ITEM FOR ENVIRONMENTAL COMMISSION AGENDA

COMMISSION MEETING DATE:	9/7/2022
NAME & NUMBER OF PROJECT:	BKO Parmer (SP-2021-0034D)
NAME OF APPLICANT OR ORGANIZATION:	BKO Parmer (Steve Jamison)
LOCATION:	4801 East Yager, Austin, Texas 78754
COUNCIL DISTRICT:	ETJ
ENVIRONMENTAL REVIEW STAFF:	Tunde Daramola, Environmental Review Specialist Senior, DSD, 512-974-6316, Babatunde.Daramola@austintexas.gov
WATERSHED:	Harris Branch Watershed, Suburban, Desired Development Zone
REQUEST:	Variance request is as follows: Request to vary from LDC 25-8-342 to allow fill over 4feet up to 12feet.
STAFF RECOMMENDATION:	Staff recommends this variance, having determined the findings of fact to have been met.
STAFF CONDITIONS:	• Preserve trees/natural areas. • Apply City of Austin Landscaping Ordinance on ETJ site. • Provide structural containment of fill with a retaining wall.

Development Services Department
Staff Recommendations Concerning Required Findings

Project Name:	BKO Parmer
Ordinance Standard:	Watershed Protection Ordinance
Variance Request:	**To allow for fill exceeding 4 feet up to 12 feet for building construction**

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 variance will not be providing a special privilege to the applicant. The proposed buildings are similar in size to similarly situated property. In order to facilitate this type of development levelling and additional fill is required for the buildings.

   Prior projects in this area had a similar situation. A prime example is Crossroad Logistics Center Additions, SP-2021-0169D. A Land Use Commission variance was granted to LDC 25-8-342 to allow fill up to 17 feet.

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. Existing site conditions necessitate additional “fill” for fulfilling the requirements of two fire lane/emergency access routes as well as structural bridge for spanning the CWQZ.

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

   Yes. The site is being graded as efficiently as possible to provide the required access slopes and bridge heights to minimize the amount of variance required.

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

Yes. The variance does not create a significant probability of harmful consequences. The variance is a minimum deviation from code to allow for reasonable use of the property. Fill will be minimized and structurally contained with a retaining wall.

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 project is served by four water quality/detention ponds. The development is compliant with current code.

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

N/A All criteria in Subsection (A) are met

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

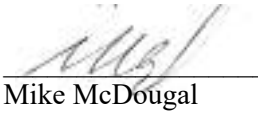
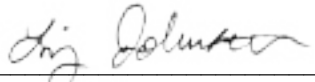
N/A The proposed development is consistent with applicable zoning and surrounding properties.

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

N/A The site is being graded as efficiently as possible to provide the required slopes and bridge heights.

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

- Preserve trees/natural areas.
- Apply City of Austin Landscaping Ordinance on ETJ site.
- Provide structural containment of fill with a retaining wall.

Environmental Reviewer (DSD)	 Tunde Daramola	Date 8/19/2022
Environmental Review Manager (DSD)	 Mike McDougal	Date 8/21/ /2022
Deputy Environmental Officer (WPD)	 Liz Johnston	Date 08/25 /2022

August 05, 2022

ENVIRONMENTAL COMMISSION VARIANCE APPLICATION FORM

Denise Lucas, Director

Development Services Department

City of Austin

P.O. Box 1088

Austin, Texas 78767

RE: Fill Variance Request Letter

BKO Parmer

4801 East Yager Lane

SP-2021-0034D

LDC 25-8-342 Fill Requirements

Dear Ms. Lucas:

On behalf of the owner, we are requesting a variance for fill in excess of four (4) feet for the proposed development of the BKO Parmer site development permit (SP-2021-0034D) located at 4801 East Yager Lane.

The subject project is located in the 2-mile Extraterritorial Jurisdiction (ETJ). The property is currently undeveloped and is located at the southwest corner of the intersection of East Parmer Lane and East Yager Lane.

LOCATION MAP
N.T.S.

MAPSCO GRID: P30 & P31
MAPSCO PAGE: # 497V
497Z
527D

This project proposes the construction of apartments, a hotel and a convenience store, with four (4) water quality / detention ponds, six driveways and all associated grading, paving, water, wastewater, and drainage improvements. The applicant proposes to place new improvements on the property in a manner to minimize adverse impacts to the natural character of the property.

The site is in the Harris Branch Watershed, which is a Suburban Watershed. The subject tract is not located over the Edwards Aquifer Recharge Zone.

With regard to the proposed variance, we respectfully suggest the following conditions be considered:

1. Preservation of trees and/or natural areas not already required to be preserved in the ETJ:
    - Trees Saved 787 trees = 10,693 inches

2. Apply City of Austin Landscaping Ordinance on this ETJ site:
    - Added 118 Street Yard Trees (118 Trees Required) = (177 inches added)
    - Added 174 Landscape Islands/Medians/Peninsulas Trees = (261 inches added)
    - Total Trees Added = 292 Trees = (438 inches added)

3. Added retaining walls (1,375 lf) to contain the major fill areas.

The project requires leniency from the following code section:

Division 5. - Cut, Fill, and Spoil. ***§ 25-8-342 - FILL REQUIREMENTS.***

(A) Fill 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) under a foundation with sides perpendicular to the ground, or with pier and beam construction;

(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 fill over four feet;

(b) the fill is the minimum necessary for the appropriate functioning of the facility; and

(c) the fill 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; or

(6) in a state-permitted sanitary landfill located in the extraterritorial jurisdiction, if:

(a) the fill is derived from the landfill operation;

(b) the fill is not placed in a critical water quality zone or a 100-year floodplain;

(c) the landfill operation has an erosion and restoration plan approved by the single office; and

(d) all other applicable City Code and County Code provisions are met.

(B) A fill area must be restored and stabilized.

(C) Fill for a roadway must be contained within the roadway clearing width described in Section 25-8-322 (Clearing For A Roadway).

August 05, 2022

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.

The findings of fact concerning the need for the variance are outlined below.

We respectfully seek your consideration and support of this variance request. If you have any questions, please feel free to call our office at (737) 484-0880.

08/05/2022

Stephen R. Jamison, P.E.
Jamison Civil Engineering LLC (TBPE Firm #F-17756)

June 29, 2022

PROJECT DESCRIPTION
Applicant Contact Information

Name of Applicant	Stephen R. Jamison P.E., Jamison Civil Engineering, LLC
Street Address	13812 Research Blvd. #B-2
City State ZIP Code	Austin, Texas 78750
Work Phone	737-484-0880
E-Mail Address	steve@jamisoneng.com

Variance Case Information

Case Name	BKO Parmer
Case Number	SP-2021-0034D
Address or Location	4801 East Yager Lane
Environmental Reviewer Name	Tunde Daramola
Environmental Resource Management Reviewer Name	
Applicable Ordinance	Current Code
Watershed Name	Harris Branch Creek
Watershed Classification	☐Urban ■ Suburban ☐Water Supply Suburban ☐Water Supply Rural ☐ Barton Springs Zone
Edwards Aquifer Recharge Zone	☐ Barton Springs Segment ☐ Northern Edwards Segment ■ Not in Edwards Aquifer Zones
Edwards Aquifer Contributing Zone	☐ Yes ■ No
Distance to Nearest Classified Waterway	+/- 0 feet to Harris Branch Creek (Intermediate) – on site +/- 0 feet to Harris Branch Creek (Minor) – on site
Water and Waste Water service to be provided by	Austin Water Utility

June 29, 2022

Request	The variance request is as follows (Cite code references): LDC 25-8-342 Fill Requirements (12.0 feet max.)

Impervious cover	Existing	Proposed
Square Footage:	5,060 sf	1,237,287 sf
Acreage:	0.12 ac.	28.40 ac.
Percentage:	0.1%	33.9%

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)	The property has slopes that vary from 0% to 15%. The slope breakdown is as follows: 0-15% Slopes ---> 81.34 acres 15-25% Slopes ---> 1.81 acres 25-35% Slopes ---> 0.34 acres Over 35% Slopes ---> 0.26 acres The elevation ranges from a low point of 584.0' to a high point of 635.0'. The majority of the ground vegetation is typical hill country grasses/prairie/woods in good condition. The majority of the existing soils consists of soils ranging from Ferris-Heiden Complex, Heiden Clay and Houston Black Clay, (all Class D Hydrologic Group) A portion of the property contains CWQZ and Wetland CEFs. A portion of this site is located within the fully developed 4% & 1% Annual Chance Flood Plain (25-Year & 100-Year).

Clearly indicate in what way the proposed project does not comply with current Code (include maps and exhibits)	The plan complies with all current codes.

June 29, 2022

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. Included below is an explanation alongside each applicable finding of fact.

Ordinance:

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 **Nearby projects have been granted similar variances: Applied Materials Logistics Service Center (SP-2020-0321C), Samsung (LI-PDA Ordinance 20201210-071), Crossroads Logistics Center (SP-2021-0015D), and Crossroads Logistics Center Additions (SP-2021-0169D).**

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 site conditions necessitate additional fill for providing:**

a. The requirement to provide two (2) fire lane / emergency access routes throughout the project.
b. The structural bridge required for spanning the CWQZ / 100-year flood plain.
c. The required structural bridge elevation/clearance to maintain the minimum height above the fully developed 100-year flood plain water surface elevation.

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

Yes **The site is being graded as efficiently as possible to provide the required access slopes and bridge heights – to minimize amount of variance needed as possible.**

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

Yes **No harmful environmental consequences result from the variance. Additionally, conditions are proposed to further protect the environment including preserving natural areas, planting additional trees/landscaping, and revegetation of site.**

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 development is compliant with current code and will meet all water quality regulations.**

**Variance approval requires all above affirmative findings.

Exhibits for Commission Variance

- Aerial photos of the site
- Site photos
- Aerial photos of the vicinity
- Context Map—A map illustrating the subject property in relation to developments in the vicinity to include nearby major streets and waterways
- 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.
- For cut/fill variances, a plan sheet showing areas and depth of cut/fill with topographic elevations.
- Site plan showing existing conditions if development exists currently on the property
- 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
- Environmental Map – A map that shows pertinent features including Floodplain, CWQZ, WQTZ, CEFs, Setbacks, Recharge Zone, etc.
- An Environmental Resource Inventory pursuant to ECM 1.3.0 (***if required by 25-8-121***)
- Applicant's variance request letter


BKO PARMER
734
734
Google Earth
N
1000 ft

TOPO SOURCE: DESIGN SURVEY

DATE OF SURVEY: AUGUST 2020

CUT / FILL TABLE						
NUMBER	MIN. ELEVATION	MAX. ELEVATION	AREA (SF)	AREA (Ac.)	%	COLOR
1	-8	-4	102,973	2.36	2.81	
2	-4	0	3,103,975	71.26	85.09	
3	0	4				
4	4	8	396,861	9.11	10.88	
5	8	12	5,686	0.13	0.16	

MAXIMUM FILL = 12.0 FEET

*THIS SHEET IS FOR CUT AND FILL EXHIBIT PURPOSES ONLY. SEE OTHER SHEETS FOR ALL EXISTING AND PROPOSED UTILITY LINE LOCATIONS.

**PRESERVATION OF TREES AND/OR NATURAL AREAS NOT ALREADY REQUIRED TO BE PRESERVED IN THE ETJ: TREES SAVED 787 TREES = 10,693 INCHES

LEGEND

PROPERTY LINE

LOT LINE

EASEMENT LINE

EXISTING CONTOUR LINE ---790---

NORTH

SCALE IN FEET

100 50 0 100

JAMISON CIVIL ENGINEERING LLC
(TX. PE FIRM REG. #F-17756)
13812 RESEARCH BLVD. #B-2
AUSTIN, TEXAS 78750
OFFICE: (737) 484-0880
INFO@JAMISONENG.COM
JCE

BKO PARMER

CUT FILL EXHIBIT

4801 EAST YAGER LANE
AUSTIN, TEXAS

The seal appearing on this document was authorized by Stephen Ray Jamison on 08/05 20 22

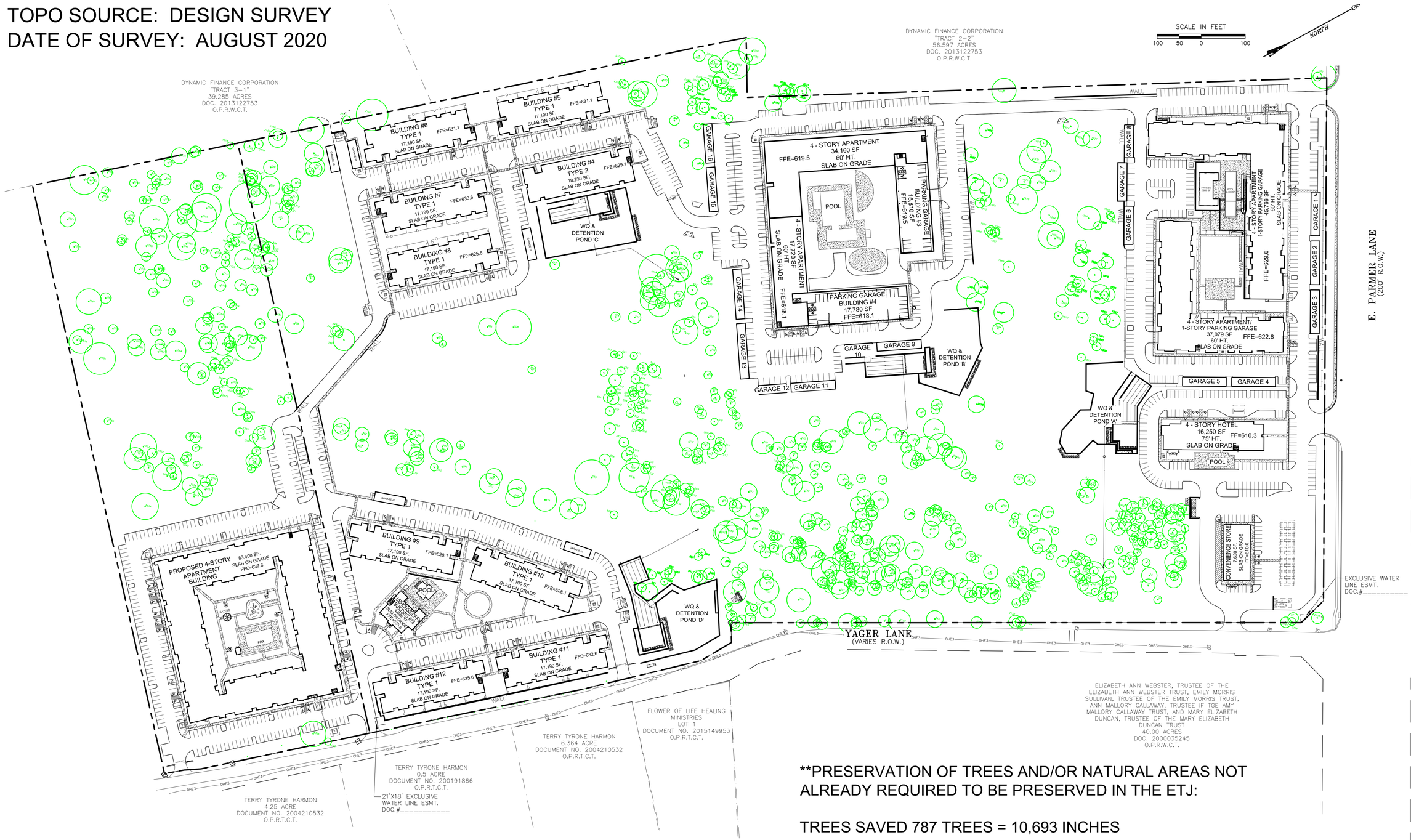
STATE OF TEXAS
STEPHEN RAY JAMISON
86951
LICENSED PROFESSIONAL ENGINEER

File: H:\BKO Parmer\DWG\PLANS\CUT FILL.dwg
Job No.
Snapshot: CUT FILL
Scale (Hor.): 1:=100'
Scale (Vert.):
Date: 02/05/21
Checked By: SRJ
Drawn By: SRJ
Revision 1:
Revision 2:
Revision 3:
Revision 4:

CAUTION!!!
CONTRACTOR SHALL LOCATE ANY/ALL EXISTING UTILITIES PRIOR TO ANY SITE WORK. (BOTH HORIZONTALLY AND VERTICALLY). THE DESIGN ENGINEER WILL NOT BE RESPONSIBLE FOR DAMAGES TO ANY EXISTING UTILITIES OR FOR ANY CONFLICTS THAT MAY ARISE DUE TO ANY UTILITIES NOT PROPERLY LOCATED.

SP-2021-0034D

TOPO SOURCE: DESIGN SURVEY
DATE OF SURVEY: AUGUST 2020



**PRESERVATION OF TREES AND/OR NATURAL AREAS NOT ALREADY REQUIRED TO BE PRESERVED IN THE ETJ:

TREES SAVED 787 TREES = 10,693 INCHES

MATCH LINE THIS SHEET

SP-2021-0034D

CAUTION!!!
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JAMISON CIVIL ENGINEERING LLC
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AUSTIN, TEXAS 78750
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JCE

BKO PARMER
SAVED TREE EXHIIBT
4801 EAST YAGER LANE
AUSTIN, TEXAS

The seal appearing on this document was authorized by Stephen Ray Jamison on 08/05, 20 22

STATE OF TEXAS
STEPHEN RAY JAMISON
86951
LICENSED
PROFESSIONAL ENGINEER

File:	
Job No.	Snapshot: OVERALL
Scale (Hor.): 1:=100'	Scale (Vert.):
Date: 02/05/21	Checked By: SRJ / Drawn By: DSP
Revision 1:	
Revision 2:	
Revision 3:	
Revision 4:	

SHEET
08 of 165

TAG #	TYPE	SIZE (Dbh)	MULTI-TRUNK	REMOVED
2	HACKBERRY	11		P
3	HACKBERRY	9		P
4	HACKBERRY	9.00	Y	P
5	CEDAR	9		P
6	CEDAR	18		P
7	HACKBERRY	13	Y	P
8	HACKBERRY	14		P
9	HACKBERRY	10		P
10	HACKBERRY	9		P
11	CEDAR	10		P
12	CEDAR	9		P
13	HACKBERRY	9		P
14	ASH	9		P
15	HACKBERRY	17.5	Y	P
16	WILLOW	15		P
17	ASH	8		P
18	ASH	8		P
19	HACKBERRY	15		P
21	MESQUITE	9		P
26	HACKBERRY	9		P
27	MERICAN ELN	15		P
28	HACKBERRY	23	Y	P
29	MESQUITE	13.5	Y	P
30	HACKBERRY	8		P
31	CEDAR	16	Y	P
32	CEDAR	11	Y	P
33	CEDAR	12	Y	P
34	CEDAR	13	Y	P
35	CEDAR	27	Y	P
36	CEDAR	16.5	Y	P
37	CEDAR	20	Y	P
38	CEDAR	16.5	Y	P
41	WILLOW	11	Y	P
42	HACKBERRY	10	Y	P
43	HACKBERRY	10		P
44	HACKBERRY	10		P
45	CEDAR	11		P
46	CEDAR	18	Y	P
47	HACKBERRY	8	Y	P
48	HACKBERRY	9		P
49	CEDAR	12		P
57	MESQUITE	12		P
61	HACKBERRY	9		P
62	CEDAR	8		P
64	CEDAR	8		P
82	MESQUITE	11	Y	P
83	HACKBERRY	11		P
84	CEDAR	10	Y	P
85	CEDAR	9		P
86	HACKBERRY	11		P
87	HACKBERRY	11		P
88	HACKBERRY	12		P
89	HACKBERRY	10		P
90	CEDAR	9		P
91	CEDAR	15		P
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96	HACKBERRY	8		P
97	HACKBERRY	11	Y	P
117	CHINABERRY	16	Y	P
205	MESQUITE	29		P
301	MESQUITE	28		P
302	HACKBERRY	10		P
304	HACKBERRY	11		P
305	MESQUITE	13	Y	P
308	CEDAR	40	Y	P
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312	CEDAR	9		P
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356	CEDAR	9		P
357	WILLOW	9	Y	P
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377	HACKBERRY	13	Y	P
378	HACKBERRY	8		P
379	MESQUITE	13	Y	P
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381	MESQUITE	17	Y	P
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387	CEDAR	13	Y	P
388	MESQUITE	9		P
389	MESQUITE	26	Y	P
390	HACKBERRY	8.5	Y	P
391	MESQUITE	17.5	Y	P
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423	HACKBERRY	8		P
424	HACKBERRY	10.5	Y	P
427	CEDAR	11		P
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433	HACKBERRY	9		P
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463	CEDAR	23	Y	P
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466	CEDAR	24	Y	P
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469	CEDAR	17	Y	P
470	CEDAR	40.5	Y	P
471	CEDAR	8		P
472	CEDAR	38	Y	P
486	HACKBERRY	10	Y	P
487	MESQUITE	29.5	Y	P
488	CEDAR	19.5	Y	P
489	CEDAR	13	Y	P
490	HACKBERRY	8		P
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492	HACKBERRY	8		P
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520	HACKBERRY	8		P
521	HACKBERRY	9	Y	P
522	MESQUITE	11	Y	P
523	CEDAR	15		P
524	HACKBERRY	12.5	Y	P
525	HACKBERRY	9		P
526	HACKBERRY	8	Y	P
527	HACKBERRY	10	Y	P
528	HACKBERRY	9		P
529	HACKBERRY	8		P
530	HACKBERRY	8		P
531	MESQUITE	11	Y	P
532	HACKBERRY	9		P
533	HACKBERRY	8		P
534	CEDAR	8		P
535	HACKBERRY	11	Y	P
536	HACKBERRY	8		P
537	HACKBERRY	9	Y	P
538	HACKBERRY	10		P
539	HACKBERRY	10	Y	P
540	HACKBERRY	9		P
541	HACKBERRY	8		P
542	HACKBERRY	11	Y	P
543	HACKBERRY	8		P
544	HACKBERRY	10	Y	P
545	MESQUITE	14	Y	P
546	CEDAR ELM	8		P
547	HACKBERRY	14	Y	P
548	MESQUITE	13	Y	P
549	MESQUITE	11		P
550	HACKBERRY	8		P
551	CHINABERRY	10		P
552	CEDAR	10		P
553	MESQUITE	13	Y	P
554	MESQUITE	13	Y	P
555	MESQUITE	39.5	Y	P
567	MESQUITE	21.5	Y	P
568	CEDAR	19.5	Y	P
569	HACKBERRY	9		P
570	MESQUITE	17	Y	P
571	CEDAR	14	Y	P
572	CEDAR	10	Y	P
573	CEDAR	9		P
574	MESQUITE	16	Y	P
575	MESQUITE	20.5	Y	P
576	CEDAR	11	Y	P
577	CEDAR	17	Y	P
578	CEDAR	11	Y	P
579	CEDAR	16	Y	P
580	CEDAR	23	Y	P
581	CEDAR	22	Y	P
582	CEDAR	17	Y	P
583	CEDAR	26	Y	P
584	CEDAR	14	Y	P
585	CEDAR	9		P
586	CEDAR	14.5	Y	P
587	CEDAR	10		P
588	CEDAR	8		P
589	CEDAR	8		P
590	CEDAR	9		P
591	CEDAR	19	Y	P
592	CEDAR	27	Y	P
593	CEDAR	9		P
594	CEDAR	8		P
599	CEDAR	10		P
600	CEDAR	8		P
620	HACKBERRY	10		P
621	CEDAR ELM	18.5		P
622	MESQUITE	9		P
623	HACKBERRY	9		P
624	HACKBERRY	12		P
625	HACKBERRY	8		P
626	HACKBERRY	8		P
639	CEDAR	15	Y	P
640	CEDAR	13	Y	P
641	CEDAR	13	Y	P
660	HACKBERRY	13		P
661	CEDAR	34	Y	P
662	CEDAR	24.5	Y	P
663	HACKBERRY	8		P
664	CEDAR	18.5	Y	P
665	MESQUITE	32.5	Y	P
669	HACKBERRY	9		P
670	HACKBERRY	9		P
671	CEDAR	13	Y	P
672	CEDAR	30.5	Y	P
673	CEDAR	13	Y	P
678	CEDAR	21	Y	P
679	CEDAR	15	Y	P
680	HACKBERRY	10		P
681	HACKBERRY	10.5	Y	P
682	HACKBERRY	8		P
684	HACKBERRY	9		P
685	CEDAR	8		P
686	CEDAR	11	Y	P
687	CEDAR	32	Y	P
688	CEDAR	25	Y	P
689	CEDAR	25.5	Y	P
690	MESQUITE	18	Y	P
692	HACKBERRY	8	Y	P
693	MESQUITE	14	Y	P
694	MESQUITE	21.5	Y	P
695	HACKBERRY	5.5	Y	P
696	HACKBERRY	8		P
697	CEDAR	19	Y	P
698	MESQUITE	19	Y	P
699	HACKBERRY	10		P
700	MESQUITE	8		P
701	HACKBERRY	8		P
702	CEDAR	11	Y	P
703	HACKBERRY	9		P
704	CEDAR ELM	12		P
706	CEDAR	13	Y	P
708	CEDAR	11	Y	P
709	CEDAR	12	Y	P
710	CEDAR ELM	14		P
711	CEDAR	26	Y	P
712	CEDAR	8		P
713	CEDAR	11.5	Y	P
714	HACKBERRY	16.5	Y	P
715	HACKBERRY	10		P
716	HACKBERRY	10	Y	P
717	CEDAR	12		P
718	CEDAR	18	Y	P
719	CEDAR	8		P
720	CEDAR	14	Y	P
721	CEDAR	28	Y	P
722	CEDAR	16	Y	P
723	CEDAR	11	Y	P
724	HACKBERRY	8		P
725	HACKBERRY	9		P
726	HACKBERRY	9		P
727	MESQUITE	10.5	Y	P
728	CEDAR	8		P
729	HACKBERRY	8		P
730	MESQUITE	25	Y	P
731	CEDAR	8		P
732	CEDAR	15	Y	P
733	CEDAR	9		P
734	MESQUITE	8		P
735	CEDAR	15	Y	P
736	CEDAR	9		P
737	MESQUITE	24	Y	P
738	CEDAR	8		P
739	CEDAR	23	Y	P
740	CEDAR	18	Y	P
741	CEDAR	9		P
742	MESQUITE	13	Y	P
743	HACKBERRY	17.5	Y	P
744	HACKBERRY	12		P
745	HACKBERRY	8		P
746	HACKBERRY	13.5	Y	P
747	HACKBERRY	12		P
748	HACKBERRY	10.5	Y	P
749	HACKBERRY	8		P
750	HACKBERRY	10.5	Y	P
751	HACKBERRY	11	Y	P
752	CEDAR	8		P
753	CEDAR	13	Y	P
754	CEDAR	12	Y	P
757	CEDAR	21	Y	P
759	CEDAR	29	Y	P
760	CEDAR	16	Y	P
769	MESQUITE	13		P
770	CEDAR	27	Y	P
779	CEDAR	11	Y	P
783	CEDAR	26.5	Y	P
784	CEDAR	10	Y	P
785	CEDAR	9		P
786	HACKBERRY	8		P
787	HACKBERRY	8		P
788	HACKBERRY	9		P
789	HACKBERRY	8		P
790	HACKBERRY	8		P
791	CEDAR	8		P
792	CEDAR	9		P
793	CEDAR	12	Y	P
794	CEDAR	9	Y	P
795	MESQUITE	11		P
796	CEDAR	20	Y	P
797	CEDAR	9		P
798	CEDAR	15	Y	P
799	CEDAR	12.5	Y	P
800	CEDAR	14	Y	P
801	HACKBERRY	10		P
802	CEDAR	11		P
803	WILLOW	8		P
804	CEDAR	13	Y	P
805	HACKBERRY	10		P
806	HACKBERRY	10		P
809	CEDAR	12.5	Y	P
812	HACKBERRY	9		P
813	HACKBERRY	12	Y	P
814	HACKBERRY	9		P
816	CEDAR	12		P
817	HACKBERRY	9		P
818	CEDAR	20.5	Y	P
823	CEDAR	20	Y	P
826	CEDAR	12		P
830	CEDAR	8		P
835	MESQUITE	11		P
837	CEDAR	8		P
841	CEDAR	17	Y	P
842	CEDAR	14.5	Y	P
854	CEDAR	10		P
856	CEDAR	9		P
863	CEDAR	8		P
864	HACKBERRY	8.5	Y	P
865	CEDAR	9		P
870	HACKBERRY	9		P
871	CEDAR	23	Y	P
872	CEDAR	8		P
873	CEDAR	16.5	Y	P
880	CEDAR	11		P
885	CEDAR	10		P
886	CEDAR	18	Y	P
887	MESQUITE	12		P
888	MESQUITE	15	Y	P
889	CEDAR	8		P
890	HACKBERRY	10		P
891	MESQUITE	8		P
892	HACKBERRY	9		P
893	HACKBERRY	12		P
894	HACKBERRY	8		P
895	MESQUITE	15	Y	P
896	MESQUITE	13	Y	P
898	CEDAR	27	Y	P
899	HACKBERRY	12		P
900	HACKBERRY	8		P
901	CEDAR	12		P
902	CEDAR	10		P
903	MESQUITE	10	Y	P
904	CEDAR	24	Y	P
905	CEDAR	29	Y	P
906	CEDAR	15	Y	P
907	CEDAR	8		P
908	CEDAR	27	Y	P
909	CEDAR	14	Y	P
910	CEDAR	9		P
911	CEDAR	14	Y	P
912	MESQUITE	22	Y	P
913	CEDAR	12		P
914	CEDAR	14	Y	P
915	CEDAR	18	Y	P
921	HACKBERRY	9		P
922	CEDAR	27	Y	P
924	HACKBERRY	10		P
925	CEDAR	26	Y	P
926	CEDAR	8		P
927	CEDAR	9		P
928	CEDAR	27	Y	P
929	CEDAR	9		P
930	CEDAR	10.5	Y	P
931	CEDAR	12	Y	P
932	CEDAR	11		P
933	HACKBERRY	9		P
934	CEDAR	12	Y	P
935	CEDAR	14.5	Y	P
936	CEDAR	9		P
937	CEDAR	8		P
938	HACKBERRY	10		P
939	HACKBERRY	8		P
940	CEDAR	25	Y	P
941	MESQUITE	24	Y	P
942	HACKBERRY	8		P
943	HACKBERRY	9		P
944	CEDAR	13	Y	P
945	CEDAR	8		P
946	CEDAR	8		P
947	MESQUITE	11.5	Y	P
948	CEDAR	11	Y	P
949	CEDAR	10		P
950	CEDAR	12		P
951	WILLOW	26	Y	P
952	CEDAR	8		P
953	CEDAR			P
954	HACKBERRY	9		P
955	CEDAR	8		P
956	HACKBERRY	8		P
960	CEDAR	14		P
961	CEDAR	24	Y	P
962	CEDAR	10		P
963	CEDAR	8		P
964	HACKBERRY	10.5	Y	P
965	CEDAR	13		P
966	WILLOW	13		P
967	HACKBERRY	9		P
968	CEDAR	15	Y	P
969	WILLOW	13		P
970	CEDAR	13	Y	P
971	HACKBERRY	9		P
991	MESQUITE	10	Y	P
992	HACKBERRY	14		P
993	HACKBERRY	14		P
994	HACKBERRY	13		P
995	CEDAR	13		P
996	HACKBERRY	13		P
997	HACKBERRY	8		P
998	CEDAR	14		P
999	CEDAR	15		P
1000	HACKBERRY	13		P
1001	MESQUITE	18	Y	P
1002	HACKBERRY	8		P
1032	CEDAR	13	Y	P
1033	HACKBERRY	11	Y	P
1034	HACKBERRY	18	Y	P
1036	MESQUITE	17	Y	P
1043	HACKBERRY	10.5	Y	P
1044	HACKBERRY	8		P
1045	HACKBERRY	10	Y	P
1046	HACKBERRY	13.5	Y	P
1047	CHINABERRY	8		P
1048	HACKBERRY	8		P
1049	CEDAR ELM	9	Y	P
1050	CHINABERRY	12	Y	P
1051	HACKBERRY	8.5	Y	P
1052	HACKBERRY	10.5	Y	P
1053	CEDAR	30	Y	P
1054	HACKBERRY	9	Y	P
1055	HACKBERRY	8	Y	P
1056	MESQUITE	27	Y	P
1057	HACKBERRY	10	Y	P
1058	HACKBERRY	9.5	Y	P
1059	HACKBERRY	10	Y	P
1060	CEDAR	16	Y	P
1061	MESQUITE	12		P
1062	HACKBERRY	11		P
1063	ASH	18	Y	P
1064	MESQUITE	23	Y	P
1065	HACKBERRY	11	Y	P
1066	MESQUITE	11.5	Y	P
1067	MESQUITE	29	Y	P
1068	HACKBERRY	9.5	Y	P
1069	HACKBERRY	12	Y	P
1070	HACKBERRY	10.5	Y	P
1071	MESQUITE	17	Y	P
1072	HACKBERRY	8	Y	P
1073	HACKBERRY	8		P
1074	HACKBERRY	10.5	Y	P
1075	HACKBERRY	8		P
1076	HACKBERRY	8.5	Y	P
1077	HACKBERRY	12		P
1078	HACKBERRY	8	Y	P
1079	HACKBERRY	8		P
1080	HACKBERRY	8		P
1081	HACKBERRY	9	Y	P
1082	CEDAR	14		P
1083	HACKBERRY	10.5	Y	P
1084	HACKBERRY	16	Y	P
1085	HACKBERRY	10.5	Y	P
1086	MESQUITE	8.5		P
1087	HACKBERRY	9.5	Y	P
1088	MESQUITE	24	Y	P
1089	HACKBERRY	8.5		P
1090	HACKBERRY	10	Y	P
1091	HACKBERRY	8.5		P
1092	MESQUITE	31.5	Y	P
1093	HACKBERRY	8		P
1094	HACKBERRY	11	Y	P
1095	HACKBERRY	8.5	Y	P
1096	HACKBERRY	8		P
1097	HACKBERRY	8.5		P
1098	CEDAR	13	Y	P
1099	CEDAR	18	Y	P
1100	CEDAR	8		P
1201	CHINABERRY	8	Y	P
1202	HACKBERRY	8		P
1203	HACKBERRY	8	Y	P
1204	HACKBERRY	8		P
1205	HACKBERRY	9	Y	P
1206	MESQUITE	10		P
1207	HACKBERRY	10	Y	P
1208	MESQUITE	26	Y	P
1209	CEDAR ELM	8		P
1210	MESQUITE	15.5	Y	P
1601	CEDAR	9		P
1602	CEDAR	10		P
1603	MESQUITE	25.5	Y	P
1604	HACKBERRY	10		P
1605	CEDAR	10		P
1606	MESQUITE	10		P
1647	CEDAR	8		P
1690	CEDAR	11		P
1859	CEDAR	10		P
1860	CEDAR	9		P
1861	CEDAR	9		P
1863	CEDAR	16	Y	P
1864	CEDAR	12	Y	P
1869	CEDAR	14	Y	P
1870	CEDAR ELM	9		P
1871	CEDAR	13	Y	P
1872	CEDAR	12	Y	P
1873	CEDAR	11	Y	P
1874	CEDAR	14	Y	P
1875	CEDAR	9		P
1876	CEDAR	16	Y	P
1877	CEDAR	22	Y	P
1878	CEDAR	15	Y	P
1879	CEDAR	9		P
1884	CEDAR	8		P
1885	CEDAR	9		P
1886	CEDAR	9		P
1887	CEDAR	12	Y	P
1888	CEDAR	14	Y	P
1889	CEDAR	9		P
1890	MESQUITE	16	Y	P
1891	CEDAR	8		P
1892	CEDAR	18	Y	P
1893	CEDAR	30	Y	P
1894	WILLOW	21	Y	P
1924	WILLOW	17		P
1926	WILLOW	16		P
1927	BOIS d' ARC	20	Y	P
1945	CEDAR	8		P
1956	CEDAR	26.5	Y	P
1958	CEDAR	27.5	Y	P
1966	CEDAR	16	Y	P
1967	CEDAR	16	Y	P
1971	CEDAR	19	Y	P
1972	CEDAR	24	Y	P
1973	CEDAR	16	Y	P
1974	CEDAR	12	Y	P
1975	CEDAR	11		P
1976	MESQUITE	10		P
1977	CEDAR	15	Y	P
1978	CEDAR	33	Y	P
1979	CEDAR	30	Y	P
1980	CEDAR	28	Y	P
1981	CEDAR	8		P
1982	CEDAR	18	Y	P
1983	CEDAR	24	Y	P
1984	CEDAR	11		P
1985	CEDAR	10		P
1986	CEDAR	9		P
1987	CEDAR	10		P
1988	CEDAR	8		P
1989	WILLOW	13		P
1990	CEDAR	15	Y	P
1991	CEDAR	25	Y	P
1992	CEDAR	21	Y	P
1993	MESQUITE	22.5	Y	P
1994	CEDAR	12	Y	P
1995	MESQUITE	16	Y	P
2015	CEDAR	19	Y	P
2017	WILLOW	8		P
2018	WILLOW	9		P
2019	WILLOW	12		P
2029	HACKBERRY	8		P
2030	BOIS d' ARC	18.5	Y	P
2031	BOIS d' ARC	11		P
2032	CEDAR	14		P
2033	CEDAR	10	Y	P
2034	MESQUITE	19	Y	P
2035	CEDAR	9		P
2036	CEDAR	30.5		P
2037	HACKBERRY	10		P
2038	CEDAR	12		P
2041	HACKBERRY	8		P
2042	MESQUITE	8		P
2043	MESQUITE	12		P
2044	MESQUITE	14.5		P
2045	CEDAR	12	Y	P
2046	CEDAR	9		P
2047	MESQUITE	13		P
2048	CEDAR	14	Y	P
2049	CEDAR	10		P
2050	CEDAR	12		P
2051	CEDAR	13	Y	P
2052	CEDAR	14		P
2053	CEDAR	14	Y	P
2054	CEDAR	10		P
2055	CEDAR	11		P
2056	CEDAR	18	Y	P
2057	CEDAR	12	Y	P
2058	CEDAR	9		P
2059	CEDAR	15		P
2060	CEDAR	8		P
2061	CEDAR	10		P
2062	CEDAR	8		P
2063	CEDAR	32.5		P
2071	HACKBERRY	9	Y	P
2101	CEDAR	8		P
2103	MESQUITE	36	Y	P
2104	HACKBERRY	9		P
2106	MESQUITE	11	Y	P
2107	CEDAR	21	Y	P
2108	HACKBERRY	9.5	Y	P
2109	MESQUITE	13		P
2125	MESQUITE	13	Y	P
2126	HACKBERRY	9		P
2127	HACKBERRY	12		P
2154	HACKBERRY	12	Y	P
2155	HACKBERRY	9		P
2156	HACKBERRY	14.5		P
2158	HACKBERRY	13	Y	P
2159	CEDAR	25		P
2160	HACKBERRY	13		P
2161	HACKBERRY	12	Y	P
2162	CEDAR	12		P
2163	CEDAR	21	Y	P
2164	CEDAR	13		P
2165	MESQUITE	9		P
2166	CEDAR	9		P
753A	CEDAR	20	Y	P
754A	MESQUITE	31	Y	P
757A	CEDAR	8	Y	P
759A	CEDAR	33.5	Y	P
760A	CEDAR	33	Y	P
763A	HACKBERRY	13.5		P
764A	HACKBERRY	8		P
765A	HACKBERRY	8	Y	P
766A	HACKBERRY	8.5	Y	P
767A	HACKBERRY	8		P
768A	HACKBERRY	10	Y	P
769A	HACKBERRY	8		P
770A	HACKBERRY	8		P
771A	CEDAR ELM	16	Y	P
772A	HACKBERRY	8.5		P
773A	ASH	13.5		P
774A	HACKBERRY	13	Y	P
775A	HACKBERRY	9		P
776A	ASH	17	Y	P
777A	HACKBERRY	8		P
778A	CEDAR	11	Y	P
779A	HACKBERRY	8		P
783A	HACKBERRY	8.5	Y	P
784A	HACKBERRY	8.5	Y	P
785A	HACKBERRY	8		P
786A	HACKBERRY	8.5		P
787A	CEDAR	18.5		P
788A	HACKBERRY	8		P
789A	CEDAR	14	Y	P
790A	MESQUITE	20.5	Y	P
791A	HACKBERRY	9.5	Y	P
792A	MESQUITE	24.5	Y	P
793A	HACKBERRY	9		P
794A	HACKBERRY	11	Y	P
795A	HACKBERRY	11.5	Y	P
796A	HACKBERRY	8	Y	P
797A	CEDAR	9		P
833A	MESQUITE	29	Y	P
834A	HACKBERRY	9		P
835A	HACKBERRY	9		P
836B	MESQUITE	21.5	Y	P
837A	HACKBERRY	8.5		P
841A	MESQUITE	20		P
842A	MESQUITE	16.5		P
847A	HACKBERRY	8		P
848A	MESQUITE	17	Y	P
849A	CEDAR	12.5	Y	P
850A	MESQUITE	21.5	Y	P
851A	HACKBERRY	9		P
852A	HACKBERRY	11		P
853A	HACKBERRY	12	Y	P
863A	MESQUITE	30	Y	P
864A	MESQUITE	33	Y	P
866A	MESQUITE	36	Y	P
867A	MESQUITE	33	Y	P
868A	HACKBERRY	10.5		P
869A	HACKBERRY	10		P
870A	HACKBERRY	9		P
871A	HACKBERRY	8.5		P
872A	HACKBERRY	9.5		P
873A	HACKBERRY	13	Y	P
880A	HACKBERRY	11		P
881A	HACKBERRY	9		P
883A	MESQUITE	14	Y	P
885A	HACKBERRY	10		P
886A	HACKBERRY	15	Y	P
887A	CHINABERRY	10		P
888A	HACKBERRY	8.5		P
889A	HACKBERRY	11		P
890A	HACKBERRY	10.5		P
891A	HACKBERRY	10.5		P
892A	MESQUITE	25.5	Y	P
893A	HACKBERRY	9		P
894A	MESQUITE	13	Y	P
895A	MESQUITE	20.5	Y	P
896A	MESQUITE	28.5	Y	P
898A	MESQUITE	13	Y	P
899A	MESQUITE	24	Y	P
900A	HACKBERRY	11		P
902A	HACKBERRY	17.5	Y	P
905A	MESQUITE	33	Y	P
906A	MESQUITE	17.5	Y	P
909A	MESQUITE	18.5	Y	P
910A	MESQUITE	25	Y	P

**PRESERVATION OF TREES AND/OR NATURAL AREAS NOT ALREADY REQUIRED TO BE PRESERVED IN THE ETJ:

TREES SAVED 787 TREES = 10,693 INCHES

JAMISON CIVIL ENGINEERING LLC
(TX. PE FIRM REG. #F-17756)
13812 RESEARCH BLVD. #B-2
AUSTIN, TEXAS 78750
OFFICE: (737) 484-0880
INFO@JAMISONENG.COM
JCE

BKO PARMER

TREE LIST - SAVED

4801 EAST YAGER LANE
AUSTIN, TEXAS

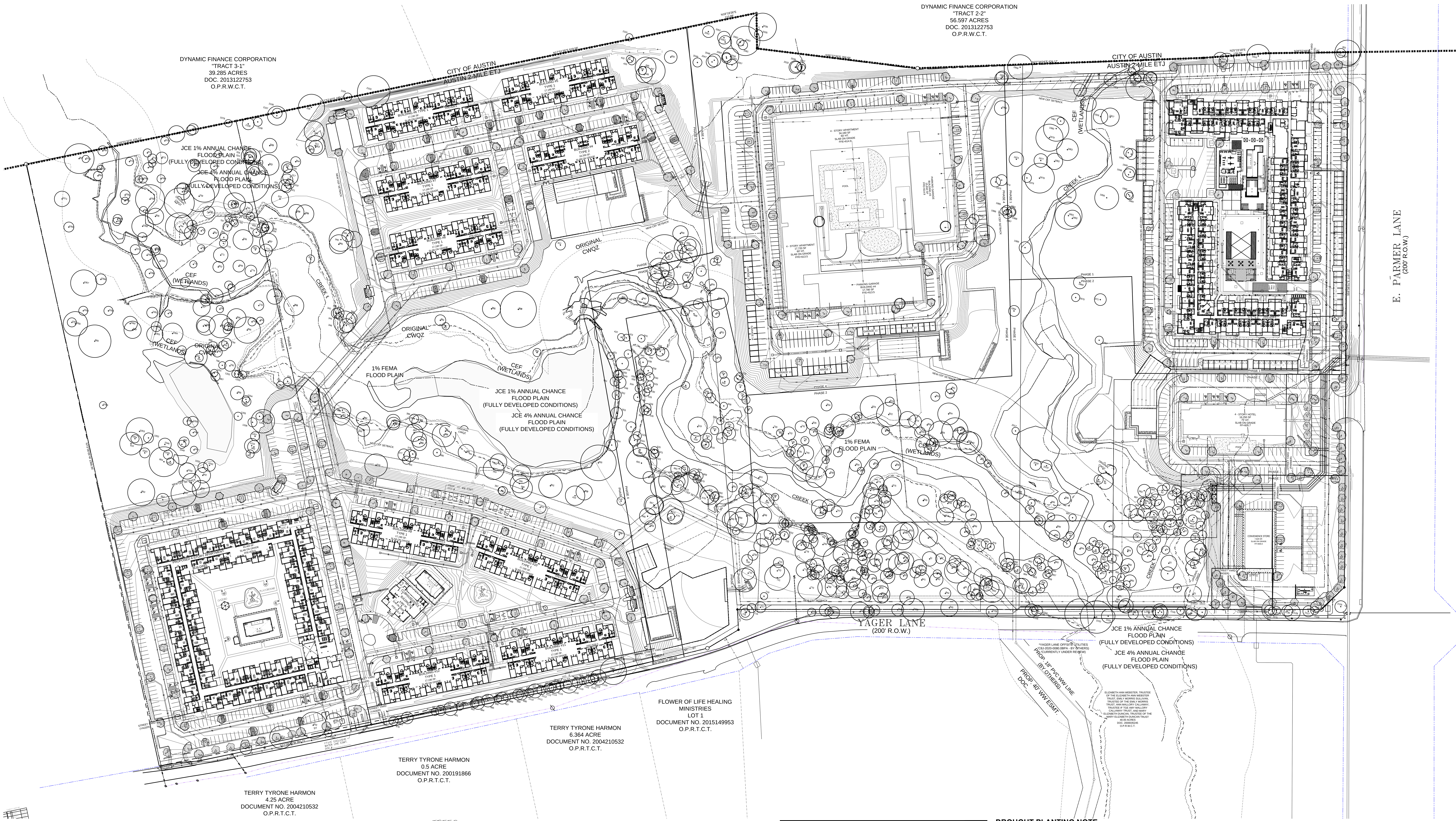
The seal appearing on this document was authorized by Stephen Ray Jamison on 08/05, 20 22

STATE OF TEXAS
STEPHEN RAY JAMISON
86951
LICENSED
PROFESSIONAL ENGINEER

File:
Job No.
Snapshot: EROSION
Scale (Hor.): 1:=40'
Scale (Vert.):
Date: 02/05/21
Checked By: SRJ
Drawn By: DSP
Revision 1:
Revision 2:
Revision 3:
Revision 4:

CAUTION!!!
CONTRACTOR SHALL LOCATE ANY/ALL EXISTING UTILITIES PRIOR TO ANY SITE WORK, (BOTH HORIZONTALLY AND VERTICALLY). THE DESIGN ENGINEER WILL NOT BE RESPONSIBLE FOR DAMAGES TO ANY EXISTING UTILITIES OR FOR ANY CONFLICTS THAT MAY ARISE DUE TO ANY UTILITIES NOT PROPERLY LOCATED.

SP-2021-0034D



TREES

SYMBOL	QTY.	BOTANICAL NAME COMMON NAME SIZE
	96	TREES SELECTED FROM CITY OF AUSTIN GROW GREEN PLANTING GUIDE 1.5" Cal. MIN. 6' Ht. MIN.
	41	
	74	
	73	
	3	
R	2	
W	3	

LANDSCAPE CALCULATION LIST

STREET YARD	REQUIRED	PROVIDED	
TOTAL STREET YARD AREA	N/A	198695 SF	
TOTAL STREET YARD TREES	118	118	(177 INCHES)
PARKING LOT TREES	N/A	174	(261 INCHES)
TOTAL	118	292	(438 INCHES)

NOTE:
PROPOSED TREE SIZE 6' MINIMUM, AND BE MINIMUM 1.5" CALIPER
STREET YARD LANDSCAPE TREE DENOTED BY "SY"
PARKING LOT TREE DENOTED BY "P"

ETJ SITE PLAN NOTE
THIS SITE IS LOCATED OUTSIDE OF THE CITY LIMITS AND WILL COMPLY WITH ONLY PARKING LOT TREE SPACING REQUIREMENTS AND STREET YARD TREE REQUIREMENTS

DROUGHT PLANTING NOTE
"IF ESTABLISHING VEGETATION DURING ANY STAGE OF A DROUGHT, SECTION 6-4-30 MAY REQUIRE A VARIANCE. CONTACT AUSTIN WATER CONSERVATION STAFF AT WATERUSECOMPVAR@AUSTINTEXAS.GOV OR CALL (512) 974-2199.

NOTE:
"THE OWNER WILL CONTINUOUSLY MAINTAIN THE REQUIRED LANDSCAPING IN ACCORDANCE WITH LDC SECTION 25-2-984."

NOTE:
ADEQUATE BARRIERS BETWEEN ALL VEHICULAR USE AREA AND ADJACENT LANDSCAPE AREAS, SUCH AS A 6" CONCRETE CURB ARE REQUIRED. IF A STANDARD 6" CURB AND GUTTER ARE NOT PROVIDED FOR ALL VEHICULAR USE AREAS AND ADJACENT LANDSCAPE AREAS, COMPLY WITH ECM, SECTION 2.4.7, 'PROTECTION OF LANDSCAPE AREAS'."

NOTE:
OWNER/CONTRACTOR WILL BE LIABLE FOR DAMAGE TO ANY EXISTING UTILITIES AS A RESULT OF THE PROPOSED IMPROVEMENTS. THE AUSTIN WATER UTILITY IS TO RETAIN ALL RIGHTS WITHIN THE RIGHT OF WAY/EASEMENT AREA AND WILL NOT BE LIABLE FOR ANY DAMAGES IN CONJUNCTION WITH THE OPERATION AND MAINTENANCE OF W/WW UTILITIES.

ATTENTION:
THE ARCHITECT ASSUMES NO RESPONSIBILITY FOR THE EXISTENCE OR LOCATION OF ANY SURFACE OR SUBSURFACE STRUCTURES. THE CONTRACTOR IS RESPONSIBLE FOR CONTRACTING ALL AGENCIES AND/OR OWNERS TO VERIFY THIS INFORMATION. THE CONTRACTOR SHALL CONTACT DIG TESS (800-344-8377), OR TEXAS ONE CALL (800-245-4545) OR LONE STAR (800-669-8344) AT LEAST 48 HOURS BEFORE COMMENCING ANY WORK THAT WOULD EFFECT UTILITIES.

ALL CONSTRUCTION MATERIALS AND TECHNIQUES SHALL CONFORM TO CURRENT CITY OF AUSTIN STANDARD SPECIFICATIONS.

CITY REQUIRED
LANDSCAPE PLAN

NORTH

0 50' 100' 200'
SCALE: 1:100
IF THIS BAR SCALE DOES NOT MEASURE 2", THEN THE DRAWING IS NOT TO SCALE.

SP-2021-0034D

DRAWN BY: JMB
CHECKED BY: BBL
PROJECT #: 19-2426

REGISTERED ARCHITECT
BRIAN B. LUCKY
28114
STATE OF TEXAS
Issue: 6-28-2022
Exp: 2-28-23

LDG DEVELOPMENT
1469 SOUTH FOUTH STREET, LOUISVILLE, KY
(P) 502-609-4940

BKO PARMER
4801 EAST PARMER LANE, AUSTIN, TEXAS 78653

No.	Revision	Date
△		
△		
△		
△		
△		

ISSUED FOR PERMIT

ISSUED FOR BID

ISSUED FOR CONSTRUCTION

DWG NAME

DATE
6/28/2022

DESCRIPTION
CITY LANDSCAPE PLAN

SHEET

SP-2021-0034D

aci consulting
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CITY OF AUSTIN
ENVIRONMENTAL RESOURCE INVENTORY
FOR THE
APPROXIMATELY 68.9-ACRE
4801 E. YAGER LANE TRACT

Travis County, Texas

February 2022

Submitted to:
River City Capital Partners, LLC
3003 Manchaca,
Austin, TX 78704

Prepared By:
aci Group, LLC
1001 Mopac Circle
Austin, Texas 78746
TBPG Firm License No. 50260

aci Project No.: 22-19-040

Case No.: _____
(City use only)

Environmental Resource Inventory

For the City of Austin
Relating to the Land Development Code (LDC) Section 25-8, Title 30-5, ECM 1.3.0 & 1.10.0
Effective October 28, 2013

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

1. SITE/PROJECT NAME: 4801 E. Yager Lane Tract

2. COUNTY APPRAISAL DISTRICT PROPERTY ID (#'s): 247875

3. ADDRESS/LOCATION OF PROJECT: 4801 E. Yager Lane

4. WATERSHED: Harris Branch Watershed

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)*

   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, or*
   - ☐ *(3) The floodplain modifications proposed are necessary for development allowed in the critical water **quality zone under Section 25-8-261 or 25-8-262 of the LDC.***
   - ☐ *(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 Section 1.7 and Appendix X in the Environmental Criteria Manual 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 Section 25-8-261(E) of the LDC and a functional assessment must be completed and attached to the ERI (see Section 1.5 and Appendix X in the Environmental Criteria Manual for forms and guidance).**

8. There is a total of 2 (#'s) Critical Environmental Feature(s)(CEFs) on or within150 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) 2 (#'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 Section 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)
See attachment Q10-1		

*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)*:

According to the City of Austin 2-foot Topographic contours, the elevation within the subject area varies from 640 feet to 592 feet above mean sea level. The elevation across the subject area generally slopes downward from the southwest to the northeast. According to the Austin East USGS topographic quadrangle there are no blue lines within the subject area.

Reference:

(Coa) City of Austin. 2012. Two Foot Topographic Lines. City of Austin; Austin, TX.

(USGS) US. Geologic Survey. 1996. Austin East, Texas Quadrangle. USGS--Dept. of the Interior: Denver, Co.

List surface geologic units below:

Geologic Units Exposed at Surface		
Group	Formation	Member
Quaternary Alluvium (Qal)	NA	NA
Taylor Group (Kta)	NA	NA

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

See Attachment Q10-2

Quaternary Alluvium (Qal) - "Floodplain deposits, including indistinc t low terrace deposits; clay, silt, sand, and gravel; ~ silt and clay, calcareous to surface, dark gray to darlt brown; sand largely quartz; gravel, siliceous, mostly chert, quartzite, limestone, and petrified wood, along Colorado River much igneous and metamorphic rock, probably mostly reworked from terrace deposits; fluviotile morphology well preserved with point bars, oxbows, and abandoned channel segments"

Taylor Group (Kta) - "Clay, dark gray to green-gray, calcareous, montmorillonitic; generally more calcareous in mid-portion of unit"

References:
Garner, L.E., 1992. Geologic Map of the Austin Area, Texas. Reprinted 1995. Bureau of Economic Geology. Austin, Texas. Scale 1:62,000.

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

___ (#'s)The wells are not in use and have been properly abandoned.

___ (#'s)The wells are not in use and will be properly abandoned.

___ (#'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)*:

See Attachment Q11-1

There is woodland community on site ……..☒YES ☐ NO *(Check one).*
If yes, list the dominant species below:

Woodland species	
Common Name	Scientific Name
Mesquite	Prosopis glandulosa
Black Willow	Salix nigra
Hackberry	Celtis occidentalis
Live Oak	Quercus fusiformis
Ashe Juniper	Juniperus ashei

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
Johnson Grass	Sorghum halepense

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
Spike Rush	Eleocharis sp.	FacW
Curly Doc	Rumex crispus	FacW
Black Willow	Salix nigra	FacW+
Rooseveltweed	Bacharris neglecta	Fac
Smartweed	Polygonum sp.	Obl

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 Chapter 15-12 of Austin City Code 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:

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: April 2, 2019
Date(s)

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

Mark T. Adams	(512) 347-9000
Print Name	Telephone
	madams@aci-group.net
Signature	Email Address
aci group, LLC TBPG Firm License No. 50260	
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

Print Form

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List of Attachments for the

Environmental Resource Inventory Form

Question 8:

- Q8-1: Critical Environmental Features

Question 9:

- Q9-1. Site Specific Geologic Map with 2ft Topography
- Q9-2. Historic Aerial Photo of the Site (1996)
- Q9-3. Site Soil Map
- Q9-4. Critical Environmental Feature Map
- Q9-5. Critical Water Quality Zone and City of Austin Fully Developed Floodplain

Question 10:

- Q10-1. Surface Soils
- Q10-2. Site Geology
- Q10-3. Wells

Question 11:

- Q11-1. Vegetation Report

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Question 8 Attachments

City of Austin Environmental Resource Inventory - Critical Environmental Feature Worksheet

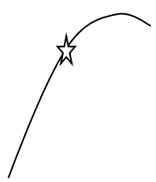
1	Project Name:	4801 E. Yager Lane Tract
2	Project Address:	4801 E. Yager Lane
3	Site Visit Date:	4/2/2019
4	Environmental Resource Inventory Date:	

5	Primary Contact Name:	Mark T. Adams, P.G.
6	Phone Number:	512-347-9000
7	Prepared By:	aci consulting
8	Email Address:	madams@aci-group.net

9	FEATURE TYPE {Wetland,Rimrock, Bluffs,Recharge Feature,Spring}	FEATURE ID (eg S-1)	FEATURE LONGITUDE (WGS 1984 in Meters)		FEATURE LATITUDE (WGS 1984 in Meters)		WETLAND DIMENSIONS (ft)		RIMROCK/BLUFF DIMENSIONS (ft)		RECHARGE FEATURE DIMENSIONS				Springs Est. Discharge
			coordinate	*notation*	*coordinate*	*notation*	X	Y	Length	Avg Height	X	Y	Z	Trend	cfs
	Wetland	Wet-1	30.368954	DD	-97.629396	DD	285.41	285.41							
	Wetland	Wet-2	30.371145	DD	-97.627476	DD	277.67	277.67							

City of Austin Use Only CASE NUMBER:	

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.

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

Method		Accuracy	
GPS	X	sub-meter	
Surveyed		meter	
Other		> 1 meter	X

Professional Geologists apply seal below

Q8-1 Critical Environmental Features

Section 25-8-1 of the City of Austin LDC defines CEFs as "features that are of critical importance to the protection of environmental resources, and include bluffs, canyon rimrocks, caves, faults and fractures, seeps, sinkholes, springs, and wetlands."

Aerial photographs and topographic maps were utilized to orient surveyors in the field. If potential CEFs were identified in the field, they were carefully examined and recorded, and each potential feature was described, photographed and its location recorded using a handheld Garmin RINO 650T GPS unit.

Field reconnaissance on April 2, 2019, identified two potential Critical Environmental Features. The City of Austin (CoA) staff visited the site on April 8, 2021 to verify the features. The findings and comments from the CoA are reflected in this revised ERI report.

CEF type	Feature ID	Physical Dimensions	Buffer width/radius
Wetland	Wet-1	1.87-acres	150-feet
Wetland	Wet-2	1.77-acres	150-feet

REFERENCES

(CoA) City of Austin. 2022. Property Profile Tool. Accessed on February 24, 2022. Available at: https://www.austintexas.gov/GIS/PropertyProfile/

Wet-1
GPS: N. 30.368954 W. -97.629396

This feature is the wetland fringe surrounding a manmade stock pond within a natural intermittent stream. The total area of Wet-1 is 1.87 acre. Wet-1 contains reduced hydric soils, hydrophytic vegetation and hydrologic connectivity to a downstream Traditionally Navigable Waterway (TNW). Hydrophytic vegetation present includes spike rush, curly doc, meadow garlic, sumpweed, and black willow.

Recommendation: This feature will receive a buffer of 150ft

Photo of Wet-1: Wetland fringe along stock pond.

Wet-2
GPS: N. 30.371145 W. -97.627476

This feature is the wetland fringe surrounding three manmade stock ponds within two joined natural intermittent streams. Wet-2 is the downstream extent of Wet-1, the two CEF's segmented by metal culvert. The total area of Wet-2 is 1.77 acre. Wet-2 contains reduced hydric soils, hydrophytic vegetation and hydrologic connectivity to a downstream TNW. Hydrophytic vegetation present includes spike rush, curly doc, meadow garlic, sumpweed, soft-stem bullrush, and black willow.

Recommendation: This feature will receive a buffer of 150ft

Photo of Wet-2: Wetland fringe along intermitten stream.

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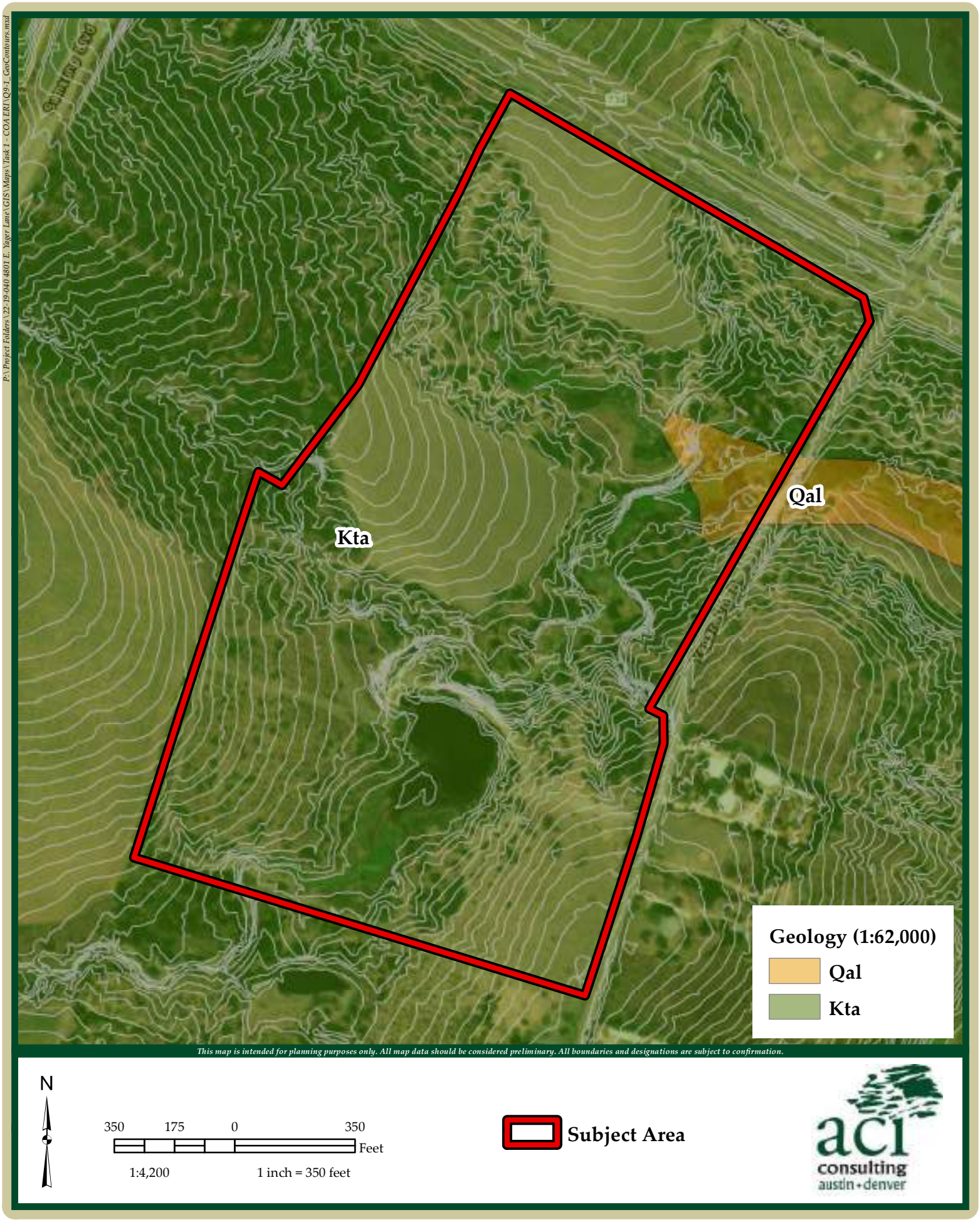
Question 9 Attachments



4801 E Yager Tract

aci Project No.: 22-19-040

Figure Q9-1: Site Specific Geologic Map with 2-ft Topography

February 2022

P:\Project Folders\22-19-040 4801 E. Yager Lane\GIS\Maps\Task 1 - COA ER\Q9-2_HistoricAerial1996.mxd

This map is intended for planning purposes only. All map data should be considered preliminary. All boundaries and designations are subject to confirmation.

N

350 175 0 350

Feet

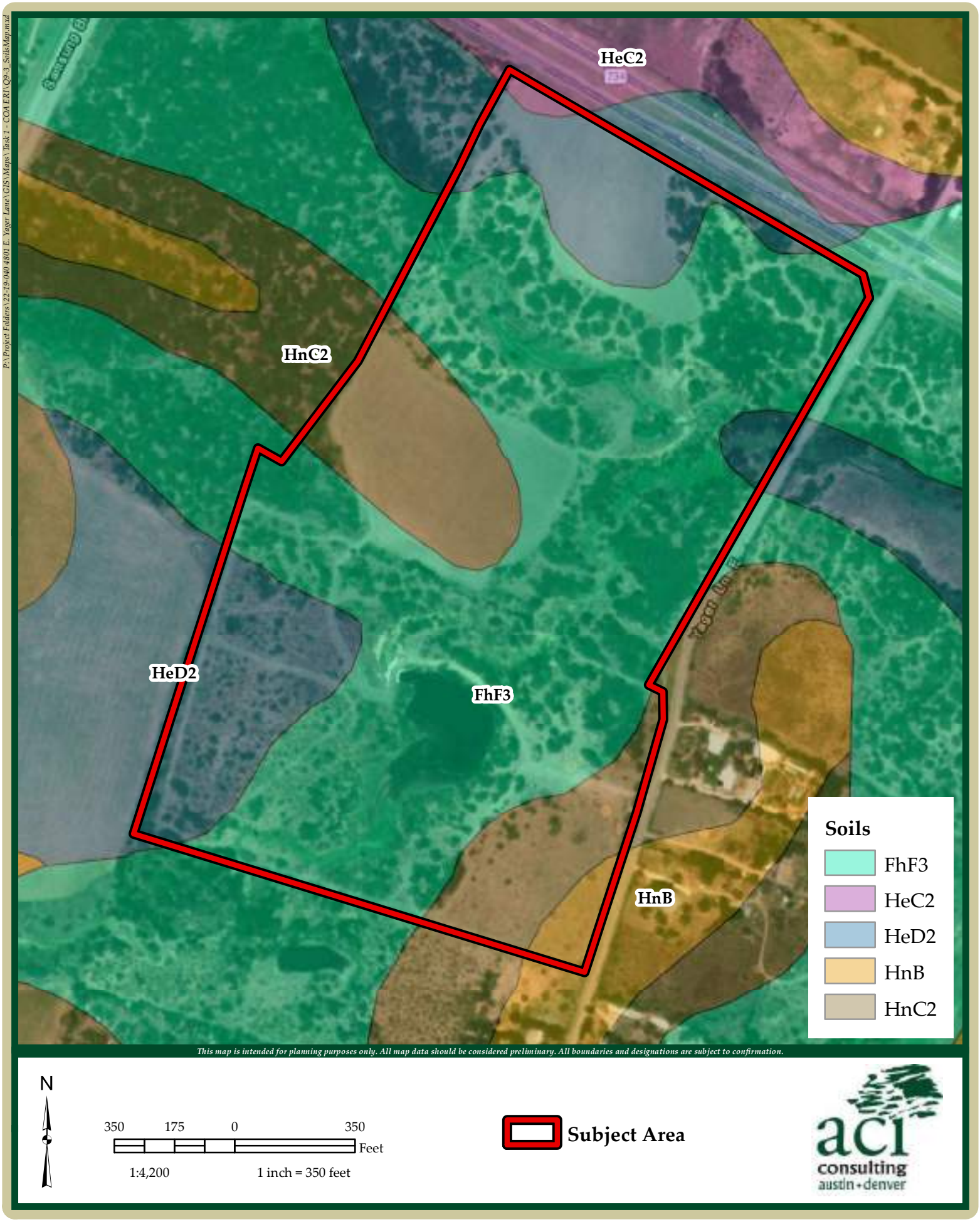
1:4,200 1 inch = 350 feet

Subject Area

aci consulting austin + denver

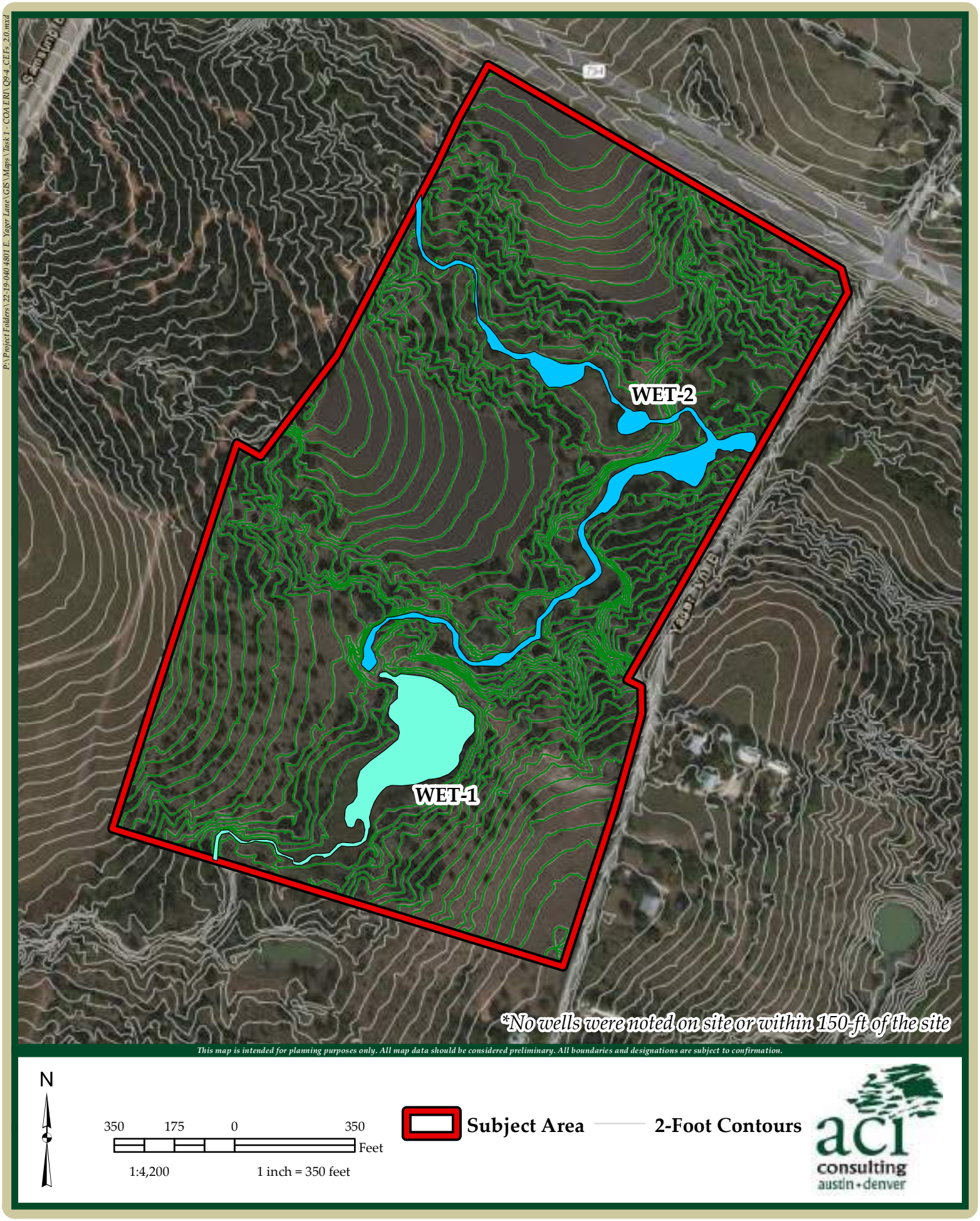
4801 E Yager Tract **aci Project No.: 22-19-040**

Figure Q9-2: Historic Aerial Photo of the Site (1996) **February 2022**



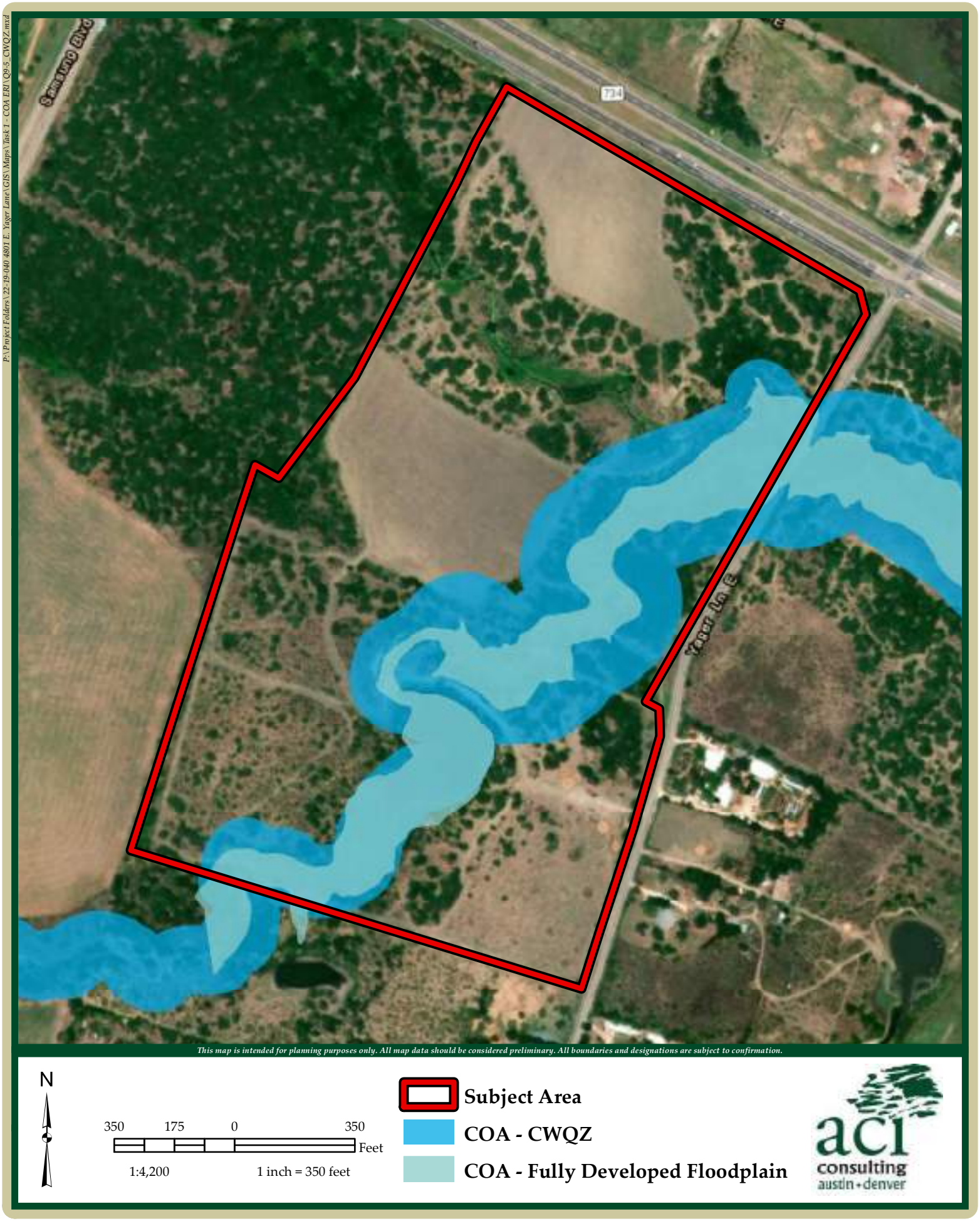
4801 E Yager Tract | **aci Project No.: 22-19-040**

Figure Q9-3: Site Soils Map | **February 2022**



4801 E Yager Tract **aci Project No.: 22-19-040**

Figure Q9-4: Critical Environmental Features and Well Location Map **February 2022**



4801 E Yager Tract **aci Project No.: 22-19-040**

Figure Q9-5: Critical Water Quality Zone (CWQZ) and Fully Developed Floodplain **February 2022**

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Question 10 Attachments

Q10-1. Surface Soils

Soils in this area are classified as the Houston Black-Heiden Association, which is described as deep, nearly level and gently sloping, calcareous, clayey soils overlying marl. (SCS 1983). Five soil units occur within the subject area:

Soil Type	Hydrologic Soil Group	Thickness (feet)
FhF3 - Ferris-Heiden complex, 8 to 20 percent slopes, severely eroded	D	5
	D	6.67
HeC2—Heiden clay, 3 to 5 percent slopes, eroded	D	6.67
HeD2—Heiden clay, 5 to 8 percent slopes, eroded	D	6.67
HnB—Houston Black clay, 1 to 3 percent slopes	D	6.67
HnC2—Houston Black clay, 3 to 5 percent slopes, moderately eroded	D	6.67

REFERENCES

(SCS) Soil Conservation Service. 1974. Soil Survey of Travis County, Texas. United States Department of Agriculture, Texas Agriculture Experiment Station.

(USDA NCRS) U.S. Department of Agriculture Natural Resources Conservation Service. 2019. WebSoilSurvey.com. Soil Survey area: Travis County, Texas. Date accessed: April 29, 2019.

Q10-2. Site Geology

The subject area intersects two geologic units, the Quaternary Alluvium Group (Qal) and the Taylor Group (Kta).

> **Quaternary Alluvium (Qal) -** "Floodplain deposits, including indistinct low terrace deposits; clay, silt, sand, and gravel; ~ silt and clay, calcareous to surface, dark gray to dark brown; sand largely quartz; gravel, siliceous, mostly chert, quartzite, limestone, and petrified wood, along Colorado River much igneous and metamorphic rock, probably mostly reworked from terrace deposits; fluviatile morphology well preserved with point bars, oxbows, and abandoned channel segments"
>
> **Taylor Group (Kta) -** "Clay, dark gray to green-gray, calcareous, montmorillonitic; generally more calcareous in mid-portion of unit"

REFERENCES

Garner, L.E., 1992. Geologic Map of the Austin Area, Texas. Reprinted 1995. Bureau of Economic Geology. Austin, Texas. Scale 1:62,000.

Q10-3. Wells

No wells were identified within the subject area during field investigations by **aci consulting** personnel on April 2, 2019. Desktop review of aerial photographs and the Texas Water Development Board's web map of Well Driller's Logs (TWDB 2019) did not identify any well locations on site or within 150 feet of the subject area.

REFERENCES

(TWDB) Texas Water Development Board. 2019. Water Data Interactive Groundwater Data Viewer. Accessed on April 29, 2019. Available at: http://www2.twdb.texas.gov/apps/waterdatainteractive/groundwaterdataviewer

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Question 11 Attachments

Q11-1. Description of Site Plant Communities

The subject area lies completely within the "Crops" designation as noted on the Texas Parks and Wildlife Department "Vegetation Types of Texas" map. (McMahan et al. 1984). The subject area is consistent with this designation.

Vegetation identified within the subject area includes, but is not limited to: mesquite, hackberry, black willow, thistle sp., common ragweed, curly dock, hedge parsley, ragweed, poison ivy, and other native and non-native shrubs, grasses, and forbs.

REFERENCES

McMahan, C.A., R.G. Frye, and K.L. Brown. 1984. The Vegetation Types of Texas. Texas Parks and Wildlife Department. Austin, Texas.

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CITY OF AUSTIN
ENVIRONMENTAL RESOURCE INVENTORY
FOR THE APPROXIMATELY 15.18-ACRE
4841 YAGER LANE

Travis County, Texas

February 2020

Submitted to:
Jamison Civil Engineering LC
13812 Research Blvd. #B-2
Austin, Texas 78750

Prepared By:
aci Group, LLC
1001 Mopac Circle
Austin, Texas 78746
TBPG Firm License No. 50260

aci Project No.: 22-20-001

Case No.: _____
(City use only)

Environmental Resource Inventory

For the City of Austin
Relating to the Land Development Code (LDC) Section 25-8, Title 30-5, ECM 1.3.0 & 1.10.0
Effective October 28, 2013

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

1. SITE/PROJECT NAME: 4801 YAGER LANE

2. COUNTY APPRAISAL DISTRICT PROPERTY ID (#'s): 247878

3. ADDRESS/LOCATION OF PROJECT: 4801 YAGER LANE

4. WATERSHED: Harris Branch

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)*

   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, or*
   - ☐ *(3) The floodplain modifications proposed are necessary for development allowed in the critical water **quality zone under Section 25-8-261 or 25-8-262 of the LDC.***
   - ☐ *(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 Section 1.7 and Appendix X in the Environmental Criteria Manual 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 Section 25-8-261(E) of the LDC and a functional assessment must be completed and attached to the ERI (see Section 1.5 and Appendix X in the Environmental Criteria Manual for forms and guidance).**

8. There is a total of 5 (#'s) Critical Environmental Feature(s)(CEFs) on or within150 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*):

_____ (#'s) Spring(s)/Seep(s) _____ (#'s) Point Recharge Feature(s) _____ (#'s) Bluff(s)

_____ (#'s) Canyon Rimrock(s) 5 (#'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 Section 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)
Ferris-Heiden complex (FhF3)	D	5
Heiden clay (HeD2)	D	6.6
Houston Black clay (HnB)	D	6.6
Houston Black clay (HnC2)	D	6.6

*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)*:

According to the Austin East NE U.S. Geologic Survey (USGS) 7.5-Minute Topographic Quadrangle and the City of Austin 2012 two-foot contours, the elevation within the subject area ranges from 616 feet above mean sea level (MSL) in the western portion to 640 feet MSL across the subject area (USGS 1988).

(COA) City of Austin. 2012. Two-foot Topographic Lines. City of Austin: Austin, TX.
(USGS) U.S. Geologic Survey. 1988. Austin East NE Texas Quadrangle. USGS - Department of the Interior: Denver, CO.

List surface geologic units below:

Geologic Units Exposed at Surface		
Group	Formation	Member
Navarro & Taylor Group undivided (Kmt)		

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

In areas where Pecan Gap Chalk is not present because of gradation to marl similar to that of the Marlbrook and Ozan Formations.

Reference Section:
Geologic Atlas of Texas. Reprinted 1981. Austin Sheet. The University of Texas at Austin - Bureau of Economic Geology. https://txpub.usgs.gov/txgeology/

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 vegetation is mixed deciduous and Ashe juniper woodland interspersed with open grassland. The vegetation identified consisted of, but was not limited to, Ashe juniper (Juniperus asheii), spike rush (Salix palustris), honey mesquite (Prosopis glandulosa), hackberry (Celtis laevigata), hedge parsley (Torilis arvensis), wild onion (Allium canadense), crab grass (Digitaria Haller), common rush (Juncus effusus)

There is woodland community on site ……☒YES ☐ NO *(Check one).*
If yes, list the dominant species below:

Woodland species	
Common Name	Scientific Name
Mesquite	Prosopis glandulosa
Hackberry	Celtis laevigata
Ashe Juniper	Juniperus ashei

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
Hedge Parsley	Torilis arvensis
Spike Rush	Eleocharis palustris
Wild Onion	Allium canadense
Crab Grass	Digitaria haller
Common Rush	Juncus effusus
Cursed Crows Foot	Ranunculus sceleratus

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
Spike Rush	Eleocharis palustris	OBL
Common Rush	Juncus effusus	OBL
Cursed crows foot	Ranunculus sceleratus	OBL

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 Chapter 15-12 of Austin City Code 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:

Wastewater lines are designed to cross perpendicularly to minimize impacts as much as possible.

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: 02/04/2020
Date(s)

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

Stephen Meyer	(512) 852-3860
Print Name	Telephone
	smeyer@aci-group.net
Signature	Email Address
aci Consulting	02/28/2020
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

Print Form

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List of Attachments for the
Environmental Resource Inventory Form

Question 8:

Q8-1. CEF Worksheet

Q8-2. CEF Description

Question 9:

Q9-1. Site Specific Geologic Map with 2-ft Topography

Q9-2. Historic Aerial Photo of the Site (1996)

Q9-3. Site Soils Map

Q9-4. Critical Environmental Features (CEF) current Aerial Photo with 2-ft Topography

Q9-5. City of Austin Critical Water Quality Zones (CRQZ)

Q9-6. FEMA Flood Hazard Zones

Question 8 Attachments

City of Austin Environmental Resource Inventory - Critical Environmental Feature Worksheet

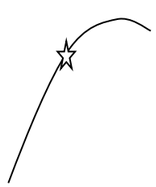
1	Project Name:	4841 Yager Lane
2	Project Address:	4841 Yager Lane, Austin 78754
3	Site Visit Date:	2/4/2020
4	Environmental Resource Inventory Date:	2/27/2020

5	Primary Contact Name:	Stephen Meyer
6	Phone Number:	512-8523860
7	Prepared By:	Gabriel Nejad
8	Email Address:	gnejad@aci-group.net

9	FEATURE TYPE {Wetland,Rimrock, Bluffs,Recharge Feature,Spring}	FEATURE ID (eg S-1)	FEATURE LONGITUDE (WGS 1984 in Meters)		FEATURE LATITUDE (WGS 1984 in Meters)		WETLAND DIMENSIONS (ft)		RIMROCK/BLUFF DIMENSIONS (ft)		RECHARGE FEATURE DIMENSIONS				Springs Est. Discharge
			coordinate	*notation*	*coordinate*	*notation*	X	Y	Length	Avg Height	X	Y	Z	Trend	cfs
	Wetland	WET-1	30.367806	DD	-97.631416	DD	120.03	27.71							
	Wetland	WET-2	30.367086	DD	-97.632167	DD	584.63	12.98							
	Wetland	WET-3	30.366934	DD	-97.63113	DD	89.12	83.46							
	Wetland	WET-4	30.66883	DD	-97.63048	DD	33.91	21.09							
	Wetland	WET-5	30.67142	DD	-97.63099	DD	86.26	5							

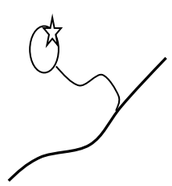
City of Austin Use Only CASE NUMBER:	

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.



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

Method		Accuracy	
GPS	X	sub-meter	
Surveyed		meter	
Other		> 1 meter	X

Professional Geologists apply seal below

Q8-2. CEF Description

Section 25-8-1 of the City of Austin (COA) LDC defines Critical Environmental Features (CEF) as "features that are of critical importance to the protection of environmental resources, and include bluffs, canyon rimrocks, caves, faults and fractures, seeps, sinkholes, springs, and wetlands."

Aerial photographs and topographic maps were utilized to orient surveyors in the field. If potential CEFs were identified in the field, they were carefully examined and recorded, and each potential feature was described, photographed and its location recorded using a handheld Garmin GPS unit.

Field reconnaissance was conducted on February 2020. Five wetland CEF's, WET-1, WET-2, WET-3, WET-4, and WET-5 were identified within the subject area. Descriptions of each CEF area as follows.

WET-1

WET-1 is an emergent wetland fringe located along an intermittent stream in the northwestern portion of the subject area. WET-1 has wetland hydrology, hydric soils, and is dominated by hydric vegetation such as spike rush. The boundary between WET-1 and the adjacent non-wetland was identified based on changes in hydrology, dominant plant composition, and soils. The 100-year FEMA floodplain extends onto the subject area at WET-1. The total area of WET-1 is approximately 1,702 square feet (0.039 acre) within the subject area (Photo 1).

4841 Yager Lane Date: 02/04/20	**Feature**	WET-1	Photo #:1
	Description	WET-1 in the northwestern portion of the subject area	**Direction:** East
	Photographer	aci consulting	

WET-2

WET-2 is an emergent wetland fringe located along an intermittent stream in the western portion of the subject area. WET-2 has wetland hydrology, hydric soils, and is dominated by hydric vegetation such as spike rush and common rush. The boundary between WET-2 and the adjacent non-wetland was identified based on changes in hydrology, dominant plant composition, and soils. The 100-year FEMA floodplain extends onto the subject area at WET-2. The total area of WET-2 is approximately 2,391 square feet (0.054 acre) within the subject area (Photo 2).

4841 Yager Lane Date: 02/04/2020	**Feature**	WET-2	Photo #:2
	Description	WET-2 in the western portion of the subject area	**Direction:** East
	Photographer	aci consulting	

WET-3

WET-3 is an emergent wetland fringe located around a stock pond in the central portion of the subject area. WET-3 has wetland hydrology, hydric soils, and is dominated by hydric vegetation such as spike rush. The boundary between WET-3 and the adjacent non-wetland was identified based on changes in hydrology, dominant plant composition, and soils. No FEMA Flood Hazard Zones extend onto the subject area at WET-3. The total area of WET-3 is approximately 2,768 square feet (0.063 acre) within the subject area (Photo 3).

4841 Yager Lane Date: 02/04/2020	**Feature**	WET-3	Photo #:3
	Description	WET-3 in the northwest portion of the subject area	**Direction:** West
	Photographer	aci consulting	

WET-4

WET-4 is wetland fringe located around the stock pond in the central portion of the subject area. WET-4 has wetland hydrology, hydric soils, and is dominated by hydric vegetation such as spike rush. The boundary between WET-4 and the adjacent non-wetland was identified based on changes in hydrology, dominant plant composition, and soils. No FEMA Flood Hazard Zones extend onto the subject area at WET-4. The total area of WET-4 is approximately 520 square feet (0.011 acre) within the subject area (Photo 4).

4841 Yager Lane Date: 02/04/2020	**Feature**	WET-4	Photo #:4
	Description	WET-4 in the central portion of the subject area	**Direction:** West
	Photographer	aci consulting	

WET-5

WET-5 is wetland fringe located around a stock pond in the central portion of the subject area. WET-5 has wetland hydrology, hydric soils, and is dominated by hydric vegetation such as cursed crow foot. The boundary between WET-5 and the adjacent non-wetland was identified based on changes in hydrology, dominant plant composition, and soils. FEMA Flood Hazard Zones extend onto the subject area at WET-5. The total area of WET-5 is approximately 164 square feet, or (0.003 acre) within the subject area (Photo 5).

4841 Yager Lane Date: 02/04/2020	**Feature**	WET-5	Photo #:5
	Description	WET-5 in the central portion of the subject area	**Direction:** West
	Photographer	aci consulting	

Question 9 Attachments

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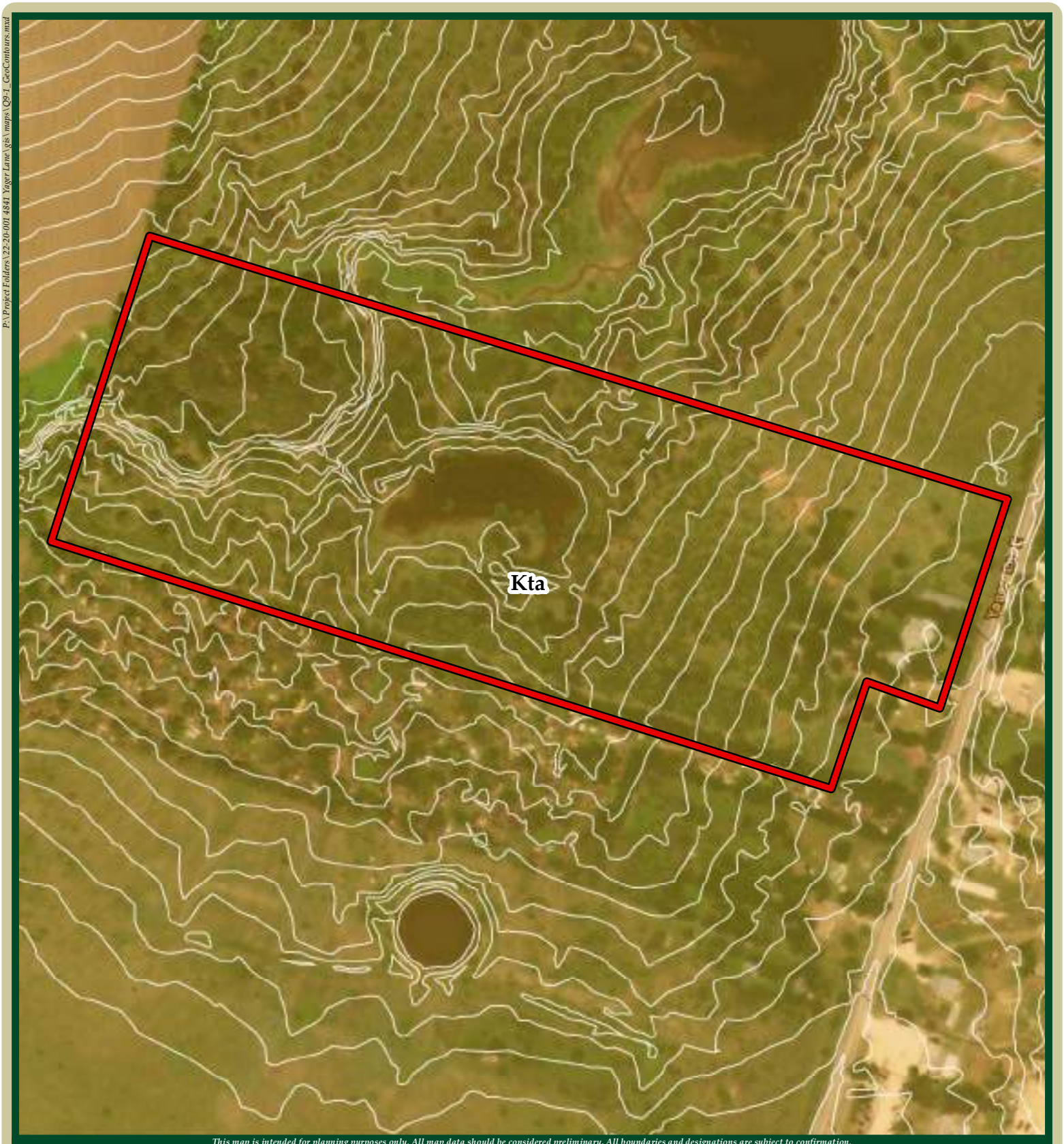

This map is intended for planning purposes only. All map data should be considered preliminary. All boundaries and designations are subject to confirmation.

N

200 100 0 200 Feet

1:2,400 1 inch = 200 feet

Subject Area

Kta

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4841 Yager Lane **aci Project No.: 22-20-001**

Q9-1: Site Specific Geology with 2-ft Topography **February 2020**

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This map is intended for planning purposes only. All map data should be considered preliminary. All boundaries and designations are subject to confirmation.

N

200 100 0 200 Feet

1:2,400 1 inch = 200 feet

Subject Area

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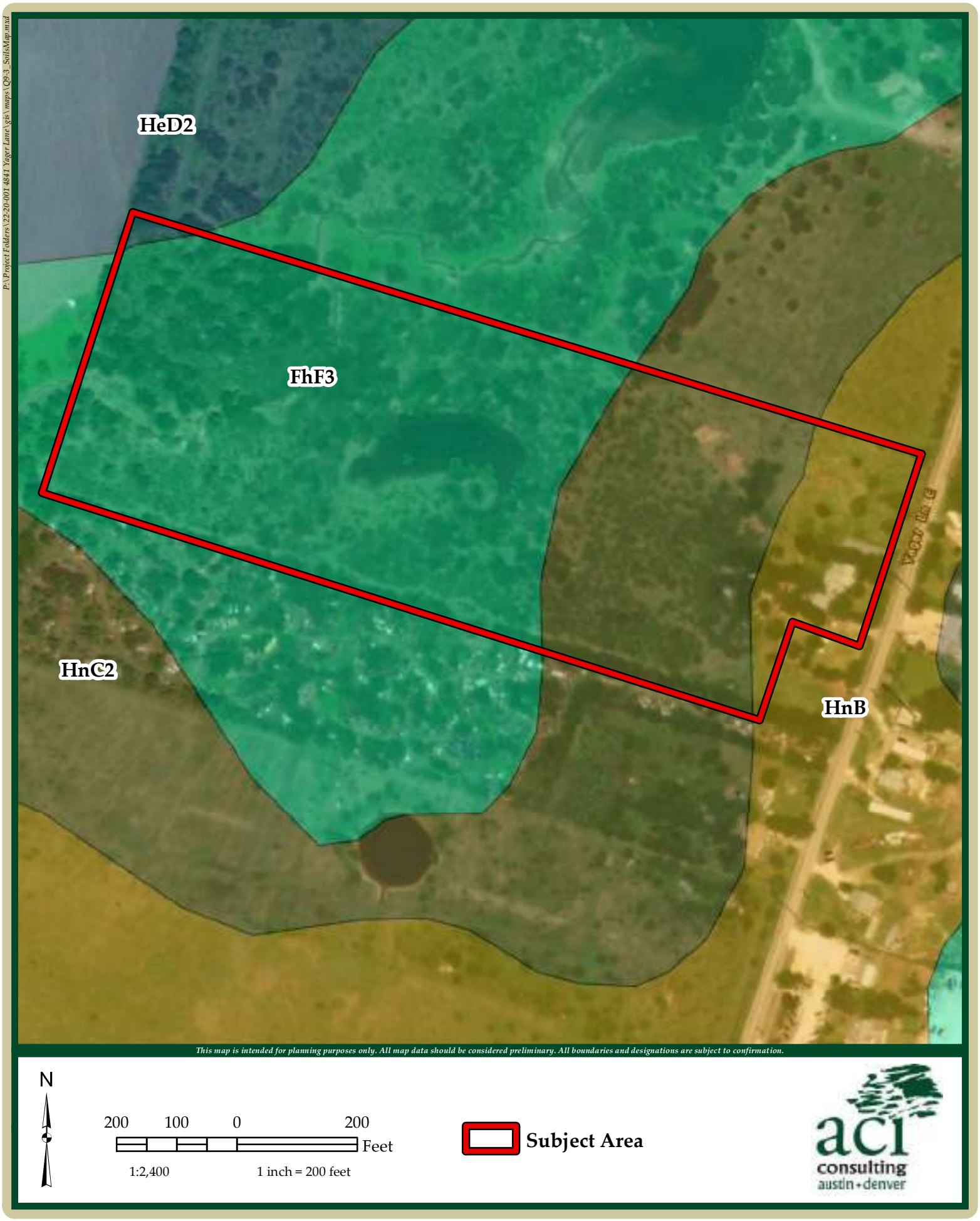
4841 Yager Lane **aci Project No.: 22-20-001**

Q9-2: 1996 Historic Aerial **February 2020**

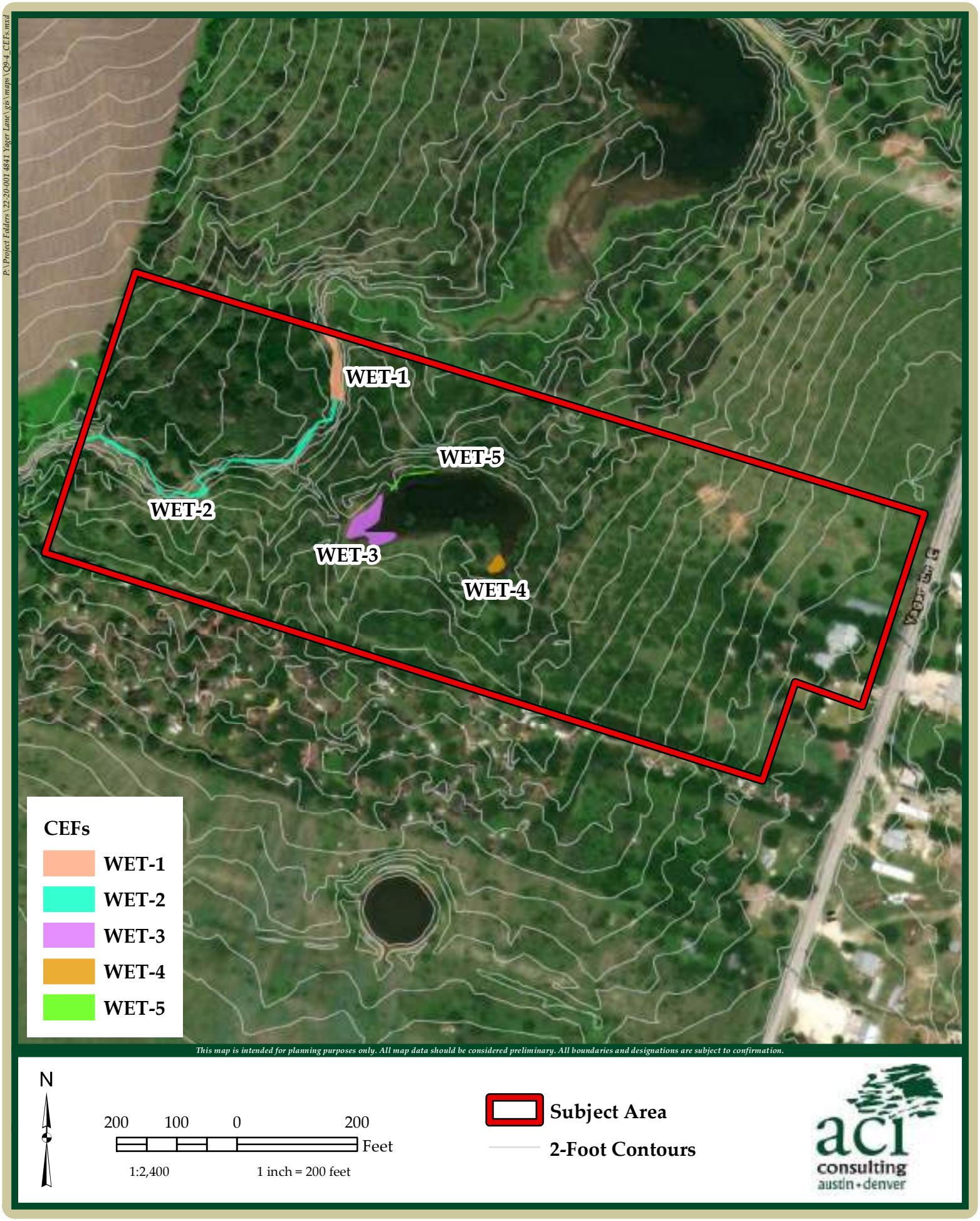


4841 Yager Lane

aci Project No.: 22-20-001

Q9-3: Site Soils Map

February 2020



4841 Yager Lane

aci Project No.: 22-20-001

Q9-4: Critical Environmental Features with 2-ft Topography

February 2020

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This map is intended for planning purposes only. All map data should be considered preliminary. All boundaries and designations are subject to confirmation.

N

200 100 0 200 Feet

1:2,400 1 inch = 200 feet

Subject Area

COA - CWQZ

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4841 Yager Lane **aci Project No.: 22-20-001**

Q9-5: City of Austin Critical Water Quality Zone (CWQZ) **February 2020**

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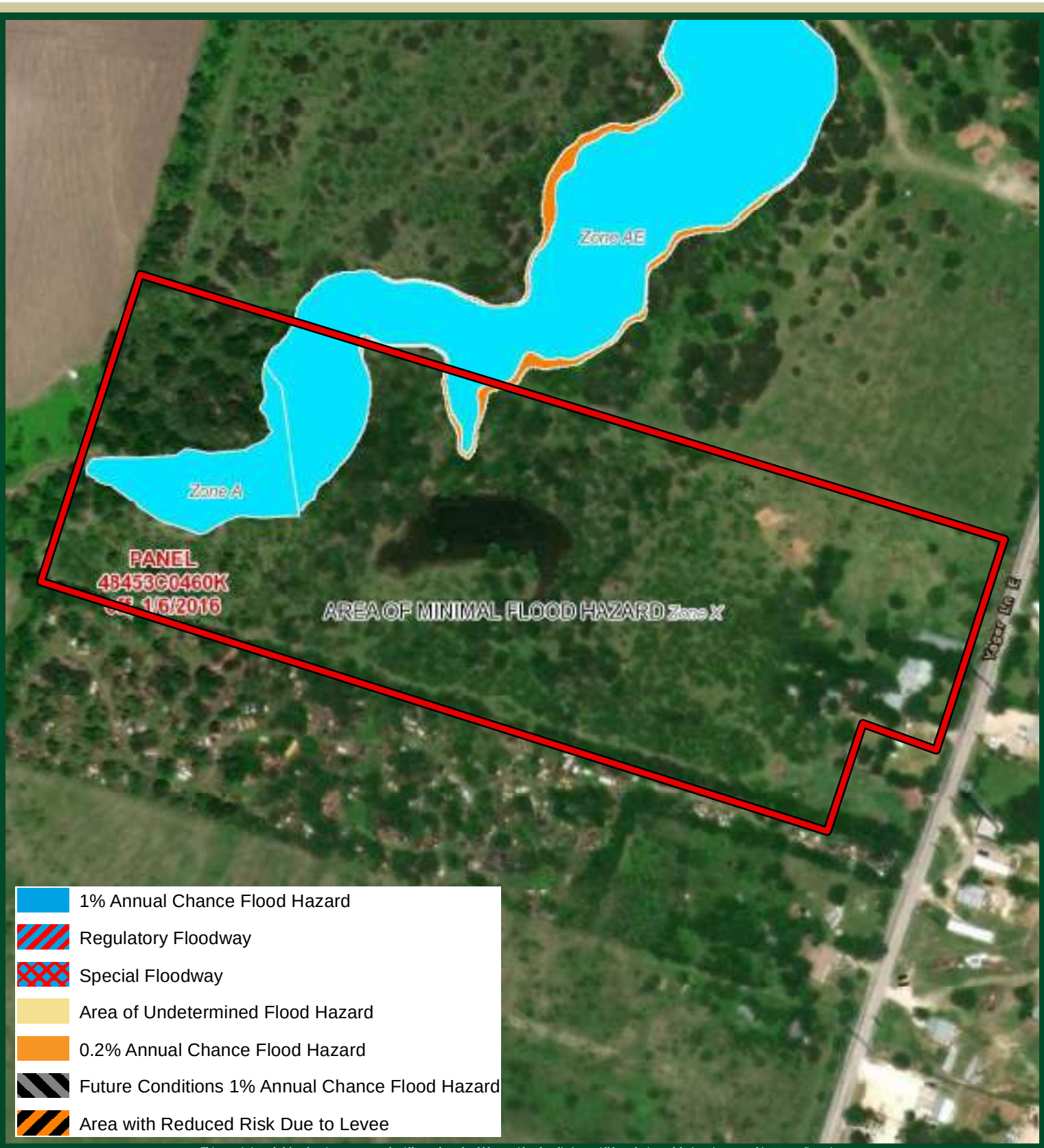

- 1% Annual Chance Flood Hazard
- Regulatory Floodway
- Special Floodway
- Area of Undetermined Flood Hazard
- 0.2% Annual Chance Flood Hazard
- Future Conditions 1% Annual Chance Flood Hazard
- Area with Reduced Risk Due to Levee

This map is intended for planning purposes only. All map data should be considered preliminary. All boundaries and designations are subject to confirmation.

N

200 100 0 200 Feet

1:2,400 1 inch = 200 feet

Subject Area

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4841 Yager Lane **aci Project No.: 22-20-001**

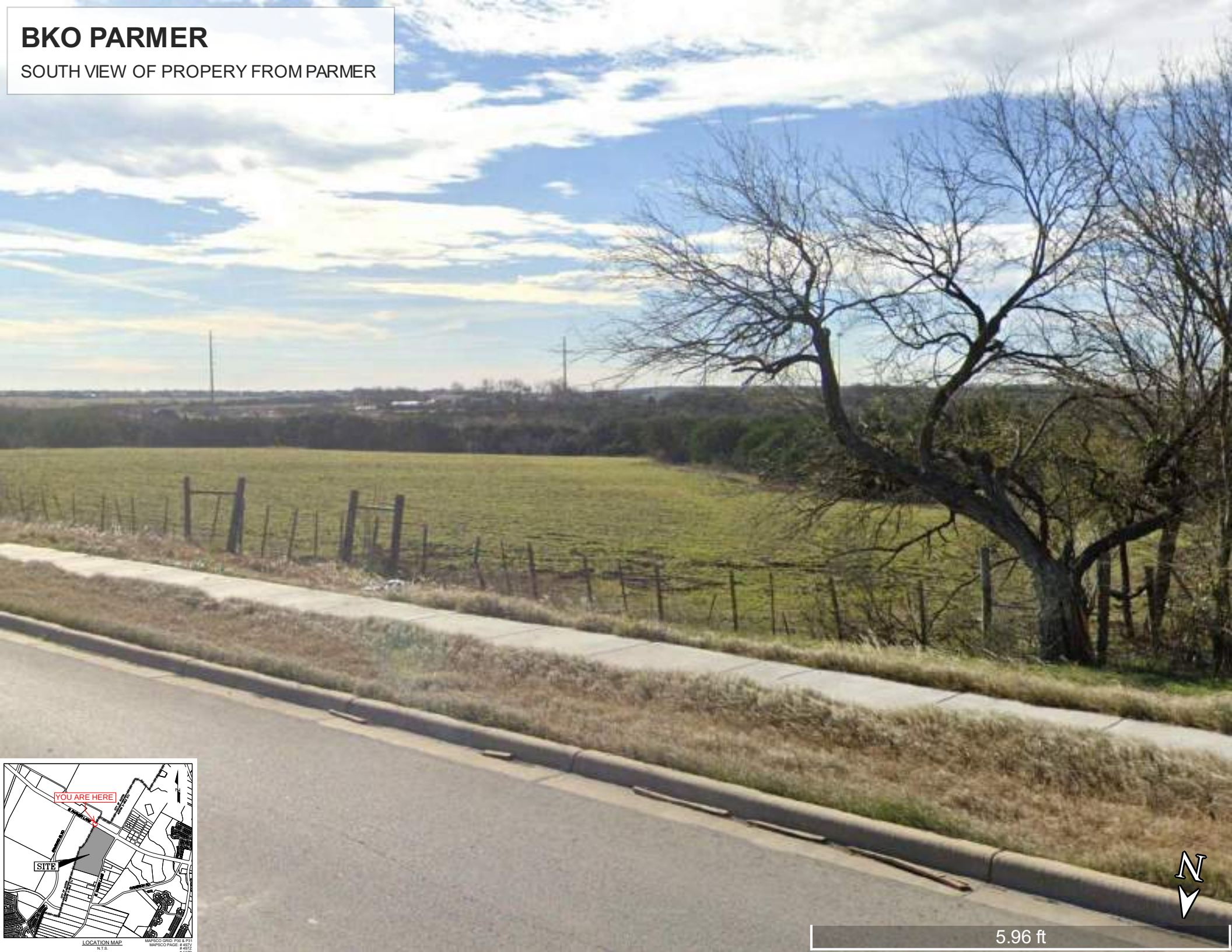
Q9-6: FEMA Flood Hazard Zones **February 2020**

Reference Section:

(USDA NRCS) United States Department of Agriculture, Natural Resource Conservation Service. 2019. Web Soil Survey. Available at: http://websoilsurvey.nrcs.usda.gov/. Accessed on: February 27, 2020.

BKO PARMER

SOUTH VIEW OF PROPERY FROM PARMER

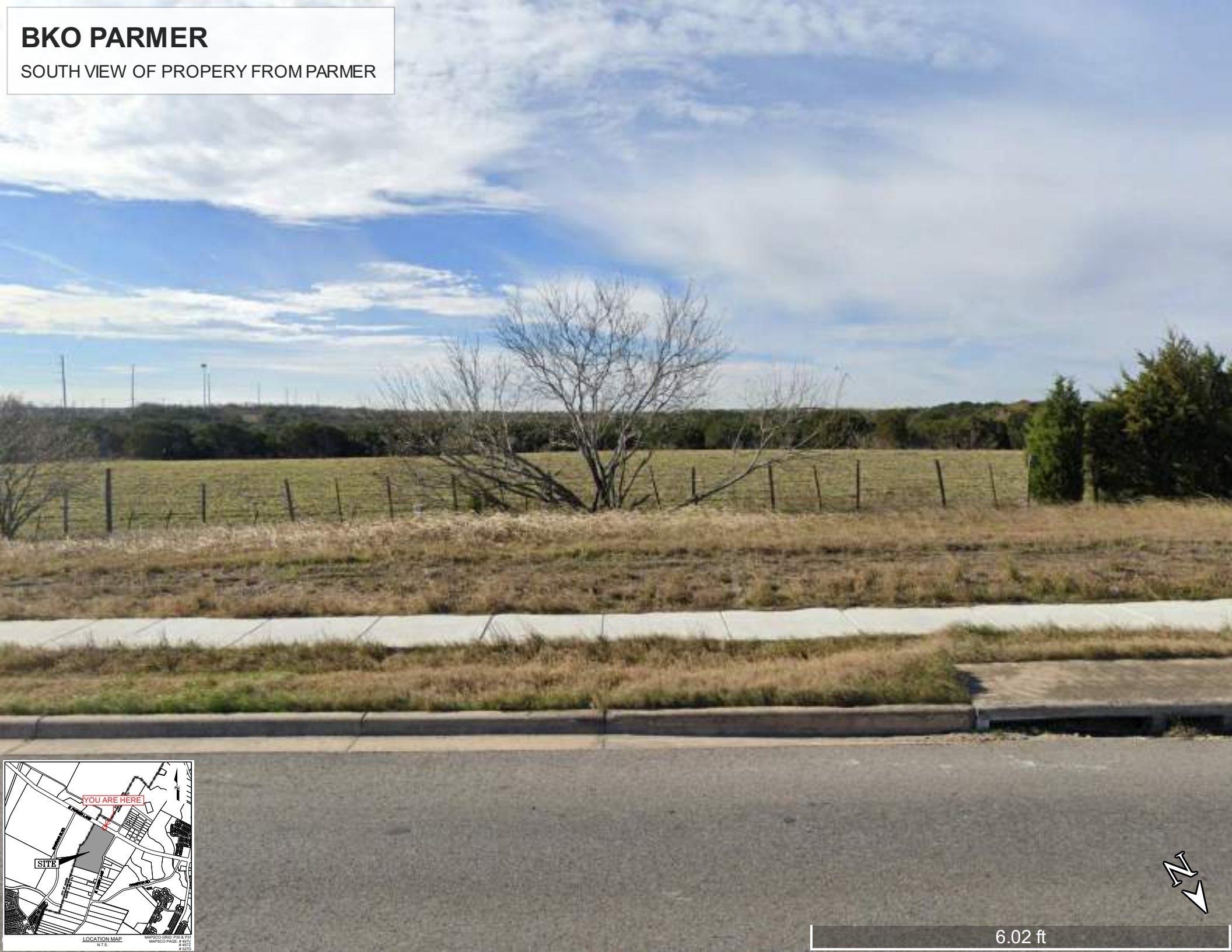


LOCATION MAP
N.T.S.

MAPSCO GRID: P30 & P31
MAPSCO PAGE: # 497V
497Z

BKO PARMER

SOUTH VIEW OF PROPERY FROM PARMER

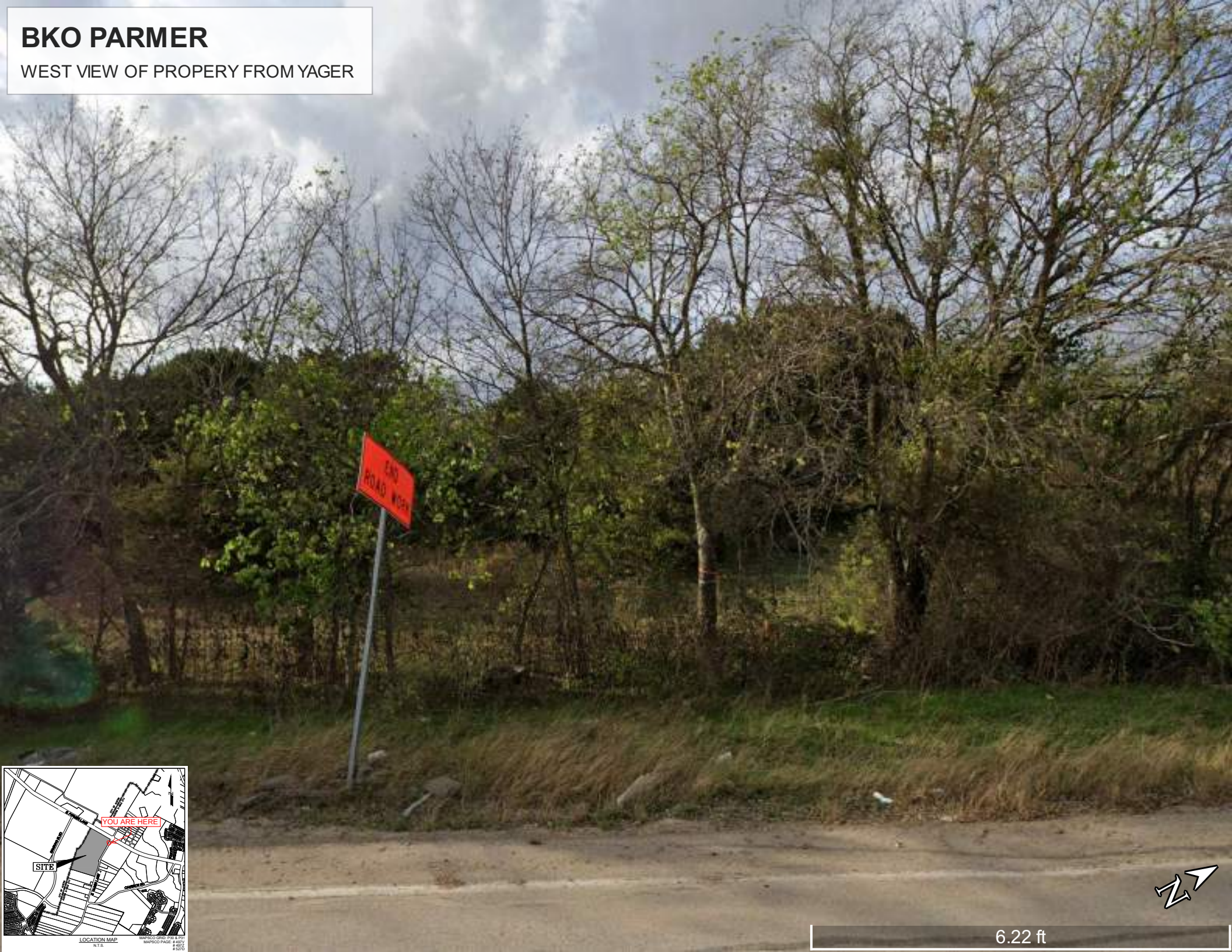


BKO PARMER

SOUTHWEST VIEW OF PROPERY FROM PARMER

BKO PARMER

WEST VIEW OF PROPERY FROM YAGER



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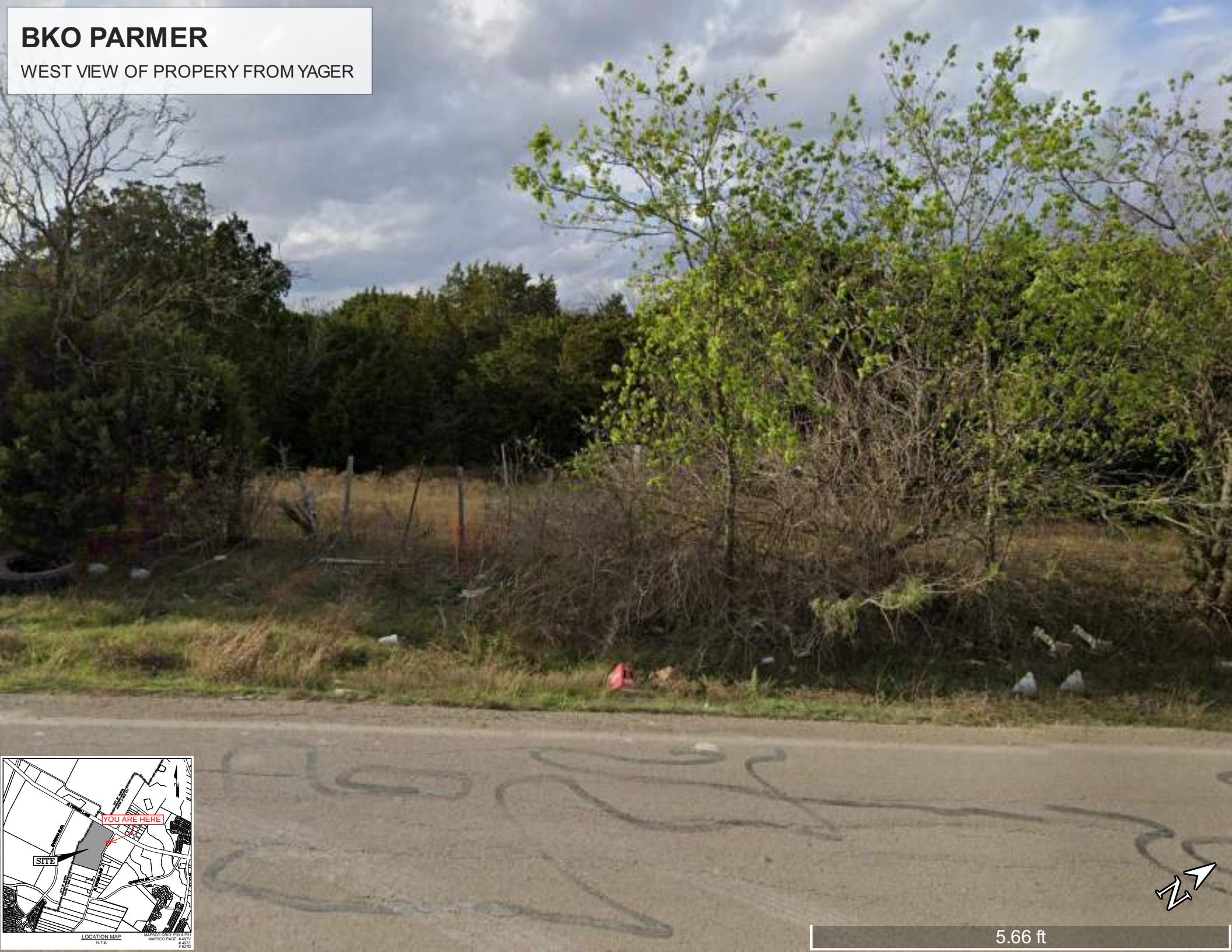
WEST VIEW OF PROPERY FROM YAGER



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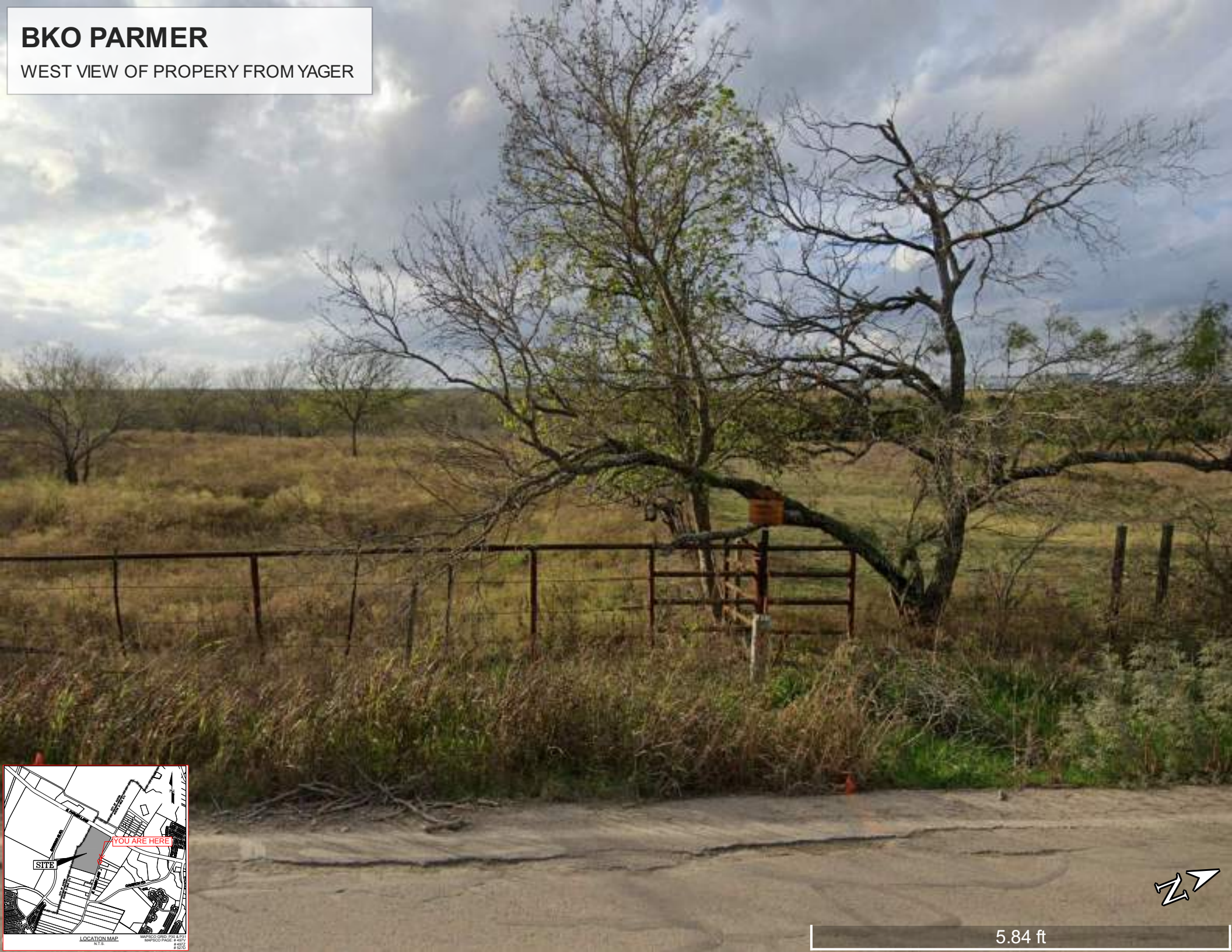
WEST VIEW OF PROPERY FROM YAGER



BKO PARMER

NORTHWEST VIEW OF PROPERY FROM YAGER