
		SURVEY CONTOURS
		BOUNDARY
		MANMADE SLOPES / SUBJECT AREA

ELEVATIONS TABLE

NUMBER	MIN ELEV	MAX ELEV	COLOR
1	-100.000	-16.000	Blue
2	-16.000	-14.000	Dark Blue
3	-14.000	-12.000	Light Blue
4	-12.000	-10.000	Yellow
5	-10.000	-8.000	Orange
6	-8.000	-6.000	Red
7	-6.000	-4.000	Dark Red
8	-4.000	0.000	Black
9	0.000	4.000	Grey
10	4.000	8.000	Light Green
11	8.000	10.000	Dark Green

SEE SHEET EX01

**SKY MOUNTAIN
 PLANS FOR SITE DEVELOPMENT**
 CUT / FILL ANALYSIS ON SURVEY TOPO

REVISIONS

NO.	DESCRIPTION	BY	DATE

DATE: 2/24/2021
 DESIGNED BY: RBH
 DRAWN BY: JJK
 CHECKED BY: RBH
 DRAWING NAME: TOPOG

**NOT FOR
 CONSTRUCTION
 FOR REVIEW
 PURPOSES
 ONLY**

LJA Engineering, Inc.
 7500 Riello Boulevard
 Building II, Suite 100
 Austin, Texas 78735
 Phone 512.439.4700
 Fax 512.439.4716
 FRN-L-1386

JOB NUMBER:
 A439-0401

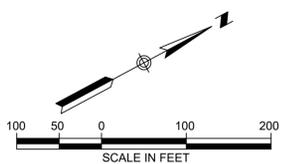
SHEET NO.
EX02



LOCATION OF EXISTING UNDERGROUND AND OVERHEAD UTILITIES ARE APPROXIMATE LOCATIONS ONLY. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES PRIOR TO BEGINNING WORK AND SHALL BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT OCCUR.

OF 3 SHEETS

J:\A439 (Lemur - M&P)\M&P\Sky Mountain\Condit\A439-040-Existing Conditions.dwg
 User: junic
 Date: 04/22/2014 11:24:38
 Plot Date: 04/22/2014 11:24:38



LEGEND

EXISTING

- - - CONTOUR LINE
- ▨ CONCRETE SIDEWALK
- ST STORM SEWER LINE
- WW WASTEWATER LINE
- WL WATER LINE
- WV WATER VALVE
- ⊕ FIRE HYDRANT
- ⊙ WASTEWATER MANHOLE
- ⊙ STORMSEWER MANHOLE
- 1/2" REBAR FOUND (OR AS NOTED)
- 1/2" REBAR WITH CAP FOUND
- 1/2" REBAR WITH CHAPARRAL CAP SET
- ⊠ WATER METER
- ⊙ UTILITY POLE
- ⊙ OVERHEAD UTILITIES
- ⊙ ELEC. UTILITY
- ⊙ ELEC. MANHOLE
- ⊙ LIGHT POLE
- ⊙ TELEPHONE UTILITY
- ⊙ UNDERGROUND FIBER OPTIC MARKER
- ⊙ TELEPHONE MANHOLE
- ⊙ UNDERGROUND GAS MARKER
- ⊙ CHAIN LINK FENCE

LINE TABLE

LINE #	DIRECTION	LENGTH
L1	S61°53'07"E	25.00'
L2	N28°14'50"E	49.87'
L3	N61°52'51"W	25.00'

LOCATION OF EXISTING UNDERGROUND AND OVERHEAD UTILITIES ARE APPROXIMATE LOCATIONS ONLY. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES PRIOR TO BEGINNING WORK AND SHALL BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT OCCUR.



**SKY MOUNTAIN
 PLANS FOR SITE DEVELOPMENT
 EXISTING CONDITIONS EXHIBIT**

NO.	REVISIONS	DESCRIPTION	DATE	BY

DATE: 7/12/2019
 DESIGNED BY: RBH
 DRAWN BY: JLK
 CHECKED BY: RBH
 APPROVED/ISSUED BY: RBH
 DRAWING NAME: CONSTRUCTION

**NOT FOR
 CONSTRUCTION
 FOR REVIEW
 PURPOSES
 ONLY**

LJA Engineering, Inc.
 Phone 512.439.4700
 Fax 512.439.4716
 FRN-F-1386

LJA Engineering, Inc.
 7500 Riello Boulevard
 Building II, Suite 100
 Austin, Texas 78735

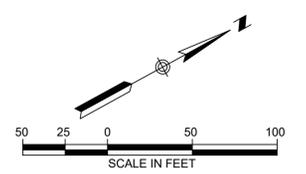
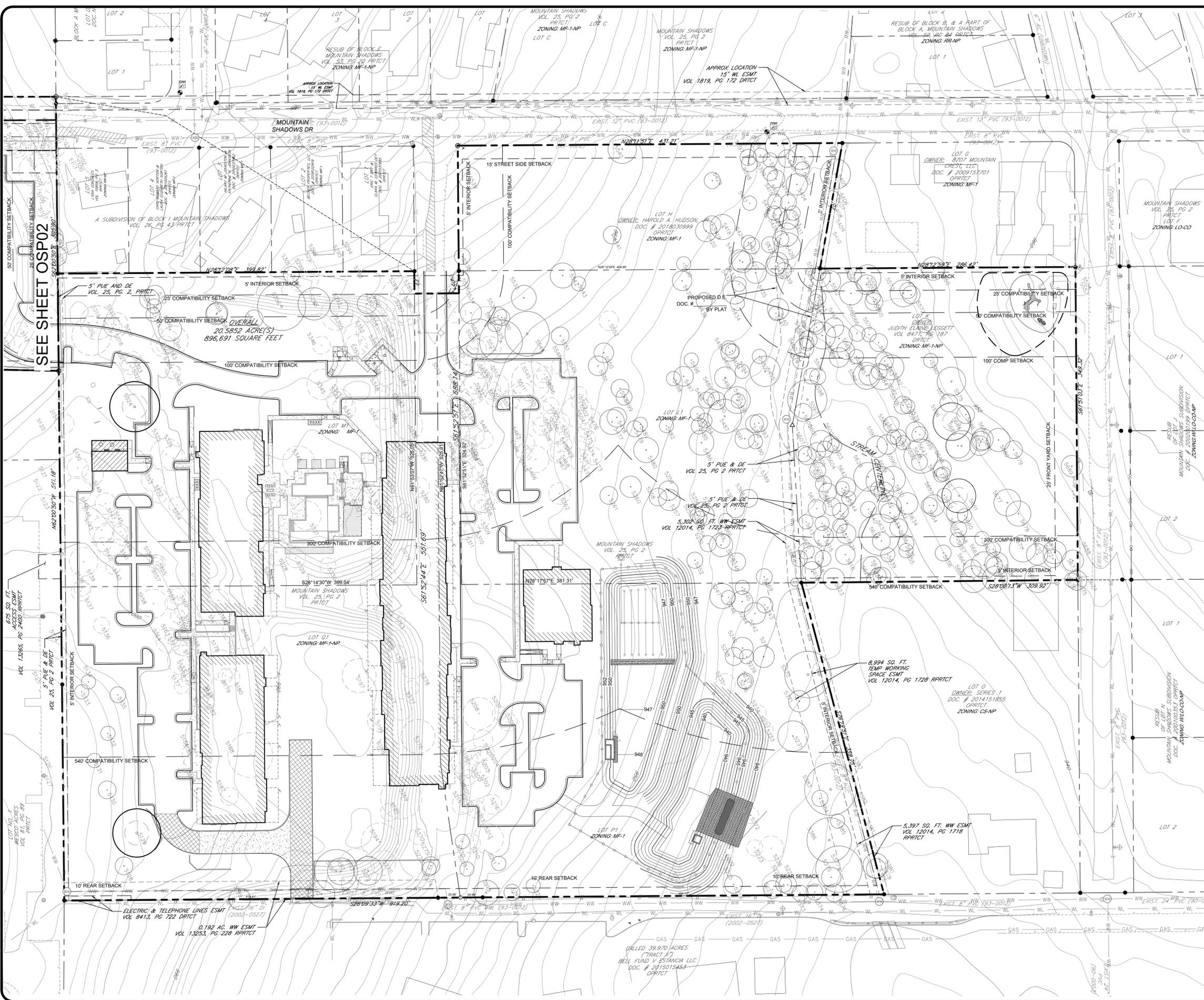
JOB NUMBER:
 A439-0401

EX01

SHEET NO.
1
 OF 1 SHEETS

SP-2021-0079C

J:\A439 (Lamar, MAF\Proj)\Sky Mountain\0439-040-Overall Site Planning
 User: jhntec
 Date: 05/07/2021
 Plot Date: 05/07/2021
 Plot Time: 09:21:25 - 13:28:09



LEGEND		
PROPOSED	EXISTING	
872	872	CONTOUR LINE
[Symbol]	[Symbol]	CONCRETE SIDEWALK
[Symbol]	[Symbol]	PERVIOUS SIDEWALK
[Symbol]	[Symbol]	SIDEWALK RAMP
[Symbol]	[Symbol]	HANDICAPPED PARKING SPACE & SIDEWALK RAMP
[Symbol]	[Symbol]	CROSSWALK
[Symbol]	[Symbol]	STORM SEWER LINE
[Symbol]	[Symbol]	WASTEWATER LINE
[Symbol]	[Symbol]	WASTEWATER SERVICE
[Symbol]	[Symbol]	WATER LINE
[Symbol]	[Symbol]	WATER SERVICE
[Symbol]	[Symbol]	CONDENSATE RECOVERY
[Symbol]	[Symbol]	IRRIGATION LINE
[Symbol]	[Symbol]	TREE TO REMAIN
[Symbol]	[Symbol]	PROTECTED TREE TO REMAIN
[Symbol]	[Symbol]	HERITAGE TREE TO REMAIN
[Symbol]	[Symbol]	TREE TO BE REMOVED
[Symbol]	[Symbol]	WATER VALVE
[Symbol]	[Symbol]	FIRE HYDRANT
[Symbol]	[Symbol]	WASTEWATER MANHOLE
[Symbol]	[Symbol]	STORMSEWER MANHOLE
[Symbol]	[Symbol]	CURB INLET
[Symbol]	[Symbol]	GRATE INLET
[Symbol]	[Symbol]	1/2" REBAR FOUND (OR AS NOTED)
[Symbol]	[Symbol]	1/2" REBAR WITH CAP FOUND
[Symbol]	[Symbol]	1/2" REBAR WITH CHAPARRAL CAP SET
[Symbol]	[Symbol]	WATER METER
[Symbol]	[Symbol]	UTILITY POLE
[Symbol]	[Symbol]	OVERHEAD UTILITIES
[Symbol]	[Symbol]	ELEC. UTILITY
[Symbol]	[Symbol]	ELEC. MANHOLE
[Symbol]	[Symbol]	LIGHT POLE
[Symbol]	[Symbol]	TELEPHONE UTILITY
[Symbol]	[Symbol]	UNDERGROUND FIBER OPTIC MARKER
[Symbol]	[Symbol]	TELEPHONE MANHOLE
[Symbol]	[Symbol]	UNDERGROUND GAS MARKER
[Symbol]	[Symbol]	CHAIN LINK FENCE

- NOTES:**
1. PROTECTED TREES ARE DEFINED AS SINGLE TRUNK TREES WITH TRUNK DIAMETER OF 19 INCHES OR LARGER, OR MULTI-TRUNK TREES WITH A COMBINED TRUNK DIAMETER OF 19 INCHES OR LARGER.
 2. HERITAGE TREES ARE DEFINED AS SINGLE TRUNK TREES WITH TRUNK DIAMETER OF 24 INCHES OR LARGER, OR MULTI-TRUNK TREES WITH A COMBINED TRUNK DIAMETER OF 24 INCHES OR LARGER.
 3. SEE SHEET TLO1 FOR TREE LIST.
 4. OFFSITE TREES TO BE PROTECTED.
 5. CONTOUR SOURCE: CITY OF AUSTIN LIDAR, 2' INTERVAL.

LOCATION OF EXISTING UNDERGROUND AND OVERHEAD UTILITIES ARE APPROXIMATE LOCATIONS ONLY. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES PRIOR TO BEGINNING WORK AND SHALL BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT OCCUR.



**SKY MOUNTAIN
 PLANS FOR SITE DEVELOPMENT**

OVERALL SITE PLAN 1

8722 W SH 71, AUSTIN, TEXAS

NO.	DATE	DESCRIPTION	REVISIONS

DATE: 2/24/2021
 DESIGNED BY: RBH
 DRAWN BY: JJK
 CHECKED BY: RBH
 DRAWING NAME: SITE PLAN 01

NOT FOR CONSTRUCTION FOR REVIEW PURPOSES ONLY

LJA Engineering, Inc.
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 Fax 512.439.4716
 FRN-F-1386

7500 Rialto Boulevard
 Building II, Suite 100
 Austin, Texas 78735

JOB NUMBER: A439-0401

OSP01

SHEET NO. 1

OF 3 SHEETS

J:\A439 (Lemur - Mid/Final)\Sky Mountain\Concists\A439-040-Overall Site Plan.dwg
 User: jhuns
 Date: 04/21/2021 10:25:13 AM
 Plot Date: 04/21/2021 10:25:13 AM

-5000 18" CEDAR 14-7	-5141 10" CEDAR	-5278 12" CEDAR 9-5	5414 9" CEDAR	5555 13" CEDAR 9-8	-5690 15" LIVE OAK
-5003 10" CEDAR	-5142 8" CEDAR	-5279 21" CHINABERRY	5415 8" CEDAR	5556 8" CEDAR	-5691 12" LIVE OAK
-5004 16" CEDAR 11-9	-5143 14" CEDAR	-5280 11" CEDAR 8-6	5416 8" CEDAR	5557 15" CEDAR	-5692 12" LIVE OAK
-5006 21" CEDAR 10-8-7-6	-5144 11" LIVE OAK	-5281 8" CHINABERRY	5417 8" CEDAR	5558 11" CEDAR 8-6	-5693 13" LIVE OAK
-5007 8" LIVE OAK	-5145 9" LIVE OAK	-5282 16" SYCAMORE	5418 14" CEDAR 10-8	5559 8" BUNELIA	-5694 16" LIVE OAK
-5008 17" CEDAR	-5146 13" CEDAR	-5283 9" PECAN	5419 10" CEDAR	5560 10" CEDAR	-5695 16" LIVE OAK
-5009 18" RED OAK 9-9-9	-5147 12" LIVE OAK	-5284 8" PECAN	5420 12" CEDAR 8-8	5561 13" CEDAR 10-6	-5696 14" LIVE OAK (APPEARS DEAD)
5010 H 26" RED OAK 21-10	-5148 14" CEDAR	-5285 12" CEDAR	5421 12" CEDAR	5562 12" CHINABERRY	-5697 12" LIVE OAK
-5011 17" LIVE OAK	-5149 12" CEDAR	-5286 22" CHINABERRY	5422 12" CEDAR	5563 11" HACKBERRY	-5698 14" LIVE OAK
-5012 16" LIVE OAK	-5150 12" CEDAR 8-7	-5287 13-12-9-6	5423 9" CEDAR	5564 8" HACKBERRY	-5699 12" LIVE OAK
-5013 12" LIVE OAK	-5151 11" LIVE OAK	-5288 10" HACKBERRY	5424 8" CEDAR	5565 15" CEDAR 10-9	-5700 22" CEDAR 16-12
-5014 19" LIVE OAK 15-7	-5152 13" CHINABERRY 10-6	-5289 18" CHINABERRY 8-7	5425 9" CEDAR	5566 9" CEDAR	-5701 6" LIVE OAK
-5015 15" LIVE OAK	-5153 14" CEDAR	-5290 8" HACKBERRY	5426 15" CEDAR 11-7	5567 10" CEDAR	-5702 14" LIVE OAK
-5016 18" CEDAR	-5154 9" HACKBERRY	-5291 11" LIVE OAK	5427 13" CEDAR 9-7	5568 11" CEDAR	-5703 9" CEDAR
-5017 12" LIVE OAK	-5155 8" LIVE OAK	-5292 12" CHINABERRY 9-5	5428 9" CEDAR	5569 8" CEDAR	-5704 14" LIVE OAK
-5018 14" LIVE OAK	-5156 8" LIVE OAK	-5293 10" LIVE OAK	5429 9" CEDAR	5570 8" CEDAR	-5705 10" LIVE OAK
-5019 18" LIVE OAK 14-8	-5157 8" LIVE OAK	-5294 18" CHINABERRY	5430 8" CEDAR	5571 10" CEDAR	-5706 9" LIVE OAK
-5020 11" LIVE OAK	-5158 16" CEDAR	-5295 10-9-7	5431 11" CEDAR	5572 10" CEDAR	5707 9" LIVE OAK
5021 H 26" LIVE OAK	-5159 8" LIVE OAK	-5296 18" CHINABERRY	5432 13" CEDAR 9-8	5573 15" CEDAR 10-10	-5708 9" RED OAK
5022 H 26" LIVE OAK	-5160 9" CEDAR	-5297 10-9-7	5433 8" CEDAR	5574 9" CEDAR	5709 9" LIVE OAK
-5023 13" LIVE OAK	-5161 8" CEDAR	-5300 9" LIVE OAK	5434 8" CEDAR	5575 16" CEDAR 9-7-6	5710 10" LIVE OAK
-5024 11" LIVE OAK	-5162 8" CEDAR	-5302 11" CEDAR	5435 12" CEDAR 8-7	5576 10" CEDAR	5711 8" LIVE OAK
-5025 19" LIVE OAK	-5163 8" CEDAR	-5303 12" CEDAR 9-5	5436 9" CEDAR	5577 9" CEDAR	5712 9" LIVE OAK
-5026 14" RED OAK (DEAD)	-5164 14" CEDAR 8-6-6	-5304 14" CEDAR 11-6	5437 12" CEDAR	5578 10" CEDAR	5713 11" LIVE OAK 8-5
-5027 15" HACKBERRY	-5165 8" CEDAR	-5305 9" CEDAR	5438 11" CEDAR	5579 8" CEDAR	-5714 12" CEDAR
-5028 18" CEDAR	-5166 8" LIVE OAK	-5306 14" CEDAR 11-5	5439 9" CEDAR	5580 8" CEDAR	-5715 16" LIVE OAK 11-10
-5029 12" CEDAR	-5167 11" LIVE OAK	-5307 12" CEDAR	5440 12" CEDAR	5581 9" CEDAR	5716 14" LIVE OAK 11-6
-5030 13" CEDAR	-5168 12" LIVE OAK	-5308 8" CEDAR	5441 8" CEDAR	5582 14" CEDAR 10-7	-5717 21" LIVE OAK 13-8-7
-5031 14" RED OAK 10-8	-5169 21" CHINABERRY 15-12	-5309 9" CEDAR	5442 8" HACKBERRY	5583 10" CEDAR	5719 H 25" LIVE OAK
-5032 19" CEDAR	-5170 11" LIVE OAK	-5310 9" CEDAR	5443 9" HACKBERRY	5584 9" CEDAR	5723 9" LIVE OAK
5033 H 21" LIVE OAK	-5171 9" LIVE OAK	-5311 9" CEDAR	5444 13" HACKBERRY 9-7	5585 11" CEDAR 8-5	
5034 H 28" LIVE OAK	-5172 12" CEDAR 9-8-8	-5312 11" LIVE OAK	5445 8" CEDAR	5586 12" CEDAR	
5035 H 28" LIVE OAK	-5173 9" LIVE OAK	-5313 11" LIVE OAK	5446 15" CEDAR 10-9	5587 14" CEDAR	
-5036 15" CEDAR	-5174 9" LIVE OAK	-5314 8" CEDAR	5447 11" CEDAR	5588 9" CEDAR	
-5037 13" CEDAR	-5175 12" CEDAR	-5315 14" LIVE OAK	5448 10" HACKBERRY	5589 8" CEDAR	
-5038 12" CEDAR	-5176 8" LIVE OAK	-5316 14" LIVE OAK	5449 8" CEDAR	5590 11" CEDAR 8-6	
-5039 8" LIVE OAK	-5177 12" CEDAR	-5317 9" LIVE OAK	5450 11" CEDAR	5591 12" HACKBERRY	
-5040 8" LIVE OAK	-5178 12" CEDAR 9-8-7	-5318 10" LIVE OAK	5451 9" CEDAR	5592 9" CEDAR	
-5041 9" LIVE OAK	-5179 8" LIVE OAK	-5319 10" MESQUITE 10-10-8	5452 8" CEDAR	5593 8" CEDAR	
-5042 11" LIVE OAK 8-6	-5180 10" CEDAR	-5320 22" CEDAR 10-8-8-7	5453 8" CEDAR	5594 11" CHINABERRY	
-5043 12" CEDAR	-5181 8" LIVE OAK	-5321 8" LIVE OAK	5454 8" CEDAR	5595 9" CEDAR	
-5044 8" LIVE OAK	-5182 8" LIVE OAK	-5322 10" LIVE OAK	5455 10" CEDAR	5596 21" PINE	
-5045 9" CEDAR	-5183 9" CEDAR	-5323 9" LIVE OAK	5456 12" CEDAR	5597 22" HACKBERRY	
-5046 13" CEDAR	-5184 12" CEDAR	-5324 H 28" LIVE OAK 15-14-12	5457 12" CEDAR 8-8	5598 9" CEDAR	
-5047 18" CEDAR 12-11	-5185 8" LIVE OAK	-5325 18" CEDAR 10-8-7	5458 9" CEDAR	5599 13" CEDAR 9-7	
-5048 11" CEDAR	-5186 15" LIVE OAK 10-9	-5326 14" HACKBERRY 9-9	5459 10" CEDAR	5600 10" HACKBERRY	
-5049 18" CEDAR	-5187 10" CEDAR ELM 8-4	-5327 13" CEDAR 9-8	5460 8" CEDAR	5601 12" HACKBERRY	
-5050 9" CEDAR	-5188 25" CHINABERRY	-5328 15" CHINABERRY 11-8	5461 10" CEDAR	5602 9" HACKBERRY	
-5051 15" CEDAR	5189 9-9-7-7-7	-5329 11" HACKBERRY	5462 10" CEDAR	5603 8" CEDAR	
-5052 12" HACKBERRY	5190 12" CHINABERRY 9-6	-5330 9" CHINABERRY	5463 11" CEDAR	5604 9" HACKBERRY	
-5053 11" CEDAR	5191 10" CHINABERRY 9-8-6	-5331 16" CHINABERRY 13-6	5464 8" CEDAR	5605 10" HACKBERRY	
-5054 10" CEDAR	5192 24" CHINABERRY	-5332 16" CHINABERRY 11-9	5465 9" CEDAR	5606 10" CEDAR	
-5055 16" CEDAR 11-10	5193 11-9-9-8	-5333 14" CHINABERRY 8-6-5	5466 15" CEDAR 8-8-5	5607 9" CEDAR	
-5056 14" LIVE OAK	5194 15" CHINABERRY 10-10	-5334 9" PECAN	5467 12" CEDAR 8-7	5608 9" CEDAR	
-5057 24" CEDAR	5195 20" CHINABERRY	-5335 9" CHINABERRY	5468 11" CEDAR 8-5	5609 9" CEDAR	
5058 17" CEDAR	5196 11-10-8	-5336 12" CHINABERRY 8-8	5469 8" CEDAR	5610 10" CEDAR	
5059 14" CEDAR	5197 21" CHINABERRY 14-14	-5337 8" CHINABERRY	5470 11" CEDAR	5611 10" CEDAR	
-5060 13" CEDAR	5198 10" CHINABERRY	-5338 11" HACKBERRY 8-5	5471 10" CEDAR	5612 10" CEDAR	
-5061 8" CEDAR	5199 13" HACKBERRY	-5339 10" HACKBERRY	5472 11" CEDAR	5613 8" CEDAR	
-5062 9" CEDAR	5199 19" CHINABERRY 13-12	-5340 18" HACKBERRY	5473 10" CEDAR	5614 8" CEDAR	
-5063 9" CEDAR	5198 H 15" LIVE OAK	-5341 8" CHINABERRY	5474 12" CEDAR 8-7	5615 11" HACKBERRY	
-5064 8" CEDAR	5199 10" LIVE OAK	-5342 13" HACKBERRY	5475 8" CEDAR	5616 11" HACKBERRY	
-5065 13" CEDAR	5200 8" LIVE OAK	-5343 14" HACKBERRY	5476 13" CEDAR 9-7	5617 9" CEDAR	
-5066 9" CEDAR	5201 9" LIVE OAK	-5344 11" HACKBERRY 8-6	5477 14" CEDAR	5618 13" HACKBERRY	
-5067 11" CEDAR 8-6	5202 10" CEDAR	-5345 12" HACKBERRY	5478 11" CEDAR	5619 11" CEDAR	
-5068 14" CEDAR	5203 9" LIVE OAK	-5346 10" CEDAR ELM	5479 11" CEDAR	5620 9" CEDAR	
-5069 9" CEDAR	5204 8" CEDAR	-5347 12" HACKBERRY 8-8	5480 14" CEDAR 10-8	5621 11" HACKBERRY	
-5070 17" CEDAR	5205 11" LIVE OAK 8-6	-5348 8" HACKBERRY	5481 8" CEDAR	5622 8" CEDAR	
-5071 14" CEDAR	5206 10" CEDAR	-5349 9" HACKBERRY	5482 8" CEDAR	5623 12" CEDAR	
-5072 14" HACKBERRY	5207 8" CEDAR	-5350 8" CEDAR	5483 8" CEDAR	5624 10" CEDAR	
-5073 9" HACKBERRY	5208 18" LIVE OAK 14-8	-5351 12" CHINABERRY 9-5	5484 8" CEDAR	5625 8" CEDAR	
-5074 10" HACKBERRY	5209 8" CEDAR	-5352 21" CHINABERRY	5485 9" CEDAR	5626 9" CEDAR	
-5075 9" HACKBERRY	5210 11" LIVE OAK	-5353 12-11-7	5486 14" CEDAR 10-8	5627 10" CEDAR	
-5080 8" CEDAR	5211 8" CEDAR	-5354 20" CHINABERRY 14-11	5487 19" CEDAR 14-10	5628 16" CEDAR 8-8-7	
-5081 12" HACKBERRY	5212 12" CEDAR 8-7-2-4	-5355 24" CHINABERRY	5488 9" CEDAR	5629 16" CEDAR 9-7-7	
-5082 15" HACKBERRY 10-10	5213 10" LIVE OAK	-5356 14-10-9	5489 9" CEDAR	5630 14" CEDAR 10-7	
-5083 9" CEDAR	5214 8" LIVE OAK	-5355 18" CHINABERRY	5490 10" CEDAR	5631 11" HACKBERRY	
-5084 17" CEDAR	5215 11" LIVE OAK	-5356 22" CHINABERRY 19-15	5491 8" CEDAR	5632 13" CEDAR 9-7	
-5085 9" CEDAR	5216 11" LIVE OAK	-5357 10" CHINABERRY	5492 15" CEDAR 9-6-6	5633 11" CEDAR	
-5086 12" CEDAR	5217 8" CEDAR	-5358 12" LIVE OAK 8-8	5493 12" CEDAR	5634 12" CEDAR 8-7	
-5087 21" CEDAR 9-8-8-7	5218 14" CEDAR 11-6	-5359 12" LIVE OAK 8-8	5494 8" CEDAR	5635 9" CEDAR	
-5088 12" CEDAR	5219 9" CEDAR	-5360 11" CHINABERRY	5495 17" CEDAR 9-8-7	5636 10" CEDAR	
5089 12" CEDAR	5220 8" CEDAR	-5361 16" CHINABERRY 11-9	5496 8" CEDAR	5637 23" CEDAR 12-8-7-6	
5090 12" LIVE OAK	5221 9" CEDAR	-5362 16" CHINABERRY 11-9	5497 11" CEDAR 8-5	5638 10" HACKBERRY	
-5091 12" LIVE OAK	5222 9" CEDAR	-5363 10" CHINABERRY	5498 8" CEDAR	5639 8" CEDAR	
-5092 10" LIVE OAK	5223 9" CEDAR	-5364 8" CHINABERRY	5499 9" CEDAR	5640 9" CEDAR	
-5093 12" LIVE OAK	5224 10" CEDAR	-5365 8" CEDAR	5500 10" CEDAR	5641 8" CEDAR	
-5094 8" LIVE OAK	5225 8" CEDAR	-5366 8" CEDAR	5501 10" CEDAR	5642 11" CEDAR	
-5095 12" LIVE OAK	5226 8" CEDAR	-5367 10" CEDAR	5502 10" CEDAR	5643 8" CEDAR	
-5096 10" LIVE OAK	5227 10" CEDAR	-5368 10" CEDAR	5503 9" CEDAR	5644 8" CEDAR	
-5097 8" LIVE OAK	5228 9" CEDAR	-5369 10" CEDAR	5504 9" CEDAR	5645 9" CEDAR	
5103 12" LIVE OAK	5229 10" CEDAR	-5370 26" CEDAR 12-10-9-9	5505 9" CEDAR	5646 9" BUNELIA	
-5104 18" CEDAR 9-9-8	5230 8" HACKBERRY	-5371 12" CEDAR	5506 8" CEDAR	5647 19" CEDAR 12-8-6	
-5105 12" CEDAR	5231 17" CEDAR 12-10	-5372 9" CEDAR	5507 9" CEDAR	5648 10" CEDAR	
-5106 18" CEDAR 11-7	5232 10" CEDAR	-5373 9" CEDAR	5508 10" CEDAR	5649 8" HACKBERRY	
-5107 11" LIVE OAK	5233 10" CEDAR	-5374 9" CEDAR	5509 14" CEDAR	5650 8" CEDAR	
-5108 12" CEDAR 8-8	5234 10" CEDAR	-5375 11" CHINABERRY	5510 15" CEDAR 12-6	5651 18" PINE	
5109 11" CEDAR	5235 12" CEDAR 8-7	-5376 10" CEDAR	5511 8" CEDAR	5652 8" CEDAR	
5110 9" LIVE OAK	5236 8" CEDAR	-5377 26" CEDAR	5512 12" CEDAR 8-6	5653 12" CEDAR 9-7	
5111 11" CEDAR 8-5	5237 9" CEDAR	-5378 11" COTTONWOOD	5513 12" CEDAR 8-7	5654 9" CEDAR	
-5112 9" CEDAR	5238 10" CEDAR	-5379 14" COTTONWOOD 10-	5514 10" CEDAR	5655 8" CEDAR	
-5113 8" LIVE OAK	5239 8" CEDAR	-5380 16-16-10	5515 10" CEDAR	5656 9" CEDAR	
-5114 13" CEDAR	5240 12" CEDAR 8-7	-5381 8" HACKBERRY	5516 19" CEDAR 12-7-6	5657 8" CEDAR	
-5115 10" CEDAR	5241 12" CEDAR	-5382 8" HACKBERRY	5517 12" CEDAR 8-7	5658 9" CEDAR	
-5116 13" CEDAR 9-8	5242 12" CEDAR	-5383 25" CEDAR 11-10-9-8	5518 15" CEDAR 10-9	5659 12" CEDAR	
-5117 8" CEDAR	5243 9" CEDAR	-5384 9" LIQUSTRUM	5519 31" CEDAR	5660 8" CHINABERRY	
-5118 17" CEDAR 9-9-6	5244 12" CEDAR	-5385 8" CEDAR	5520 13-12-11-7-6	5661 8" CEDAR	
-5119 12" LIVE OAK 8-8	5245 8" CEDAR	-5386 8" CEDAR	5521 8" CEDAR	5662 8" CEDAR	
5120 H 21" LIVE OAK 14-13-12	5246 8" CEDAR	-5387 10" CEDAR	5522 10" CEDAR	5663 15" CEDAR 8-7-7	
5130 10" CEDAR	5247 14" CEDAR	-5388 10" CEDAR	5523 12" CEDAR	5664 10" CEDAR	
5131 8" CEDAR	5248 9" CEDAR	-5389 10" CEDAR	5524 8" CEDAR	5665 15" CEDAR 9-6-6	
5132 8" CEDAR	5249 8" CEDAR	-5390 13" CEDAR 9-7	5525 14" CEDAR 8-7-5	5666 14" CEDAR	
5133 8" CEDAR	5250 9" CEDAR	-5391 8" CEDAR	5526 16" CEDAR	5667 9" CEDAR	
5134 8" CEDAR	5251 9" CEDAR	-5392 11" CEDAR	5527 11" CEDAR	5668 13" CEDAR 9-8	
5135 9" CEDAR	5252 9" CEDAR	-5393 9" CEDAR	5528 13" CEDAR 9-7	5669 15" HACKBERRY 10-10	
-5136 9" LIVE OAK	5253 6" CEDAR	-5394 8" CEDAR	5529 22" CEDAR 11-8-7-7	5670 12" CEDAR 8-7	
-5137 11" LIVE OAK	5254 9" CEDAR	-5395 8" CEDAR	5530 24" CEDAR 13-8-7-6	5671 10" CEDAR 11-7	
-5138 9" CEDAR	5255 11" CEDAR	-5396 8" CEDAR	5531 9" CEDAR	5672 10" CEDAR	
-5139 16" CEDAR	5256 8" CEDAR	-5397 10" CEDAR	5532 10" CEDAR	5673 12" CEDAR 8-7	
-5140 8" LIVE OAK	5257 12" CEDAR 8-8	-5398 8" CEDAR	5533 8" CEDAR	5674 11" CEDAR 8-6	
	5258 10" CEDAR	-5399 8" CEDAR	5534 14" CEDAR 1		



InControl Technologies

Environmental Consulting and Engineering

September 2, 2020

Braxton Adamson
Development Manager - Texas
500 N. Akard St. Suite 3400
Dallas, Texas 75201

Subject: Environmental Resource Inventory
21.25±acre Tract of Land, 8732 State Highway 71 (SH 71), Austin, Travis County, Texas

Dear Mr. Adamson,

InControl Technologies was retained by Lennar Multi-Family Communities, LLC to conduct an Environmental Resource Inventory and Threatened and Endangered Species analysis for an undeveloped tract of land located at 8732 State Highway 71 (SH 71) in the City of Austin, Travis County, Texas. The subject property is located between SH 71 to the south and Mountain Crest Drive to the north, on the east side of Mountain Shadows Drive. InControl Technologies completed the City of Austin Environmental Resource Inventory (**Attachment A**) as part of this assessment. This letter summarizes the major findings from our assessment.

The 21.25±acre subject property consists of three (3) tracts that are primarily undeveloped wooded land. Sky Mountain Drive separates the property into northern and southern sections. The southern 4.53±acre tract fronts SH 71. The central 6.44±acre tract is located on the south side of Sky Mountain Drive. The northern 10.28±acre tract is located north of Sky Mountain Drive, east of Mountain Shadows Drive and south of Mountain Crest Drive. Portions of the property can be accessed by dirt roads. City water and sewer connections are currently available to the subject property but some of the structures on the property pre-date the installation of these utilities.

The remains of a metal sided shed were noted on the southern tract. The concrete foundation of a mobile home and several sheds including a well house and a chicken coop, all of which are in various stages of disrepair, are located on the southern portion of the central tract. A one-story stone/wood residence is located on the north side of the northern tract with an entrance off Mountain Crest Drive. The interior of the building was not inspected as part of this assessment.

The subject property is located in the Edwards Aquifer Contributing Zone which is the area or watershed where runoff from precipitation flows to the recharge zone of the Edwards Aquifer. A contributing zone plan that outlines best management practices to be implemented to protect water quality is required for any regulated activity over 5-acres proposed within the Edwards Aquifer Contributing Zone. The plan is

submitted to the Texas Commission on Environmental Quality (TCEQ) for their review and approval. Information regarding which activities are regulated is contained in 30 TAC 213.21.

The subject property is not located within a flood plain. The property slopes to the southwest and northeast from a topographic high near the center of the property. There was no evidence of springs, seeps, point recharge features, bluffs, canyon rimrocks or wetlands on the property. One limestone outcrop feature was identified in the northern portion of the property north of the riverine feature. The limestone feature was characterized by three sides measuring approximately 50 feet in length trending northeast to southwest, 20-feet in width northwest to southeast with a depth of approximately 7-feet at its deepest point. Based on our review of historical aerial photography, the surface expression of the limestone outcrop was not present in historical aerial photographs prior to 1997. The 1997 aerial photograph indicates the present of a small above ground storage tank in the area of the limestone outcrop. A building is evident in the aerial, but no surface expression for this feature. Disturbed soils within the area of the outcrop are noted in the 2002 aerial. The outcrop appears to be surrounded by bermed soil acting to retain the ponded water. It was concluded that the limestone surface expression was a manmade feature in the surface topography of the site. No water was present in the feature at the time of inspection. There was no evidence of a seep or spring emanating from this feature. The ground within the feature is loose dry soil. There was no evidence of wetland vegetation or hydric soil. Therefore, InControl Technologies concluded that the limestone outcrop was not a Critical Environmental Feature.

The northern portion of the subject property is heavily vegetated with an abundance of Ash Juniper. This portion of the property is mapped within the Balcones Canyonlands Conservation Plan (BCCP) Unconfirmed Habitat Zone 2 for the Golden Cheek Warbler. At the time of this site assessment, the Golden Cheek Warbler had migrated south following the mating season ending in June. Therefore, no Golden Cheek Warblers were observed on the property. In addition, no nests were observed on the property. Before any development occurs on this property, A more comprehensive Golden Cheek Warbler assessment should be conducted.

While no threatened and endangered species habitats or biologic resource buffers as defined by USACE and USFWS were identified on the subject property, portions of tracts 101503, 101502, 101505, 101501, and a small portion of 101512 fall within the Balcones Canyonlands Conservation Plan (BCCP) Unconfirmed Habitat Zone 2 (fee zone) for the Golden-Cheeked Warbler. The fees cost \$2,750 per acre of land. We have estimated that the area of the Sky Mountain Development in this Zone is approximately 10 acres. A BCCP Permit Application is required and can be obtained from the BCCP website. We can help you complete this form if you decide to move forward with this project.

There is no fee to apply for a BCCP permit. Habitat determinations are provided within three weeks of the receipt of a completed application. Neither submitting a BCCP permit application nor receiving a habitat determination letter from the County obligates an applicant to obtain a BCCP permit. Landowners always have the option to consult with the U.S. Fish & Wildlife Service (USFWS) to address mitigation concerns. Applicants who choose to obtain a BCCP permit will be required to sign a contract. The BCCP permit and contract, entered into between the applicant and the BCCP Coordinating Committee, will be recorded in Travis County's real property records. BCCP permits and contracts run in perpetuity with the land, similar to an easement. After the participation contract is signed and a BCCP permit (sometimes referred to as

BCCP Participation Certificate) is issued, the permittee is free to begin clearing for construction. However, clearing is subject to the terms and conditions of the contract and may be limited from March 1 through August 31 on properties containing golden-cheeked warbler habitat. While not expected on the subject property, if construction activities uncover new caves or significant karst features, such work must cease and the local USFWS Ecological Services office should be notified to check the cave for endangered species. Landowners may get assistance from karst geological or biological consultants to assist in expediting USFWS clearance for construction to resume. The BCCP permit must be posted at the construction site from the time clearing begins until construction is completed.

The full Environmental Resource Inventory is included as Attachment A. It is our opinion that limestone feature is a historical artifact likely enhanced to collect rainwater. The feature no longer has the capability to hold water. In addition, the feature has no evidence of recent water from either seeps or springs. InControl Technologies does not consider this feature to be a significant environmental resource for the subject property.

As always, if you have any comments or questions regarding the information contained within this document, please do not hesitate to call us at (281) 580-8892.

Sincerely,

InControl Technologies, Inc.

A handwritten signature in black ink that reads "Michael F. Marcon". The signature is written in a cursive, flowing style.

Michael F. Marcon, PG, CAPM
Vice President

Attachment A

Environmental Resource Inventory

Sky Mountain Development, Austin, Texas

PRELIMINARY DRAFT PENDING SITE DEVELOPMENT PLANS

Environmental Resource Inventory

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: Sky Mountain Development _____
- 2. COUNTY APPRAISAL DISTRICT PROPERTY ID (#'s): 101501, 101502, 101503, 101505, 101510, 101512, 304775, 304776
- 3. ADDRESS/LOCATION OF PROJECT: Sky Mountain Drive _____
- 4. WATERSHED: Williamson Creek (Barton Springs Zone) _____
- 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: **Note: To be confirmed based on site development plans.**
 - (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 0 (#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):

0 _____ (#'s) Spring(s)/Seep(s) 0 _____ (#'s) Point Recharge Feature(s) 0 _____ (#'s) Bluff(s)
 0 _____ (#'s) Canyon Rimrock(s) 0 _____ (#'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)
BID - Brackett-Rock Outcrop	D	1.5
VoD - Volente Silty Clay Loam	C	5

*Soil Hydrologic Groups Definitions (Abbreviated)
A. Soils having a <u>high infiltration</u> rate when thoroughly wetted.
B. Soils having a <u>moderate infiltration</u> rate when thoroughly wetted.
C. Soils having a <u>slow infiltration</u> rate when thoroughly wetted.
D. Soils having a <u>very slow infiltration</u> rate when thoroughly wetted.
**Subgroup Classification – See <u>Classification of Soil Series</u> Table in County Soil Survey.

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

The ground surface slopes to the southwest and to the northeast from the topographic high in the approximate center of the property. The elevation at the center of the property is approximately 1,000 feet (ft) above mean seal level (AMSL), 940 ft AMSL at the southwest property boundary, and 960 ft AMSL at the northeast boundary. The northeastern portion of the property is bisected by a draw that runs northwest to southeast at elevations of 948 ft to 932 ft AMSL, respectively. Drainage on the subject property travels by sheetflow to a drainage culvert along Hwy 71 to the southwest or to the draw to the northeast, and eventually to Williamson Creek. The National Wetlands Inventory (NWI) Mapper identifies a riverine adjacent and parallel to the draw (USFWS, 2020). However, this area was dry at the time of the site assessment and no hydrophytic plant species or hydric soils were observed. The soils consist of Bracket-Rock Outcrop Complex (1.5 ft in thickness) and Volente Silty Clay Loam (5 ft in thickness), which are characterized by very slow and slow infiltration rates, respectively (USDA, 2020).

List surface geologic units below:

Geologic Units Exposed at Surface		
Group	Formation	Member
Trinity Group	Upper Glen Rose Limestone	--

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

The geology at the surface of the subject property consists of the Upper Glen Rose Limestone (Kgru) (USGS, 2020). Based on the Geologic Atlas of Texas (Austin Sheet), the Upper Glen Rose Limestone is located above and updip of the Edwards Formation; the subject property is separated from the Edwards Formation by one fault. The Upper Glen Rose Limestone is comprised of limestone, dolomite, and marl in alternating recessive beds that form a stair-step topography. The limestone (calcium carbonate) ranges from aphanitic (very fine-grained) and hard to softer marl (calcium carbonate-rich mudstone with variable amounts of clay and silt). The dolomite (calcium carbonate with a high percentage of magnesium) is also fine-grained. Rock outcropping of the Upper Glen Rose Limestone was observed on the subject property during the site assessment. The thickness of the Upper Glen Rose Limestone is approximately 220 feet.

No sensitive geologic features, including springs, seeps, point recharge features, bluffs, canyon rimrocks or wetlands, were observed on the subject property during the site assessment. Further discussion of the site geology is provided in Attachment A.

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

There are 1 (#) 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.

1 (#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 subject property is characterized by Edwards Plateau: Deciduous Oak/Evergreen Motte and Woodland, Ashe Juniper Motte and Woodland, and Ashe Juniper - Live Oak Shrubland (TPWD, 2020). The majority of the vegetation on the subject property are Ashe Juniper, Sugar Hackberry, and Cedar Elm.

Due to the abundance of Ashe Juniper, the northwestern portion of the property is within the Balcones Canyonlands Conservation Plan (BCCP) Unconfirmed Habitat Zone 2 for the Golden-Cheeked Warbler. At the time of the site assessment, the Golden-Cheeked Warbler had migrated to south following the mating season ending in June and none were observed, including no nests. The property is not located in the USFWS Critical Habitat for Threatened & Endangered Species.

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

If yes, list the dominant species below:

Woodland species	
Common Name	Scientific Name
Ashe Juniper	Juniperus ashei
Cedar Elm	Ulmus crassifolia
Japanese Privet	Ligustrum japonicum
Texas Oak	Quercus buckleyi
Sugar Hackberry	Celtis laevigata

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
Bermudagrass	Cynodn dactylon
Prickly Pear	Opuntia
Johnson Grass	Sorghum halpense
King Ranch Bluestem	Bothriochloa ischaemum

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

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

Hydrophytic plant species		
Common Name	Scientific Name	Wetland Indicator Status
NA	NA	NA

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 **Note: To be confirmed based on site development plans.**
- 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).

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:

NA

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.

NA

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

Date(s) ERI Field Assessment was performed: 29 August 2020
Date(s)

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

Clint Weaver

Print Name
Clint Weaver

Signature
SQ Environmental, LLC

Name of Company

Digitally signed by Clint Weaver
Date: 2020.09.03 09:26:08 -05'00'

8067739326

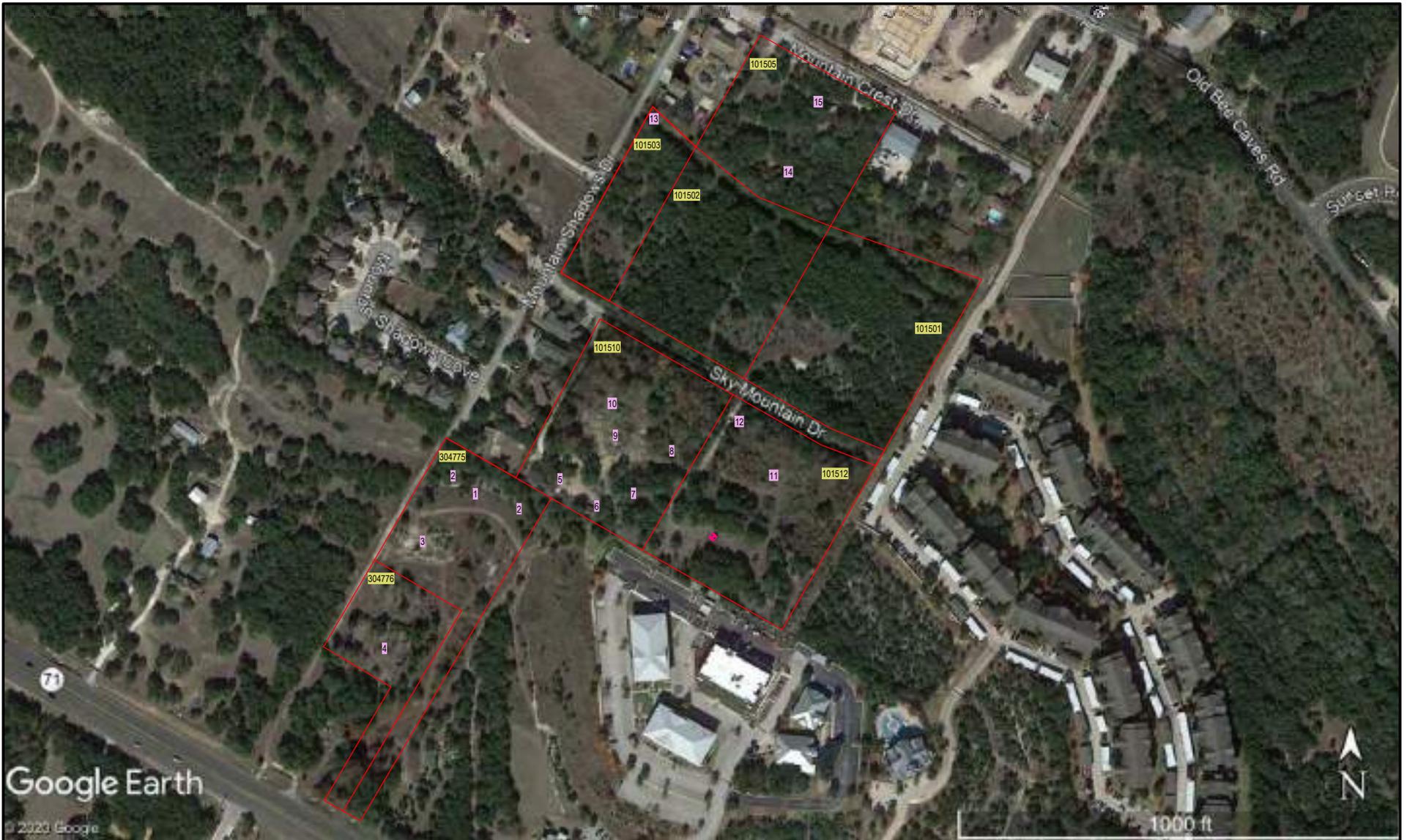
Telephone
c.weaver@sqenv.com

Email Address
9/3/2020

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

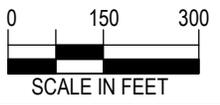


LEGEND

-  SUBJECT PROPERTY BOUNDARIES, APPROXIMATE
-  WATER WELL IN WELLHOUSE (WITH ELECTRICAL POLE & LINE)
-  TCAD PARCEL No.
- 1. ELECTRICAL CONNECTION (SUBGRADE)
- 2. DEBRIS (LARGE CONCRETE COUPLINGS, PVC LINES, ETC.)
- 3. DUMPED WET ASPHALT (HARDENED)
- 4. ELECTRICAL & WATER CONNECTIONS (SUBGRADE)
- 5. DEBRIS (FORMER MOBILE HOME TRAILER LOCATION)
- 6. SHED, ELECTRICAL POLE & LINE, CONCRETE FOUNDATION
- 7. FORMER CHICKEN COOPS, DEBRIS (PVC IRRIGATION LINES)
- 8. FORMER DWELLING
- 9. DEBRIS (PARTIALLY FULL DRUMS, ETC.)
- 10. ABANDONED DUMP TRUCK

IMAGERY SOURCE: GOOGLE EARTH, 11/22/2019

- 11. ABANDONED GOOSE-NECK TRAILER
- 12. ABANDONED VAN, EARTHEN ROADBLOCK
- 13. STORMWATER DRAINAGE CONVEYANCE (DRY)
- 14. AREA OF POTENTIAL LIMESTONE FEATURE
- 15. CURRENT RESIDENCE



SQ Environmental, LLC

SCALE: 1 IN = 300 FT

FIGURE 1

PROPERTY LAYOUT MAP

SKY MOUNTAIN DEVELOPMENT
AUSTIN, TEXAS 78735

DATE: SEPT 2020

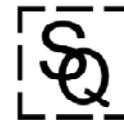
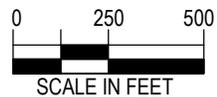
PN: 1131.003.001



IMAGERY SOURCE: USDA SOIL SURVEY MAPPER

LEGEND

- SUBJECT PROPERTY BOUNDARIES, APPROXIMATE
- SOIL BOUNDARY
- BID - BRACKETT-ROCK OUTCROP COMPLEX, CLAY LOAM, 1-12% SLOPES, VERY SLOW INFILTRATION RATE, UP TO 18 INCHES THICK
- VoD - VOLENTE SILTY CLAY LOAM, 1-8% SLOPES, SLOW INFILTRATION RATE, UP TO 59 INCHES THICK
- QU - QUARRY PIT



SQ Environmental, LLC

SCALE: 1 IN = 500 FT

FIGURE 2

SITE SOIL MAP

SKY MOUNTAIN DEVELOPMENT
AUSTIN, TEXAS 78735

DATE: SEPT 2020

PN: 1131.003.001



LEGEND

- SUBJECT PROPERTY BOUNDARIES, APPROXIMATE
- WATER WELL
- CREEK CENTERLINE
- 2-FT TOPOGRAPHIC CONTOUR
- CRITICAL WATER QUALITY ZONE (CWQZ)
- CRITICAL ENVIRONMENTAL FEATURE (CEF) SETBACK
- SPRING
- WETLAND; RIVERINE, USFWS NATIONAL WETLAND INVENTORY (NOT OBSERVED)
- STORMWATER FLOW DIRECTION

NOTE: SUBJECT PROPERTY IS LOCATED WHOLLY WITHIN EDWARDS AQUIFER CONTRIBUTING ZONE AND THE BARTON SPRINGS ZONE WATERSHED.

IMAGERY SOURCE: COA PROPERTY PROFILE MAPPER



SQ Environmental, LLC

FIGURE 3

CRITICAL ENVIRONMENTAL FEATURES & WATER WELL MAP

SKY MOUNTAIN DEVELOPMENT
AUSTIN, TEXAS 78735

SCALE: 1 IN = 350 FT

DATE: SEPT 2020

PN: 1131.003.001



Kgru

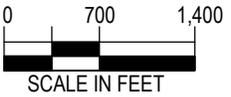


Qal

LEGEND

-  SUBJECT PROPERTY BOUNDARIES, APPROXIMATE
-  Kgru - UPPER GLEN ROSE LIMESTONE, APPROXIMATELY 220 FT THICK
-  Qal - ALLUVIUM; FLOODPLAIN DEPOSITS, CLAY, SILT, SAND, GRAVEL

IMAGERY SOURCE: USGS TX GEOLOGY VIEWER



SQ Environmental, LLC

FIGURE 4

GEOLOGIC MAP

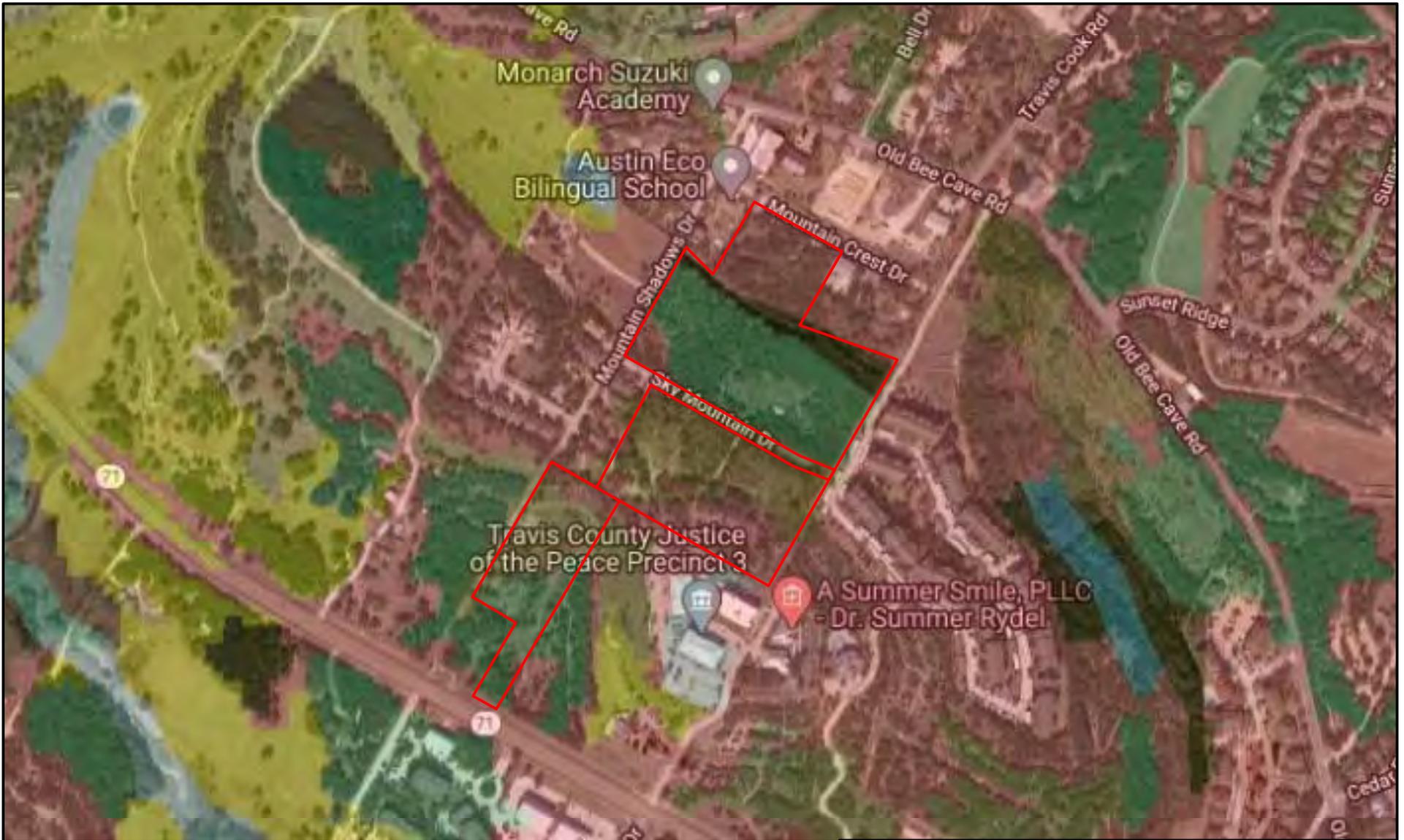
SKY MOUNTAIN DEVELOPMENT
AUSTIN, TEXAS 78735

NOTE: SUBJECT PROPERTY IS LOCATED WHOLLY WITHIN EDWARDS AQUIFER CONTRIBUTING ZONE.

SCALE: 1 IN = 1,400 FT

DATE: SEPT 2020

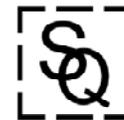
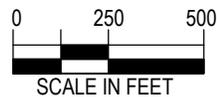
PN: 1131.003.001



IMAGERY SOURCE: TPWD ECOSYSTEM MAPPER

LEGEND

-  SUBJECT PROPERTY BOUNDARIES, APPROXIMATE
-  URBAN LOW INTENSITY
-  EDWARDS PLATEAU: DECIDUOUS OAK / EVERGREEN MOTTE AND WOODLAND
-  EDWARDS PLATEAU: ASHE JUNIPER - LIVE OAK SHRUBLAND
-  EDWARDS PLATEAU: ASHE JUNIPER MOTTE AND WOODLAND
-  EDWARDS PLATEAU: SAVANNA GRASSLAND



SQ Environmental, LLC

SCALE: 1 IN = 500 FT

FIGURE 5

VEGETATION MAP

SKY MOUNTAIN DEVELOPMENT
AUSTIN, TEXAS 78735

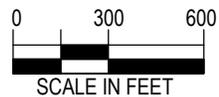
DATE: SEPT 2020

PN: 1131.003.001



LEGEND
— SUBJECT PROPERTY BOUNDARIES, APPROXIMATE

IMAGERY SOURCE: USDA, FLIGHT DATE: 1/18/1973



SQ Environmental, LLC

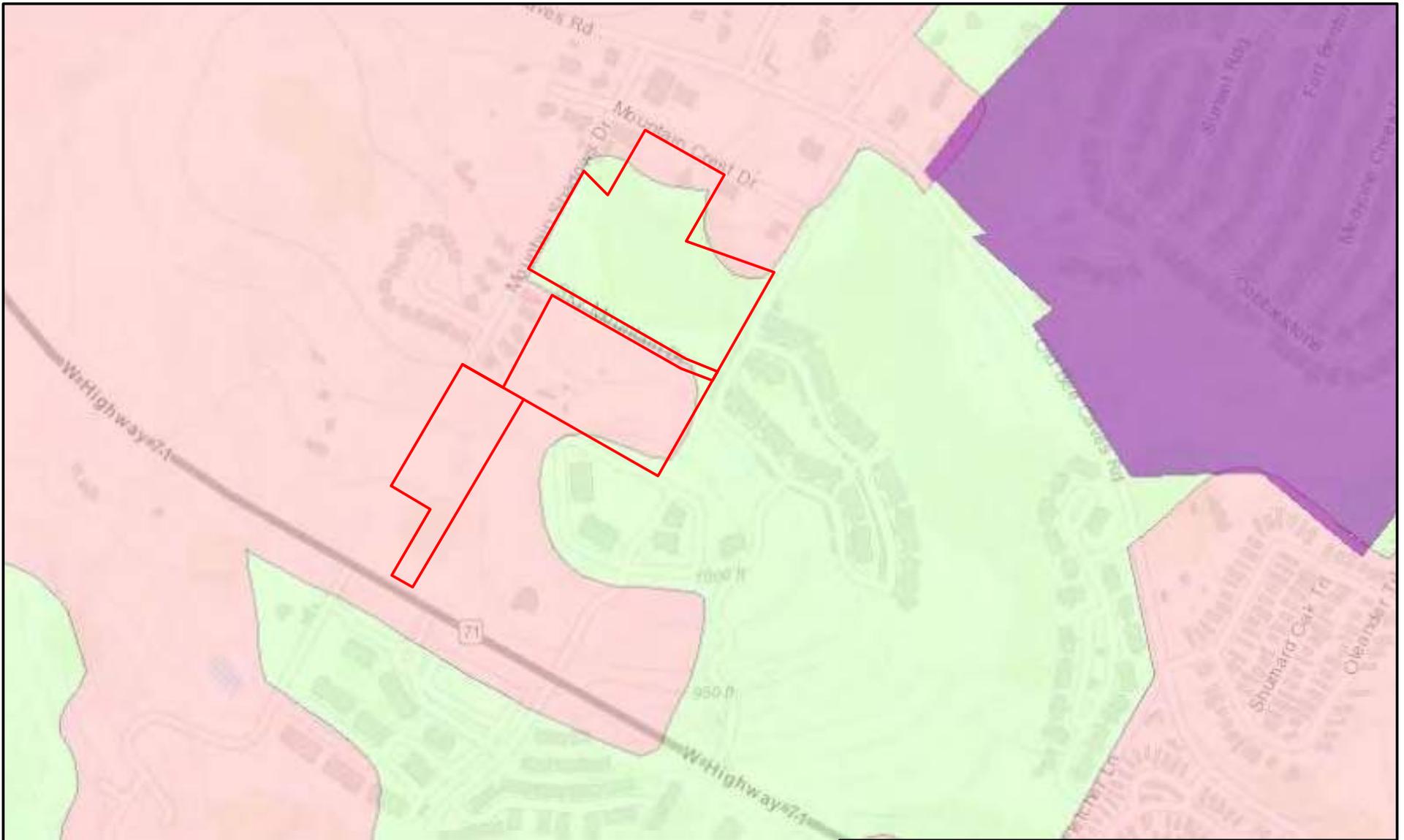
SCALE: 1 IN = 600 FT

FIGURE 6

1973 HISTORICAL
AERIAL PHOTOGRAPH
SKY MOUNTAIN DEVELOPMENT
AUSTIN, TEXAS 78735

DATE: SEPT 2020

PN: 1131.003.001

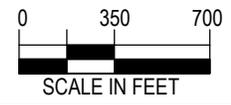


IMAGERY SOURCE: BCCP PERMIT & HABITAT ZONES MAPPER

LEGEND

-  SUBJECT PROPERTY BOUNDARIES, APPROXIMATE
-  NOT KNOWN TO BE HABITAT ZONE 3 (NO FEE ZONE)
-  UNCONFIRMED HABITAT ZONE 2 (FEE ZONE); GOLDEN-CHEEKED WARBLER HABITAT
-  BCCP & USFWS 10A PERMITS (MITIGATED PROJECTS)

N



SQ Environmental, LLC

SCALE: 1 IN = 700 FT

FIGURE 7

**BALCONES CANYONLANDS
CONSERVATION PLAN HABITAT ZONE
MAP**

SKY MOUNTAIN DEVELOPMENT
AUSTIN, TEXAS 78735

DATE: SEPT 2020

PN: 1131.003.001

ENVIRONMENTAL RESOURCE INVENTORY

SKY MOUNTAIN DEVELOPMENT, AUSTIN, TEXAS

ATTACHMENT A

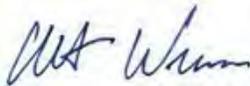
SITE GEOLOGY (CONTINUED)

As discussed, no sensitive geologic features, including springs, seeps, point recharge features, bluffs, canyon rimrocks or wetlands, nor any faults, caves, streams, fractures, solution zones, vugs, or cavities were observed on the property during the site assessment. Although a steep gradient is present in the central portion of the property, adjacent south of Sky Mountain Dr, the gradient is less than 60 degrees and is not classified as a canyon rimrock. A potential limestone feature at ground surface was observed in the northern portion of the property at the residential parcel located at 8703 Mountain Crest Dr. The potential limestone feature was characterized by three sides measuring approximately 50 ft in length trending northeast to southwest and 20 ft in width northwest to southeast, with a depth of approximately 7 ft at the lowest point. The floor of the feature contains loose soil, and the sidewalls are fractured or stacked limestone (not massive limestone). No water was present at the time of the site assessment, and the area appeared to have been dry for a long period of time. The sidewall on the southwestern portion appeared to be naturally eroded and was not present; a wooden deck/boardwalk was located on the southeast side. Additionally, no fractures or solution zones were observed in or near the potential feature.

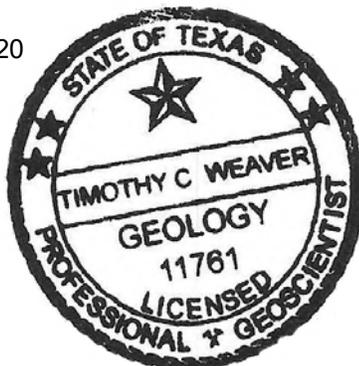
The potential limestone feature is not present in the historical aerial photograph dated 18 January 1973. In an aerial photograph dated 1997, the low area/potential feature does not appear to be present and there is a small, aboveground, artificial container of water in the area of where the feature would be located. See attached historical aerial photographs. Based on these aerials, as early as 2003 the feature is present and contains water. Narrow drainage culverts appear to have been created in the adjacent limestone to the northwest, originating from the upgradient area of the house to the southwest toward the draw; a shorter culvert originates from the feature and intersects the aforementioned culvert. From 2003 to mid-2017, the low area intermittently contained water. Prior to 2017, the southwestern sidewall appears to no longer be present, and the area does not contain water.

This potential limestone feature may be a sinkhole that historically ponded water runoff, or a former seep (based on the presence of water in historical aerials). As discussed above, the southwestern sidewall is no longer present and therefore the feature does not hold water (although the area appears to be dry and no evidence of a current or recent seep or spring were observed). No hydrophytic vegetation or hydric soils were observed at the time of the site assessment, which would be an indicator of a seep. The potential limestone feature is not considered a Critical Environmental Feature (CEF) due to its presence only recently in geologic terms, the lack of water, the lack of hydrophytic vegetation and hydric soils, and probability of man-induced creation or alteration.

9/3/2020



Clint Weaver, P.G.



HISTORICAL AERIAL PHOTOGRAPHS



Property Profile



Legend

- Addresses
- TCAD Parcels
- Planimetrics 2015
- Contours Year- 2017
 - 2 Ft Contours
 - 10 Ft Contours
- Creek Buffers/Waterway Setba
 - ▨ Critical Water Quality Zone
 - ▨ Water Quality Transition Zone
- Spring
- ▣ Wetland
- ▨ Rimrock/Bluff
- Creek Centerlines
- Lakes

1: 600



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.

Notes

Aerial dated 1997

Mountain Crest Dr

Google Earth

12/2002

Imags USDA Farm Service Agency



100 ft



Property Profile



1: 600



Legend

- Addresses
- TCAD Parcels
- Planimetrics 2015
- Contours Year- 2017
 - 2 Ft Contours
 - 10 Ft Contours
- Creek Centerlines
- Lakes

Notes

Aerial dated 2003

0.0 0 0.01 0.0 Miles

NAD_1983_StatePlane_Texas_Central_FIPS_4203_Feet

Date Printed:

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Mountain Crest Dr

Google Earth

3/2003

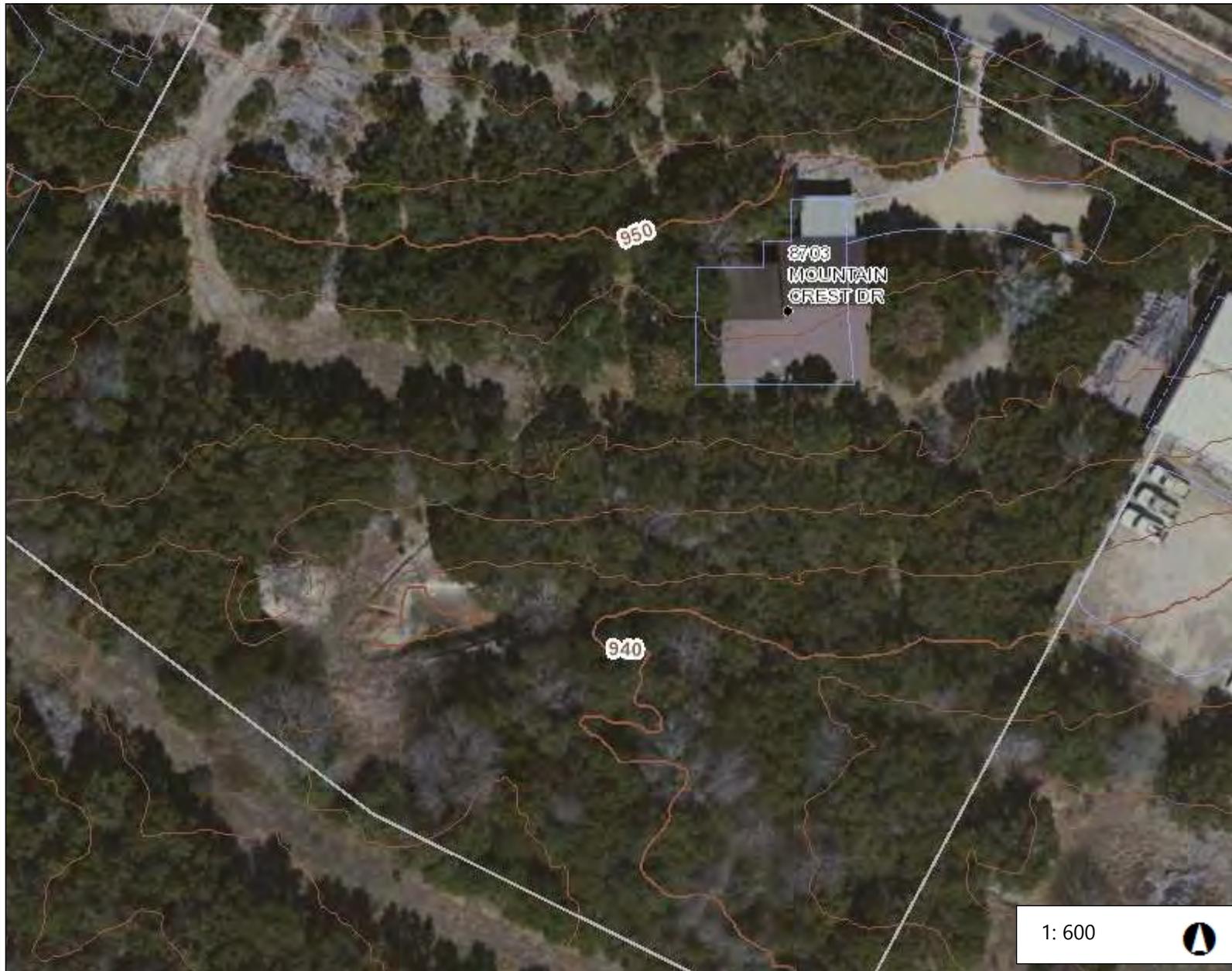
Image © USDA Farm Service Agency

100 ft





Property Profile



1: 600



0.0 0 0.01 0.0 Miles

NAD_1983_StatePlane_Texas_Central_FIPS_4203_Feet

Date Printed:

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Legend

- Addresses
- TCAD Parcels
- Planimetrics 2015
- Contours Year- 2017
 - 2 Ft Contours
 - 10 Ft Contours
- Creek Centerlines
- Lakes

Notes

Aerial dated 2006

Mountain Crest Dr





Property Profile



1: 600



Legend

- Addresses
- TCAD Parcels
- Planimetrics 2015
- Contours Year- 2017
 - 2 Ft Contours
 - 10 Ft Contours
- Creek Centerlines
- Lakes

Notes

Aerial dated 2008

0.0 0 0.01 0.0 Miles

NAD_1983_StatePlane_Texas_Central_FIPS_4203_Feet

Date Printed:

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Mountain Crest Dr

Google Earth

2/2009

Image © 2009 USDA Farm Service Agency

100 ft





Mountain Crest Dr



Mountain Crest Dr

Google Earth

3/2011

Imags USDA Farm Service Agency

100 ft





Property Profile



1: 600



NAD_1983_StatePlane_Texas_Central_FIPS_4203_Feet

Date Printed:

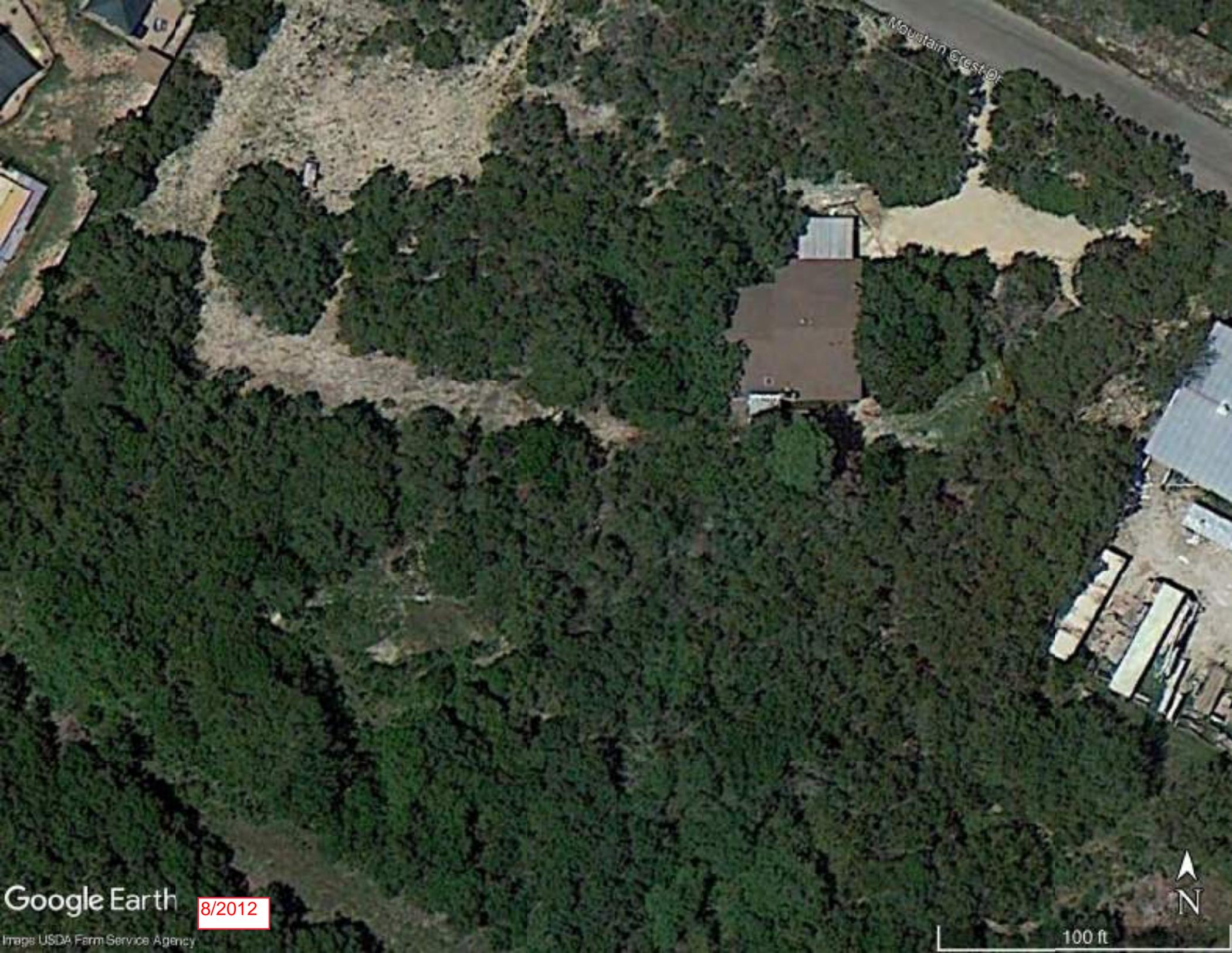
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Legend

- Addresses
- TCAD Parcels
- Planimetrics 2015
- Contours Year- 2017
 - 2 Ft Contours
 - 10 Ft Contours
- Creek Centerlines
- Lakes

Notes

Aerial dated 2012



Mountain Crest Dr

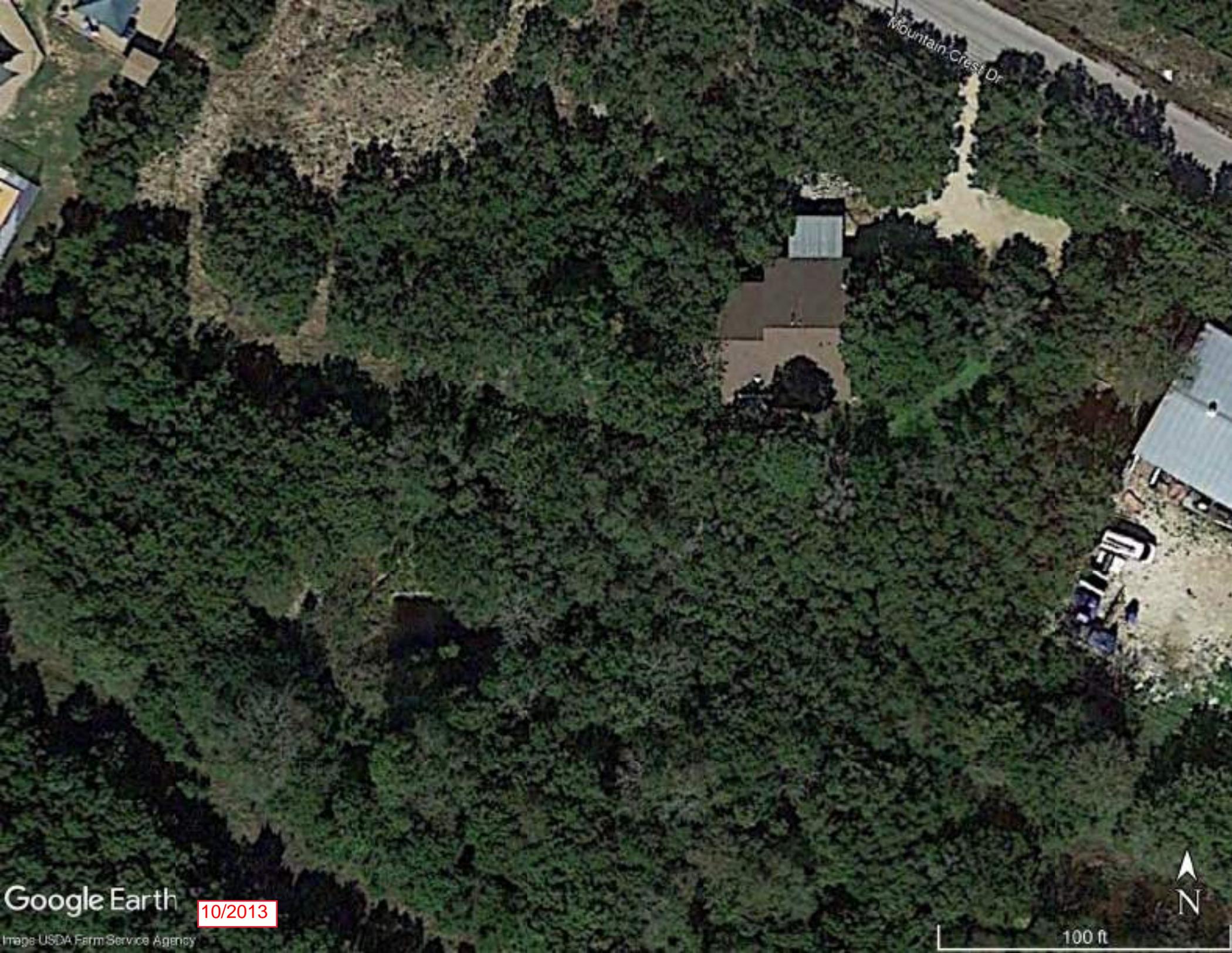
Google Earth

8/2012

Imags USDA Farm Service Agency

100 ft





Mountain Crest Dr

Google Earth

10/2013

Image USDA Farm Service Agency

100 ft





Property Profile



1: 600 

Legend

- Addresses
- TCAD Parcels
- Planimetrics 2015
- Contours Year- 2017
 - 2 Ft Contours
 - 10 Ft Contours
- Creek Centerlines
- Lakes



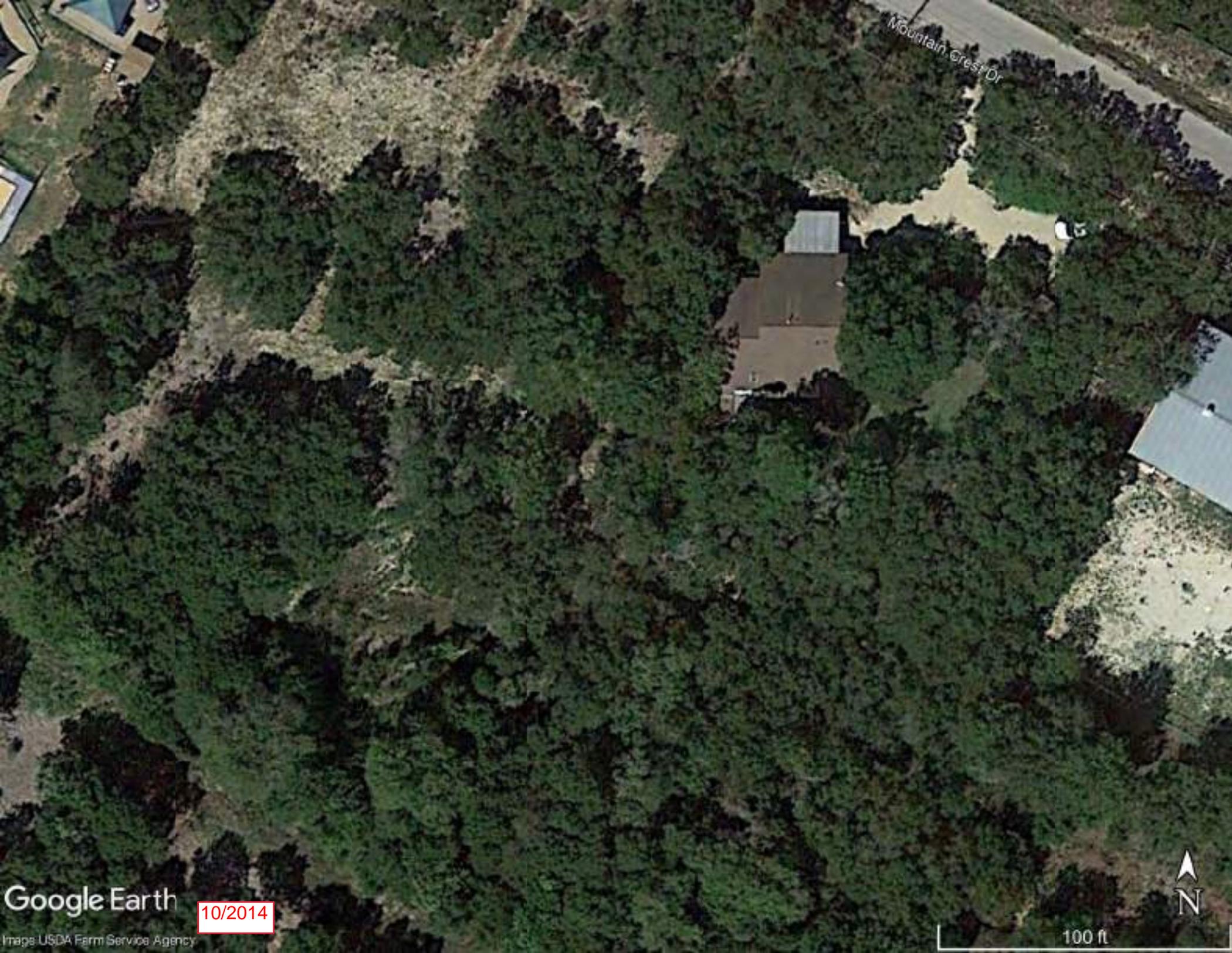
NAD_1983_StatePlane_Texas_Central_FIPS_4203_Feet

Date Printed:

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Notes

Aerial dated 2014



Mountain Crest Dr

Google Earth

10/2014

Images USDA Farm Service Agency



100 ft



Property Profile



Legend

- Addresses
- TCAD Parcels
- Planimetrics 2015
- Contours Year- 2017
 - 2 Ft Contours
 - 10 Ft Contours
- Creek Centerlines
- Lakes

1: 600



0.0 0 0.01 0.0 Miles

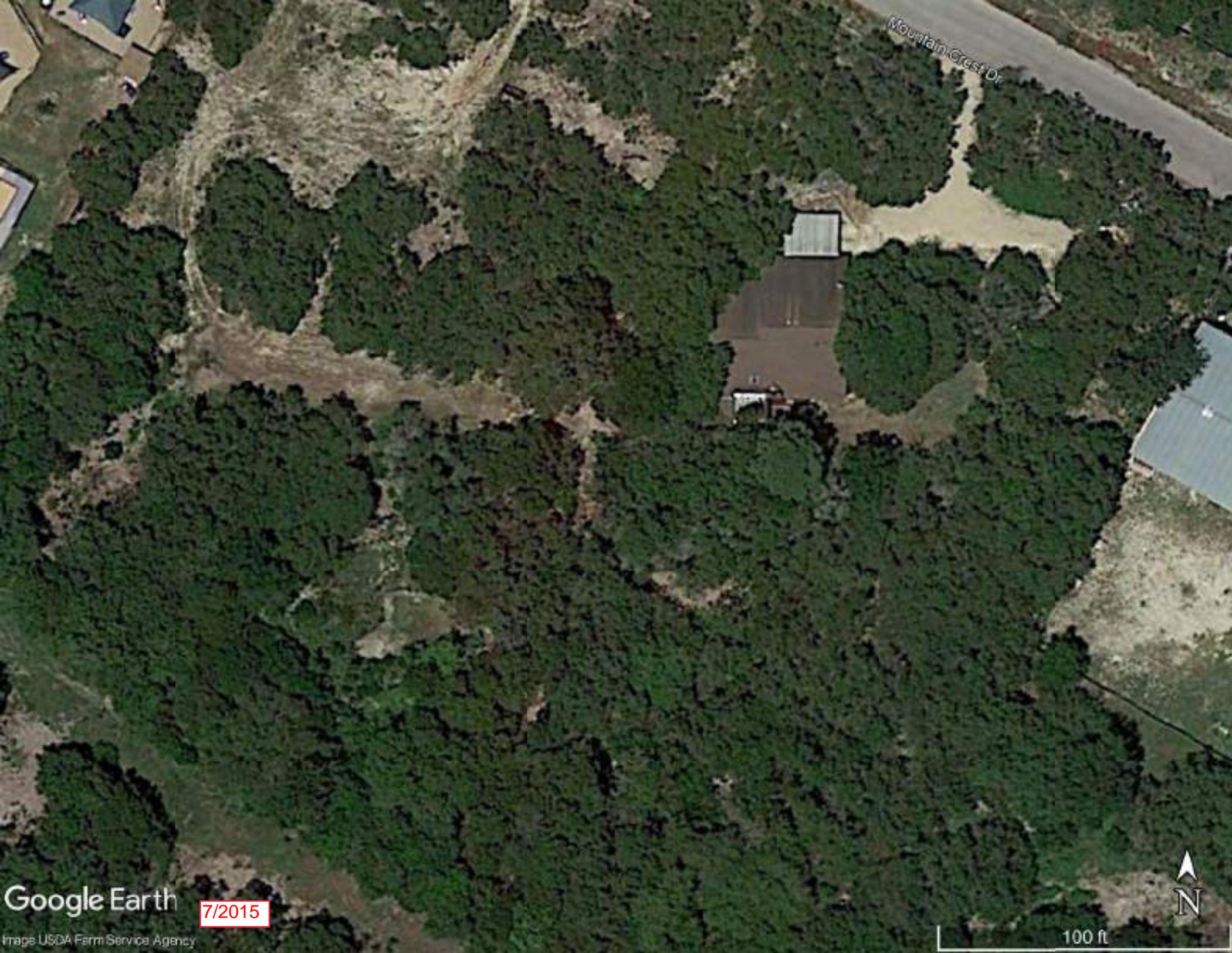
NAD_1983_StatePlane_Texas_Central_FIPS_4203_Feet

Date Printed:

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Notes

Aerial dated 2015



Mountain Crest Dr

Google Earth

7/2015

Images USDA Farm Service Agency

100 ft





Property Profile



Legend

- Addresses
- TCAD Parcels
- Planimetrics 2015
- Contours Year- 2017
 - 2 Ft Contours
 - 10 Ft Contours
- Creek Centerlines
- Lakes

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

Aerial dated 2017



Mountain Crest Dr

Google Earth

1/2017

Image USDA Farm Service Agency

100 ft



Mountain Crest Dr

Google Earth

1/2018

Imags USDA Farm Service Agency

100 ft





Mountain Crest Dr

Google Earth 11/2019

Image USDA Farm Service Agency

100 ft





7500 Redto Boulevard, Building #, Suite 100, Austin, Texas 78735
t 5124394700 LJA.com TBPE F-1366

April 22, 2022

Denise Lucas, Director
City of Austin Development Services Department
P.O. Box 1088
Austin, Texas 78767

Re: Environmental Variance Request Letter
Sky Mountain Site Development Plans (SP-2021-0079C)
LDC 25-8-31, Ordinance No. 20211202-056, Cut Requirements

Dear Ms. Lucas,

On behalf of the owner of the subject property, Lennar Sky Mountain Holdings, LLC, we are requesting a Land Use Commission Variance for cut in excess of four (4) feet for the proposed Sky Mountain development within the indicated subject area of the property. The subject area, or defined area of man-made slopes, within the overall project that dictates this required variance is approximately 6.72 acres in size and is located within the existing Mountain Shadows Subdivision portion of the project.

The subject project is located within the full purpose jurisdiction of the City of Austin. The 23-acre subject property is currently undeveloped and is located on the north side of State Highway 71, approximately 0.2 miles west of Covered Bridge Dr. and 0.6 miles east of Midwood Parkway in Austin, Travis County, Texas. The property spans from State Highway 71 to Mountain Crest Dr. The specific area of the site that is prompting the need for a variance is located just south of the existing Sky Mountain Drive R.O.W. (in the process of being vacated) and to the east of existing Mountain Shadows Drive. The specific described area is shown in the applicable attached exhibits.

The owner proposes to develop 289 multifamily units in 7 buildings, a small maintenance building, site paving and parking, outdoor pool and amenity area, private and public utilities, grading, private and public drainage improvements, two water quality ponds, water quality irrigation area, and two detention ponds with the project. The access to the property will be from State Highway 71 with emergency access from Sky Mountain Drive. The owner is also dedicating R.O.W. for the future extension of Mountain Shadows Drive.

The site is located in the Williamson Creek Watershed, Barton Springs Zone, and is in the Edwards Aquifer Contributing Zone. There is not an existing or required City of Austin 100-Year Floodplain delineation or waterway on the property dictating a required CWOZ and WQTZ. There is not an applicable FEMA 100-Year Floodplain per FEMA FIRM No. 48453C0420J, dated 01/22/2020 on the property. As indicated in the attached ERI, there are no applicable CEF's.

The overall project is comprised of two main tracts, the south and the north.

The south tract is comprised of existing Lots 1 and 2 of the Cedar Oaks Subdivision (C85-72-171, Vol. 60, Page 17, OPRTCT) and a 2.92-Acre un-platted piece of property. The south portion of the property is subject to the recorded Restrictive Covenant (Vol. 10433, Page 1075, OPRTCT) and Amended Restrictive Covenant recorded in Doc. No. 2020164458, OPRTCT, as part of Zoning Case number C14-85-288.56.

The north tract is comprised of existing Lots H, K, L, M, P, and Q of the existing Mountain Shadows Subdivision and a portion of the Sky Mountain R.O.W. that is currently in the process of being vacated. A proposed resubdivision plat will be submitted to the City for the northern part of the property. The proposed resubdivision will encompass existing Lots L, M, P, and Q, and the portion of the Sky Mountain R.O.W. that is being vacated. The development of the northern portion of the site is subject to current code and the subject area requiring the variance is in the north portion of the property. The impervious cover information provided in the table on the attached application is specifically for the north tract.

The proposed project requires leniency from the following code section in the identified subject area:

Division 5, Cut, Fill, and Spoil.

§ 26-8-341 CUT REQUIREMENTS.

- (A) Cuts on a tract of land may not exceed four feet of depth, except:
- (1) in an urban watershed;
 - (2) in a roadway right-of-way;
 - (3) for construction of a building foundation or swimming pool;
 - (4) for construction of a water quality control or detention facility and appurtenances for conveyance such as swales, drainage ditches, and diversion berms, if:
 - (a) the design and location of the facility within the site minimize the amount of cut over four feet;
 - (b) the cut is the minimum necessary for the appropriate functioning of the facility; and
 - (c) the cut is not located on a slope with a gradient of more than 15 percent or within 100 feet of a classified waterway;
 - (5) for utility construction or a wastewater drain field, if the area is restored to natural grade;
 - (6) in a state-permitted sanitary landfill or a sand or gravel excavation located in the extraterritorial jurisdiction, if:
 - (a) the cut is not in a critical water quality zone;
 - (b) the cut does not alter a 100-year floodplain;
 - (c) the landfill or excavation has an erosion and restoration plan approved by the City; and
 - (d) all other applicable City Code provisions are met.
 - (7) for any cut associated with construction of a multi-use trail, if:
 - (a) the cut is not located on a slope with a gradient of more than 15 percent or within 100 feet of a classified waterway;
 - (b) the cut is limited to no more than eight feet in depth;

- (c) the cut is located in a public right-of-way or public easement; and
- (d) the trail is designed in accordance with the Environmental Criteria Manual.

Source: Subsections 19-7-16(b), (c), and (e); Ord. 990225-70; Ord. 031211-11; Ord. No. 20170615-102 , Pt. 20, 6-15-17; Ord. No. 20211202-056 , Pt. 2, 12-13-21

The Land Development Code allows Land Use Commission Variances per the following:

Division 3. - Variances

§ 25-8-41 LAND USE COMMISSION VARIANCES.

- (A) It is the applicant's burden to establish that the findings described in this Section have been met. Except as provided in Subsections (B) and (C), the Land Use Commission may grant a variance from a requirement of this subchapter after determining that:
 - (1) the requirement will deprive the applicant of a privilege available to owners of other similarly situated property with approximately contemporaneous development subject to similar code requirements;
 - (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;
 - (b) is the minimum deviation from the code requirement necessary to allow a reasonable use of the property; and
 - (c) does not create a significant probability of harmful environmental consequences; and
 - (3) development with the variance will result in water quality that is at least equal to the water quality achievable without the variance.
- (B) The Land Use Commission may grant a variance from a requirement of Section 25-8-422 (*Water Quality Transition Zone*), Section 25-8-452 (*Water Quality Transition Zone*), Section 25-8-482 (*Water Quality Transition Zone*), Section 25-8-652 (*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;
 - (2) the requirement for which a variance is requested prevents a reasonable, economic use of the entire property; and
 - (3) the variance is the minimum deviation from the code requirement necessary to allow a reasonable, economic use of the entire property.
- (C) The Land Use Commission may not grant a variance from a requirement of Article 13 (*Save Our Springs Initiative*).
- (D) The Land Use Commission shall prepare written findings of fact to support the grant or denial of a variance request under this section.

Source: Section 13-2-505; Ord. 990225-70; Ord. 010607-8; Ord. 030508-60; Ord. 031211-11; Ord. 20131017-046; Ord. No. 20140625-113, Pt. 19, 7-7-14 ; Ord. No. 20170615-102 , Pt. 10, 6-15-17.

The findings of fact concerning the need for the requested variance are outlined below. We respectfully seek your consideration and support of this variance request.

We appreciate the City's review of this request. If you should have any questions, please feel free to contact me directly.

Sincerely,



S. Danny Miller, P.E.
Vice President
LJA Engineering, Inc

