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SITE PLAN REVIEW SHEET
HILL COUNTRY ROADWAY
AND
ENVIRONMENTAL VARIANCE REQUEST

CASE NUMBER: SPC-2011-0190C **ZAP COMMISSION DATE:** March 20, 2012

PROJECT NAME: Loop 360 Climatized Self Storage

APPLICANT: Uplifting Properties LP (Steve Goldstein) **AGENT:** Longaro & Clarke Consulting Engineers (Alex Clarke P.E.)

ADDRESS OF SITE: 2631 S. Capital of Texas Highway (Loop 360)

HILL COUNTRY ROADWAY: Loop 360/ Moderate Intensity

AREA: 12.2 acres

WATERSHED: Barton Creek (Edward's Aquifer Recharge Zone)
Drinking Water Protection Zone

EXISTING ZONING: CS-CO, Commercial Services, Conditional Overlay
LO-CO, Limited Office, Conditional Overlay

CASE MANAGER: Nikki Hoelter **PHONE:** 974-2863
nikki.hoelter@austintexas.gov

ENVIRONMENTAL REVIEW STAFF: Jeb Brown **PHONE:** 974-2709
jeb.brown@austintexas.gov

PROPOSED DEVELOPMENT:
The applicant is proposing to construct two, 3 story, 55,500 square foot, convenience storage buildings. The development will include surface parking, a driveway, sedimentation/filtration pond, utilities and other associated improvements.

SUMMARY STAFF RECOMMENDATION FOR HCRC SITE PLAN: Staff recommends approval of this Hill Country Roadway site plan. The site plan complies will all other applicable requirements of the Land Development Code including all Hill Country Roadway Corridor development regulations. All comments have been cleared.

VARIANCES REQUESTS:

1. To allow cut up to a maximum of 22 feet [LDC 25-8-341]
2. To allow fill up to a maximum of 17.5 feet [LDC 25-8-342]
3. To allow cut over 8 feet in depth downhill of a slope greater than 15% [LDC 25-2-1113(C)]

STAFF RECOMMENDATION - VARIANCES:

The findings of fact have been met and staff recommends approval with the following conditions:

1. Structural containment (terracing).
2. Restoration and revegetation
3. Height limit for proposed buildings

4. Reduced footprint of disturbance
5. 30% additional natural area set aside (70% total)
6. All plantings per ECM Appendix F
7. Enhanced ESC Controls (Pre Construction, Mid Construction, Post Construction ESC Plans)
8. Enhanced water quality controls (sedimentation/filtration pond with a gravity fed infiltration system for native vegetation, terracing utilizing 12" of topsoil on a 4 foot shelf between the 8 foot engineered vertical lifts, a landscape plan that exceeds all requirements and includes vines for the native rock walls to stabilize soil and further reduce runoff.)

The applicant has agreed to these conditions.

ENVIRONMENTAL BOARD ACTION:

February 1, 2012: The Environmental Board recommended approval with staff conditions of the variances. Rationale: The applicant has worked with staff and adjacent neighbors to minimize the overall disturbance to the site. Vote : 7-0 Approved

SUMMARY COMMENTS ON SITE PLAN:

Land Use: The site was rezoned 2001 to CS and LO, with a conditional overlay. The CO restricted the site to 4,000 trips per day, required a 100 foot wide building setback along the entire north property line of Tract 2 and prohibited the following uses; commercial off-street parking, drop off recycling facility, automotive sales, automotive repair services, off-site accessory parking, hotel/motel, indoor entertainment, service station, campground, extermination services, automotive rentals, automotive washing (of any type), pawn shop services, outdoor entertainment, and theater. The proposed use is classified as convenience storage, which is rental storage units, for personal use. The use is permitted within the CS zoning district. All improvements will be within the CS zoned tract. The site is currently undeveloped. The CS zoning district allows a maximum of 95% impervious cover, however because it's located in the Barton Springs Zone, the net site area is limited to a maximum of 15% impervious cover. The required 40% undisturbed, natural buffer is provided, in addition 11,703 square feet of undisturbed private common open space will be provided to meet Subchapter E, Commercial Design Guideline requirements.

The site is located within 1000' of Loop 360, moderate intensity zone, and must be presented to the Zoning and Platting Commission for approval, a Hill Country Roadway Ordinance requirement.

The site complies with all Land Development Code requirements.

Environmental: This site is located in the Drinking Water Protection Zone and located within the Barton Creek Watershed. The permitted impervious cover on this site is 15%, however the proposed total impervious cover is at 11.45%.
The applicant has requested 3 variances, due to the topography of the site, location of the buildings and because the site is located on a Hill Country Roadway and within a very restrictive watershed. The footprint of the buildings were minimized in order to provide minimum disturbance to the site. Staff is recommending the variances because of the unique constraints on the site. In addition, staff has worked diligently with the applicant, which includes conditions to the recommendation as listed above. The project meets all SOS requirements. For additional information regarding the environmental variances, please see the environmental reviewer's report.

Transportation: Access will be taken from Loop 360 also known as Capital of Texas Highway. Texas Department of Transportation has approved the driveway location.

PROJECT INFORMATION:

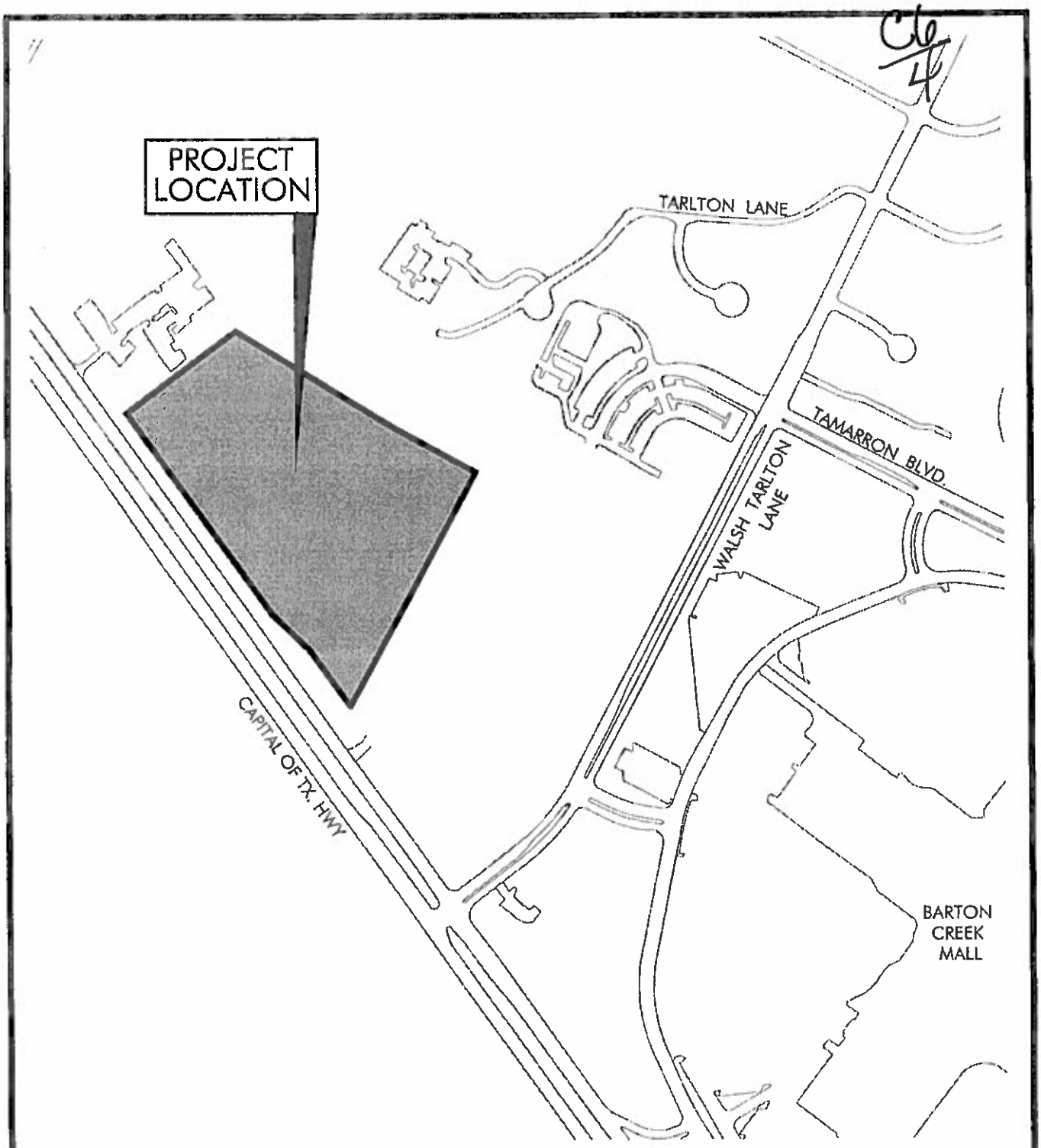
LEGAL DESCRIPTION: Lot 9, Block A, Schmidt Addition
EXISTING ZONING: CS-CO, LO-CO

SITE AREA: 12.2Acres
MAX. IMP. CVRG: 15% (per watershed)
MAX. BLDG. CVRG: 95%
MAX. F.A.R: 2:1
MAX. BLDG. HT: 40'

PROPOSED IMPERV. CVRG: 11%
PROPOSED BLDG. CVRG: 37,265 sq. ft. / 6.9%
PROP. F.A.R: .33:1
PROP. BLDG. HT: 39'

ACCESS: Loop 360/Capital of Texas Hwy

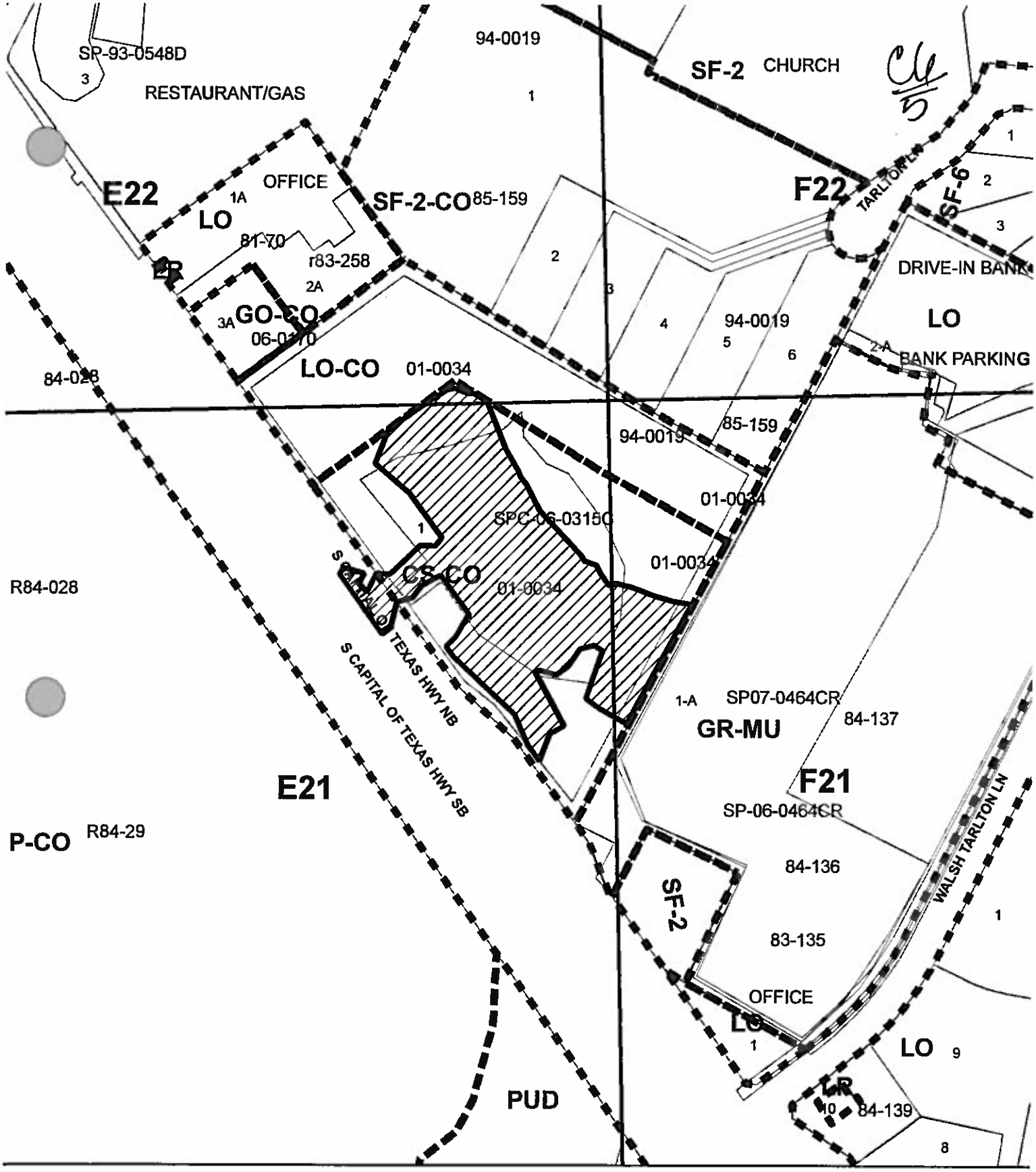
PARKING:	**Required**	**Proposed**
	28	29



LOCATION MAP EXHIBIT

LONGARO & CLARKE
Consulting Engineers
Land Development • Stormwater Management • Water Resources
7501 North Capital of Texas Highway • Building A • Suite 250 Austin, Texas 78731
(512) 306-0228 ~ www.LongaroClarke.com ~ TBPE Reg. No. F-544

SCANNED



SITE PLAN

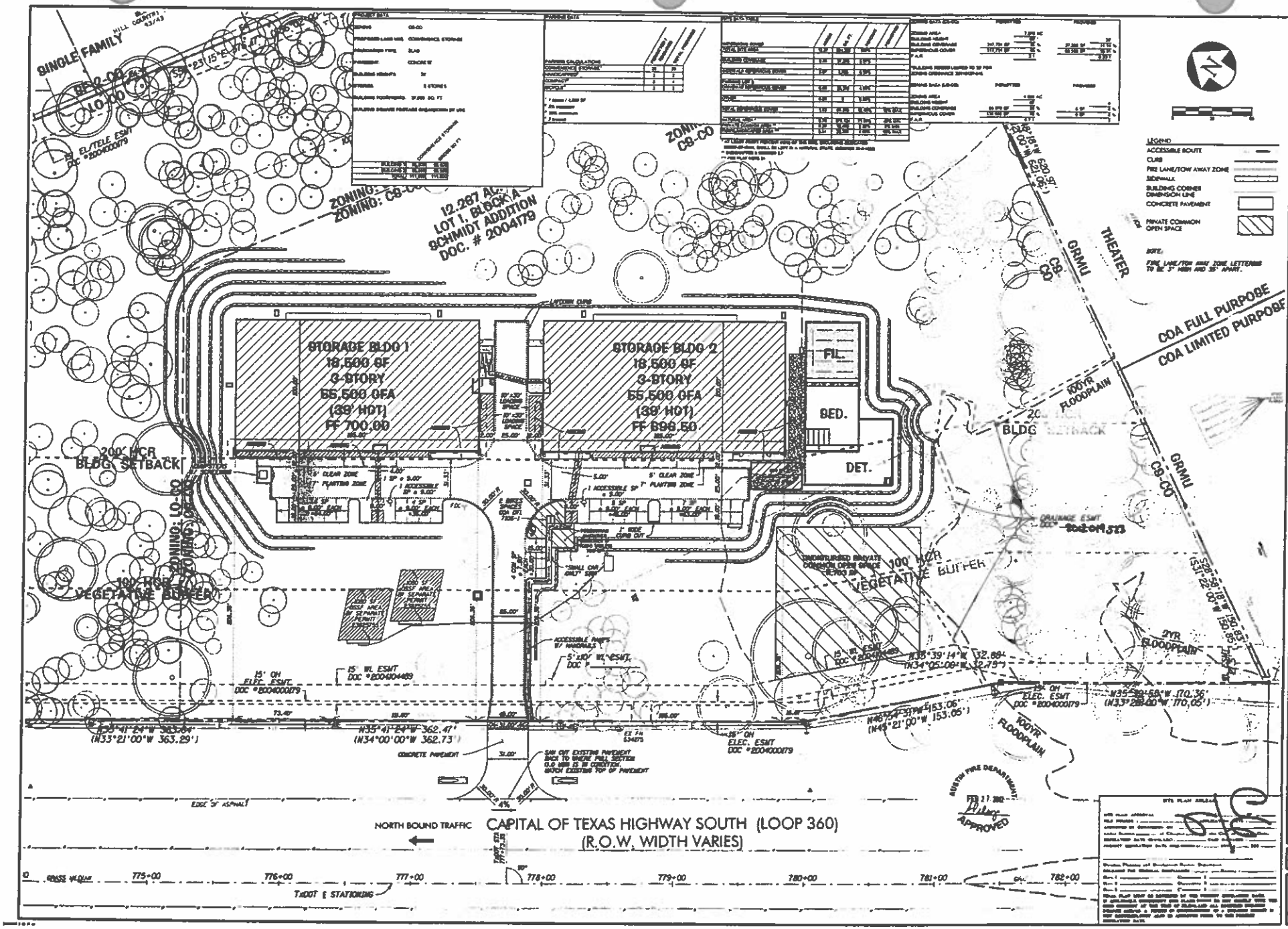
SUBJECT TRACT

ZONING BOUNDARY

CASE#: SPC-2011-0190C
ADDRESS: 2631 S. Capital of TX Hwy
GRID: F21, F22
MANAGER: Nikki Hoelter

OPERATOR:

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



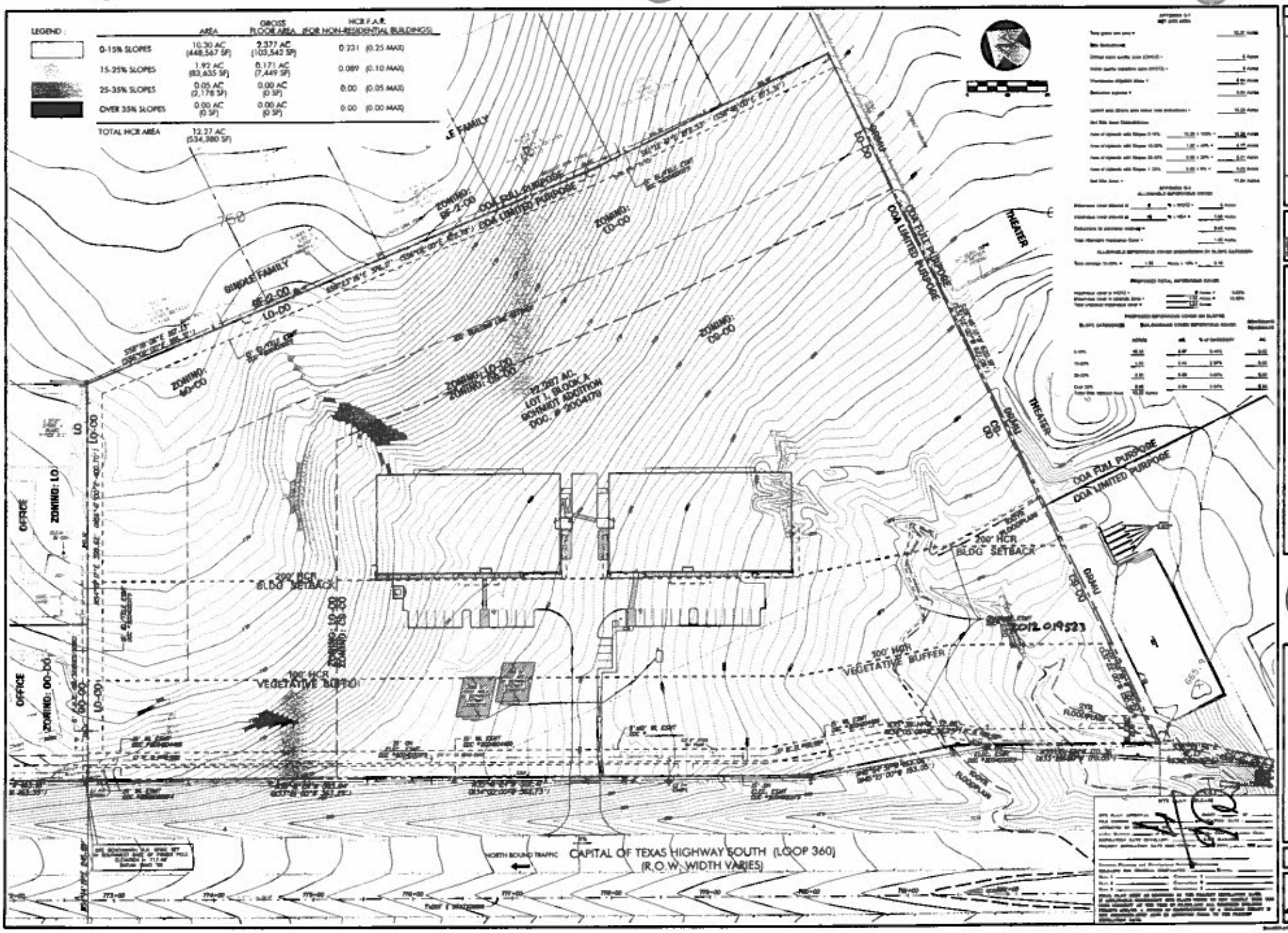
Loop 360 Climatized Self Storage
SITE IMPROVEMENTS
2631 SOUTH CAPITAL OF TX HWY NB
SITE PLAN LAYOUT

LONGARO CLARKE
Consulting Engineers

SP1

7/48

SPC-2011-0100C



Loop 360 Climatized Self Storage
SITE IMPROVEMENTS
2833 SOUTH CAPITAL OF TX HWY NB
SLOPE MAP

LONGARO & CLARKE
Consulting Engineers

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Loop 360 Climatized Self Storage
SITE IMPROVEMENTS
8031 SOUTH CAPITAL OF TX HWY NB
OVERALL PROJECT LAYOUT

LOCARO & CLARKE
Consulting Engineers

PLO

6/10

SC-2010-0002C

NO.	REVISION	DATE

DESIGNED
DRAWN
CHECKED
APPROVED

LEGEND
ACCESSIBLE ROUTE
CURB
FIRE LANE
SIDEWALK
CONCRETE PAVEMENT
INFILTRATION AREA
VEGETATIVE FILTER STRIP
PRIVATE COMMON OPEN SPACE

SCALE: 1" = 40'

CAPITAL OF TEXAS HIGHWAY SOUTH (LOOP 360)
(R.O.W. WIDTH VARIES)

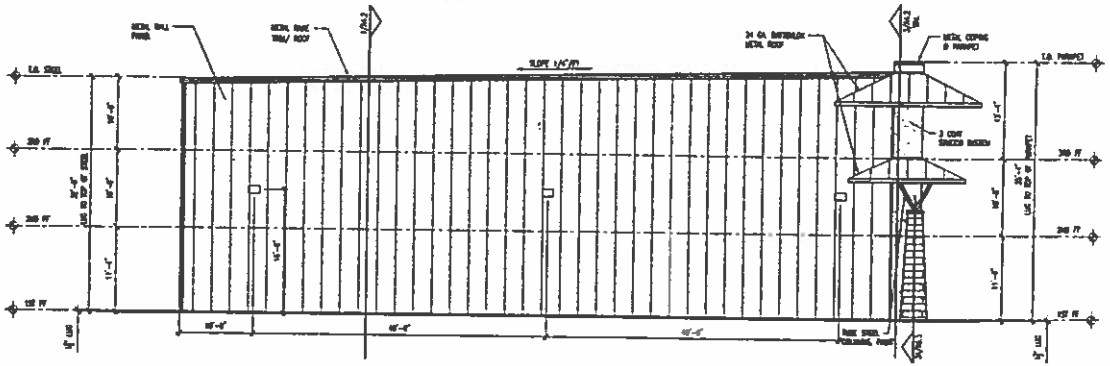
THEATER

OFFICE

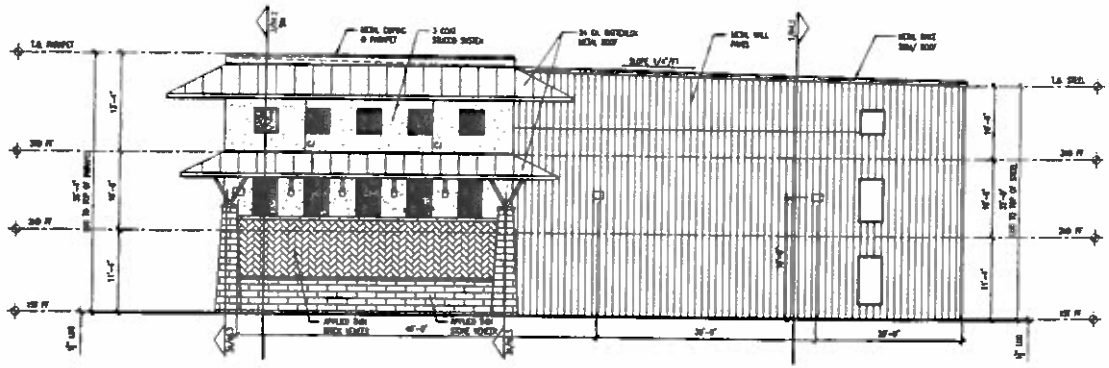
ZONING: LO

PROJECT LOCATION

ZONING MAP



1 BUILDING 'A' WEST ELEVATION
SCALE: 1/8" = 1'-0"



2 BUILDING 'B' EAST ELEVATION
SCALE: 1/8" = 1'-0"

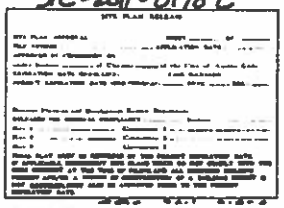
ELEVATION LEGEND

CI	

ELEVATION NOTES

1. REFERENCE SHEET A0.4 FOR SPECIFICATIONS.
2. REFERENCE MEP DRAWINGS FOR LIGHT FIXTURE SCHEDULE.

SRC-2011-0190 C



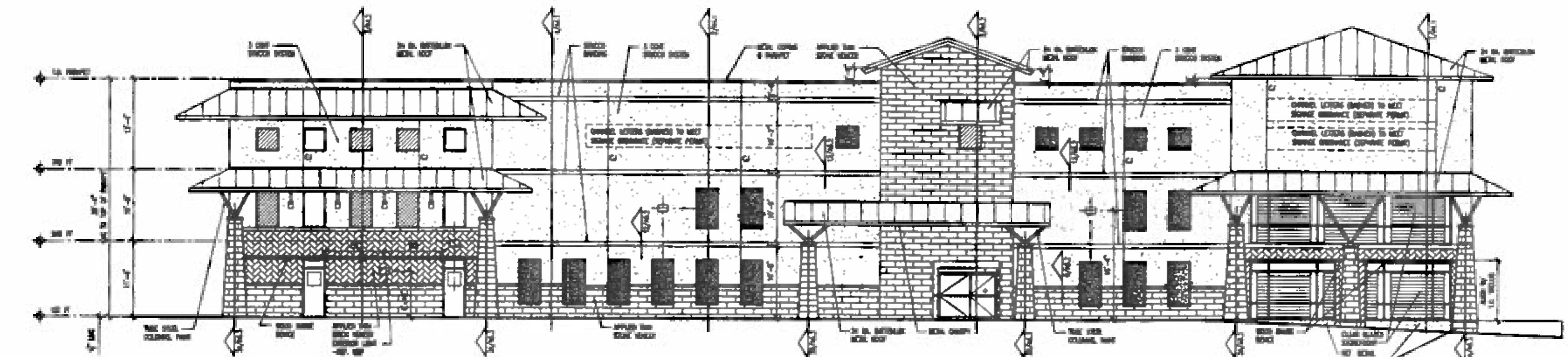
ARCHCON architecture
12035 GOLIWICK - SUITE 300 SAN ANTONIO, TX 78216
P 210-493-2224

LOOP 360
CLIMATIZED SELF STORAGE
2631 S. CAPITAL OF TX HWY NB
AUSTIN, TEXAS 78746

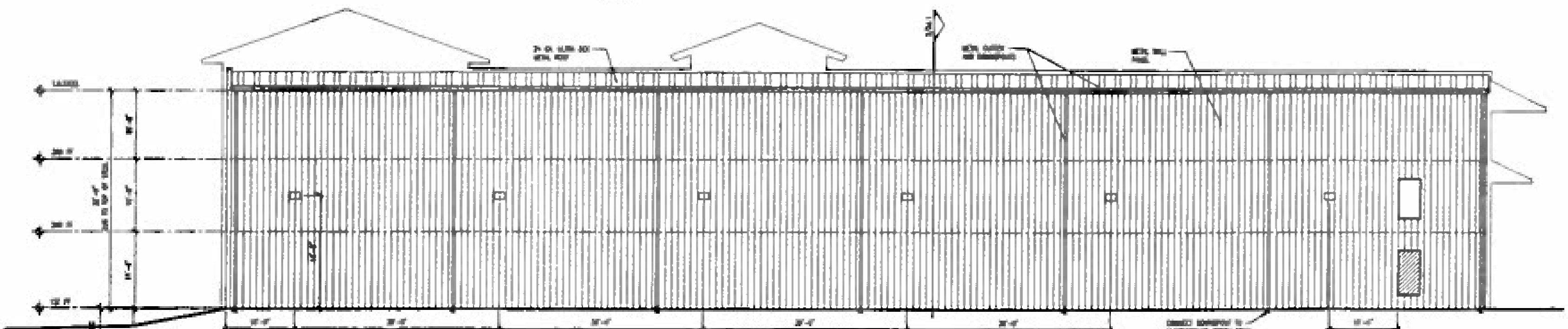
PROJECT NO. 1107
DATE: 11.14.11
DRAWN:
REVISIONS:

BLDGS. 1 & 2
ELEVATIONS

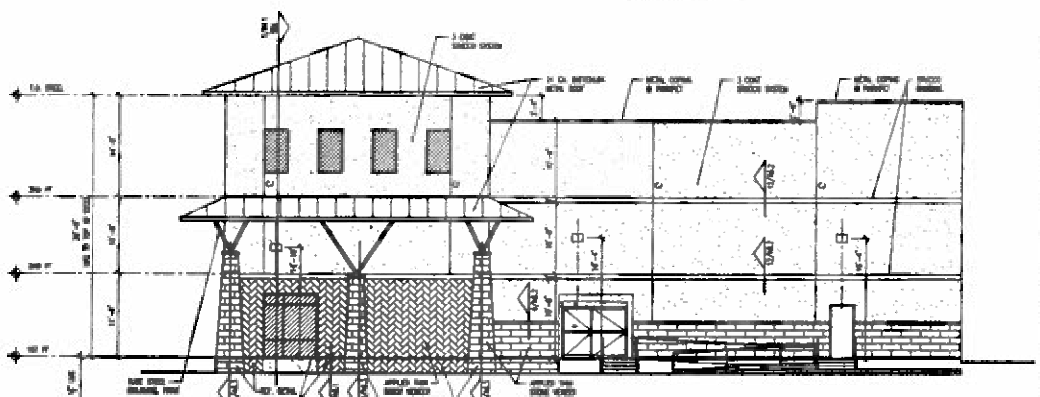
SHEET NO. 37/48
A3.2



1 BUILDING 'A' NORTH ELEVATION
SCALE: 1/8" = 1'-0"



2 BUILDING 'A' SOUTH ELEVATION
SCALE: 1/8" = 1'-0"



3 BUILDING 'A' EAST ELEVATION
SCALE: 1/8" = 1'-0"

ELEVATION LEGEND

[pattern]	[illegible] METAL ROOF PANEL 24 GA
[pattern]	[illegible] METAL ROOF PANEL 24 GA
[pattern]	APPLIED THIN STONE VENEER OVER 1/2" [illegible] BOARD
[pattern]	3 COAT STUCCO SYSTEM OVER 1/2" [illegible] BOARD
[pattern]	APPLIED THIN BRICK VENEER OVER 1/2" [illegible] BOARD
[pattern]	METAL WALL PANEL
CJ	[illegible] CONTROL JOINT [illegible] -REF. DETAIL [illegible]
[symbol]	WINDOW FRAME WITH [illegible] GLAZING [illegible] -REF. SHEET A5.1
[symbol]	WINDOW FRAME WITH [illegible] GLAZING REF. SHEET A5.1
[symbol]	STUCCO [illegible] [illegible] 11-13/A6.2

ELEVATION NOTES

1. REFERENCE SHEET A6.4 FOR SPECIFICATIONS.
2. REFERENCE MEP DRAWINGS FOR LIGHT FIXTURE SCHEDULE.

SPC-2011-0190C

C6/10

ARCHCON architecture

LOOP 360
CLIMATIZED SELF STORAGE
2631 S. CAPITAL OF TX HWY NB
AUSTIN, TEXAS 78746

PROJECT NO. 1107
DATE: 11.14.11
DRAWN:
REVISIONS:

BUILDING 1 ELEVATIONS
SHEET NO. A3.1
34/48

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ENVIRONMENTAL BOARD MOTION 020112-3a

Date: February 1, 2012

Subject: Loop 360 Climatized Self-Storage SPC2011-0190C

Motioned By: James Schissler Seconded By: Bob Anderson

Recommendation:
The Environmental Board recommends **approval with conditions** to

1. (LDC 25-8-341)To allow Cut up to a maximum of 22.0 feet
2. (LDC 25-8-342)To allow Fill up to a maximum of 14.5 feet
3. (LDC 25-2-1123(C)) (Waiver Request) To allow cut over 8.0 Feet In Dept Downhill of a slope greater than 15%.

Staff Conditions:

1. Structural Containment (Terracing)
2. Restoration & Revegetation
3. Height Limit for proposed buildings
4. Reduced footprint of disturbance
5. 30% additional natural area set aside (70%) total
6. All plantings per ECM Appendix F
7. Enhanced ESC Controls (Pre Construction, Mid Construction, Post Construction ESC Plans)
8. Enhanced Water Quality Controls (Sed/Fil pond with a gravity fed infiltration system for native vegetation, Terracing utilizes 12" of topsoil on a 4 foot shelf between the 8 foot engineered vertical lifts, a landscape plan that exceeds all requirements and includes vines for the native rock walls to stabilize soil and further reduce runoff.)

Board Conditions:
None.

Rationale:
Applicant has worked with staff and adjacent neighbors to minimize the overall disturbance to the site.

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Vote 7-0-0-0

For: Anderson, Gary, Maxwell, Neely, Perales, Schissler and Walker

Against: None

Abstain: None

Absent: None

Approved By:

Mary Gay Maxwell, Environmental Board Chair

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ITEM FOR ENVIRONMENTAL BOARD AGENDA

BOARD MEETING DATE REQUESTED:	FEB 1, 2011
NAME & NUMBER OF PROJECT:	LOOP 360 CLIMATIZED SELF-STORAGE SP-2011-0190C
NAME OF APPLICANT OR ORGANIZATION:	Riata Holdings, LTD. (CONTACT: ALEX G. CLARKE, PE 512/306-0289)
LOCATION:	2631 S CAPITAL OF TEXAS HWY
PROJECT FILING DATE:	July 11, 2011
WPDR/ENVIRONMENTAL STAFF:	JEB BROWN, 974-2709 JEB.BROWN@CI.AUSTIN.TX.US
WPDR/ CASE MANAGER:	NIKKI HOELTER, 974-2863 NHOELTER@AUSTINTX.GOV
WATERSHED:	BARTON SPRINGS ZONE (RECHARGE) DRINKING WATER PROTECTION ZONE
ORDINANCE:	LAND DEVELOPMENT CODE (CURRENT)
REQUEST:	VARIANCE REQUEST IS AS FOLLOWS: 1. TO ALLOW CUT UP TO A MAXIMUM OF 20.0 FEET (LDC 25-8-341) 2. TO ALLOW FILL UP TO A MAXIMUM OF 14.5 FEET (LDC 25-8-342) 3. (WAIVER REQUEST) TO ALLOW CUT OVER 8.0 FEET IN DEPTH DOWNHILL OF A SLOPE GREATER THAN 15% (LDC 25-2-1123(C))

STAFF RECOMMENDATION: RECOMMENDED WITH CONDITIONS.

REASONS FOR RECOMMENDATION:	FINDINGS OF FACT HAVE BEEN MET.

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MEMORANDUM

TO: Betty Baker, Chairperson
Members of the Zoning and Platting Commission

FROM: Jeb Brown, Senior Environmental Reviewer
Planning and Development Review Department

DATE: February 1, 2012

SUBJECT: Loop 360 Climatized Self-Storage
Loop 360 & Walsh Tarlton Lane

Variance Request(s):

1) To allow cut up to a maximum of 20.0 Feet (LDC 25-8-341). 2) To allow fill up to a maximum of 14.5 Feet (LDC 25-8-342). 3) (Waiver Request to Land Use Commission) To allow cut over 8.0 feet in depth downhill of a slope greater than 15% (LDC 25-2-1123 (C)). The applicant is proposing to construct a commercial development consisting of two (2) 18,500 square feet footprint Climatized self storage buildings.

Description of Project Area

This 12.267 acre site (gross site area) is situated in Travis County, in the COA 2-mile ETJ. The site is in the Drinking Water Protection Zone and located within the Barton Creek Watershed over the Edwards Aquifer. The site is located approximately 700 feet north on Capital of Texas Highway of the intersection of Walsh Tarlton Lane and Capital of Texas Highway South. It is bounded by the Tarlton 360 Townhomes mixed-use project on the south, Capital of Texas Highway on the west, and existing residential development called Hill Country Estates on the east, and existing commercial development to the north. Allowable impervious cover totals are less than requirements set by LDC 25-8-514. Topographically, the site drains generally from the north to the south. Drainage from the Hill Country Estates single family subdivision sheet flows onto the site and then drains to a small drainage way at the south end of the project.

Vegetation

The site is located within the Balcones Canyonlands region of the Edwards Plateau physiographic province (Amos and Gehlbach, 1988). The vegetation in the region is classified as juniper-oak savanna and is dominated primarily by woodland and forest

Environmental Policy Program Manager: _____
Chuck Lesniak

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Watershed Protection and Development Review Department
Staff Recommendations Concerning Required Findings
Water Quality Variances

Application Name:	**Loop 360 Climatized Self Storage**
Application Case No:	**SPC-2011-0190C**
Code Reference:	**LDC 25-8-341**
Variance Request:	**To allow cut up to a maximum of 20.0 Feet (LDC 25-8-341)**

JUSTIFICATION:

1. Are there special circumstances applicable to the property involved where strict application deprives such property owner of privileges or safety enjoyed by other similarly situated property with similarly timed development? **YES All the surrounding tracts have been developed with commercial or residential structures.**

2. Does the project demonstrate minimum departures from the terms of the ordinance necessary to avoid such deprivation of privileges enjoyed by such other property and to facilitate a reasonable use, and which will not create significant probabilities of harmful environmental consequences? **YES. The project meets all HCR requirements, SOS requirements, and the footprint was minimized so that it would both blend visually with the surrounding terrain and provide minimum disturbance to the site.**

3. The proposal does not provide special privileges not enjoyed by other similarly situated properties with similarly timed development, and is not based on a special or unique condition which was created as a result of the method by which a person voluntarily subdivided land. **YES. Grace Lane Office Building (SP-2007-0552D) (Up to 11 feet cut and 14 feet fill with conditions) and Hilltop Park (SP-2007-0214C) (Cut and Fill up to 11 feet with conditions) were both granted variances in the BSZ.**

4. Does the proposal demonstrate water quality equal to or better than would have resulted had development proceeded without the variance? **YES. The proposed construction will capture and provide water treatment for all disturbed areas, plus provide treatment for upstream development that is not currently being treated.**

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Watershed Protection and Development Review Department
Staff Recommendations Concerning Required Findings
Water Quality Variances

Application Name:	**Loop 360 Climatized Self Storage**
Application Case No:	**SPC-2011-0190C**
Code Reference:	**LDC 25-8-342**
Variance Request:	**To allow fill up to a maximum of 14.5 Feet (LDC 25-8-342)**

JUSTIFICATION:

1. Are there special circumstances applicable to the property involved where strict application deprives such property owner of privileges or safety enjoyed by other similarly situated property with similarly timed development? **YES All the surrounding tracts have been developed with commercial or residential structures.**

2. Does the project demonstrate minimum departures from the terms of the ordinance necessary to avoid such deprivation of privileges enjoyed by such other property and to facilitate a reasonable use, and which will not create significant probabilities of harmful environmental consequences? **YES. The project meets all HCR requirements, SOS requirements, and the footprint was minimized so that it would both blend visually with the surrounding terrain and provide minimum disturbance to the site.**

3. The proposal does not provide special privileges not enjoyed by other similarly situated properties with similarly timed development, and is not based on a special or unique condition which was created as a result of the method by which a person voluntarily subdivided land. **YES. Grace Lane Office Building (SP-2007-0552D) (Up to 11 feet cut and 14 feet fill with conditions) and Hilltop Park (SP-2007-0214C) (Cut and Fill up to 11 feet with conditions) were both granted variances in the BSZ.**

4. Does the proposal demonstrate water quality equal to or better than would have resulted had development proceeded without the variance? **YES. The proposed construction will capture and provide water treatment for all disturbed areas, plus provide treatment for upstream development that is not currently being treated.**

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Watershed Protection and Development Review Department
Staff Recommendations Concerning Required Findings
Water Quality Variances

Application Name:	**Loop 360 Climatized Self Storage**
Application Case No:	**SPC-2011-0190C**
Code Reference:	**LDC 25-2-1123(C)**
Waiver Request:	**To allow cut over 8.0 feet in depth downhill of a slope greater than 15% (LDC 25-2-1123 (C))**

JUSTIFICATION:

(1) The provision imposes an undue hardship on a development because of the location, topography, or peculiar configuration of the tract. **Yes. In order to meet the HCR setbacks, it is necessary to locate the proposed construction in its current location.**

(2) A proposed development incorporates the use of highly innovative architectural, site planning, or land use technique. **Yes. The current design was changed from a one building layout to a two building layout with extra floors to minimize building footprint and impervious cover on the site.**

(3) If the waiver is approved, a proposed development will equal or exceed a development that is in compliance with this article in terms of: (a) environmental protection; (b) aesthetic enhancement; (c) land use compatibility and (d) traffic considerations. **Yes. The current project is replacing a previously permitted project, Wendy's at 360. The water/wastewater loads, additional landscaping/terraced design, and greatly reduced traffic impacts make this a superior use of this tract.**

LONGARO & CLARKE
Consulting Engineers

TBPE Reg. No. F-544

7501 North Capital of Texas Highway Building A, Suite 250 Austin, Texas 78731 Tel: (512) 306-0228 Fax: (512) 306-0338

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December 6, 2011

Mr. Jeb Brown
City of Austin
Planning and Development Review Department
505 Barton Springs Road, 4th Floor
Austin, Texas 78704

RE: Barton Creek at Loop 360 Climatized Self Storage, SPC-2011-0190C
Non-Administrative Variance Request to LDC §25-8-341
Longaro & Clarke, L.P. Project #352-01-40

Dear Jeb:

The purpose of this letter is to request a non-administrative variance to LDC §25-8-341, Cut Requirements. The justification for this variance generally falls along the lines of the nature of the use and the general topography of the site. The use is comprised of climatized self storage buildings. This use generally consists of a large footprint due the nature of self storage buildings. Initially, a concept of a single-building layout with a 37,000 sq. ft. footprint was considered. However, due to the topography across the building site, which is an average of 9% slope, it was determined that the cuts would be very excessive. Thus, a concept of a two-building layout with 18,500 sq. ft. footprints each was chosen to minimize the cuts. The cut areas are additionally minimized by the use of three-story buildings which compact the building site area when compared to a single-story plan that would spread the building site over a much larger area and thus increase the extent of site disturbance and cuts.

Cuts over 4' in depth, pursuant to LDC §25-8-341, are not disallowed for the area under the building footprints. However, cuts over 4' in depth outside the building footprints would require a non-administrative variance. There are two reasons the cuts were extended beyond the building footprints rather than using a vertical cut next to the building walls. One practical consideration is drainage as it is difficult to prevent 100% infiltration of ground water through the sides of the vertical construction. This is very important to prevent for a self storage development due to liability concerns regarding the stored materials. The second consideration is created by a health/safety/welfare concern that was raised by the Fire Department. To alleviate this concern a 10-foot clear area along the buildings at the first floor level for purposes of fire protection was required. To minimize the impact of these cuts they will be terraced pursuant to LDC §25-2-1123(D).

A schematic showing the extent of this variance has been attached as Exhibit B. This exhibit shows the extent of a variance from LDC §25-8-341 for cuts from 4' to 22' in depth as being 20,937 sq. ft. The scope of this variance has been minimized to the greatest extent feasible by: 1) adopting a two-building concept with three stories each, thus minimizing the depth and area of the cuts, and 2) by the use of terracing techniques.

A Land Use Commission variance is being requested pursuant to LDC §25-8-41 as follows: 1) pursuant to LDC §25-8-41(A) given the unique constraints placed upon the site from a topographic standpoint we believe that the granting of this variance should be allowed, as other commercial projects in the same proximity, i.e. Hill Country Roadway Corridors, and contemporaneously, have received similar consideration due to the same unique constraints placed upon projects by the Hill Country topography, and 2) pursuant to LDC §25-8-41(B) although the variance has been created to some extent by the nature of the development, the project is providing greater overall environmental protection than would be achieved without the variance. The improved environmental protection includes the following:

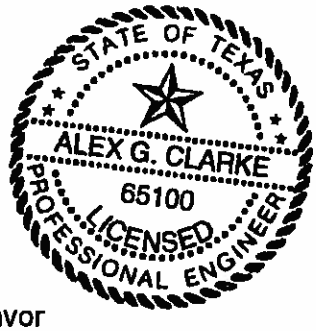
a) Enhanced water quality benefit by providing a primary sedimentation/filtration pond treatment capturing the SOS water quality volume, followed by a secondary treatment consisting of an enhanced infiltration area that disperses the discharge from the primary treatment though an area of hedge rows located approximately every 25' to improve overland sheet flow and infiltration of the runoff. The infiltration areas are sized 10-20 times the minimum required size to provide a large safety factor against runoff potentially leaving the site.

b) Enhanced Natural Area of 71% will be provided which is well above the 40% required by the HCR ordinance.

c) Terracing of the cuts will be provided pursuant to LDC §25-2-1123(D). Between the terraces, revegetation with 609S Native Species is proposed along with other native plantings pursuant to the Landscape Plan that will enhance the aesthetics in this area. In addition, 12" of increased organic mulch will be used in the area between the terraces which will increase the water quality benefit by minimizing runoff from this area and minimizing irrigation requirements.

We appreciate your review of this variance request. If you have any questions, or require any additional information, please do not hesitate to call.

Very Truly Yours,
LONGARO & CLARKE, L.P.



Alex G. Clarke, P.E.
Vice President

cc: Brendan Callahan, Endeavor
Haythem Dawlett, Legend Communities
Randy Hughes, Legend Communities
Joseph Longaro, Longaro & Clarke, L.P.

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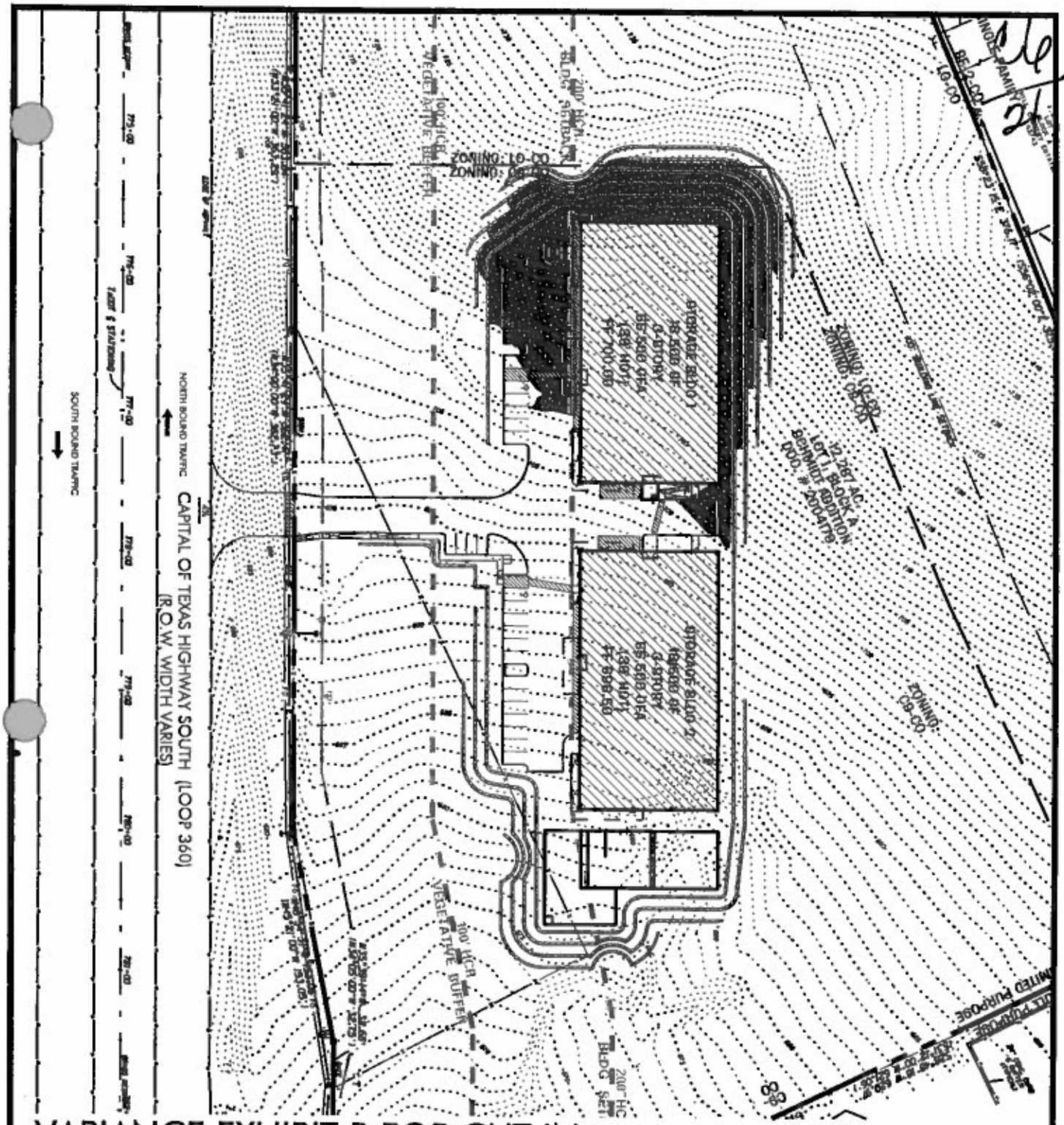


VARIANCE EXHIBIT B FOR CUT IN EXCESS OF 4 FT FOR AREA OUTSIDE OF WQ/DET PONDS (LDC-25-8-341)

LONGARO & CLARKE
Consulting Engineers

Land Development • Stormwater Management • Water Resources

7501 North Capital of Texas Highway • Building A • Suite 250 Austin, Texas 78731

(512) 306-0228 ~ www.LongaroClarke.com ~ TBPE Reg. No. F-544

20,937 SF CUT 4'-22'

0 100 200

LONGARO & CLARKE
Consulting Engineers

TBPE Reg. No. F-544

7501 North Capital of Texas Highway Building A, Suite 250 Austin, Texas 78731 Tel: (512) 306-0228 Fax: (512) 306-0338

December 6, 2011

Mr. Jeb Brown
City of Austin
Planning and Development Review Department
505 Barton Springs Road, 4th Floor
Austin, Texas 78704

RE: Barton Creek at Loop 360 Climatized Self Storage, SPC-2011-0190C
Non-Administrative Variance Request to LDC §25-8-342
Longaro & Clarke, L.P. Project #352-01-40

Dear Jeb:

The purpose of this letter is to request a non-administrative variance from fill requirements pursuant to LDC §25-8-342, Fill Requirements. The justification for this variance generally falls along the lines of the nature of the use and the general topography of the site. The use is comprised of climatized self storage buildings. This use generally consists of a large footprint due the nature of self storage buildings. Initially, a concept of a single-building layout with a 37,000 sq. ft. footprint was considered. However, due to the topography across the building site, which is an average of 9% slope, it was determined that the fills would be very excessive. Thus, a concept of a two-building layout with 18,500 sq. ft. footprints each was chosen to minimize the fills. The fill areas are additionally minimized by the use of three-story buildings which compact the building site area when compared to a single-story plan that would spread the building site over a much larger area and thus increase the extent of site disturbance and fills.

Fills over 4' in depth, pursuant to LDC §25-8-342, are not disallowed for the area under the building footprints. However, fills over 4' in depth outside the building footprints would require a non-administrative variance. There are two reasons the fills were extended beyond the building footprints rather than using a vertical fill next to the building walls. One practical consideration is drainage as it is difficult to prevent 100% infiltration of ground water through the sides of the vertical construction. This is very important to prevent for a self storage development due to liability concerns regarding the stored materials. The second consideration is created by a health/safety/welfare concern that was raised by the Fire Department. To alleviate this concern a 10-foot clear area along the buildings at the first floor level for purposes of fire protection was required. To minimize the impact of these fills they will be terraced pursuant to LDC §25-2-1123(D).

A schematic showing the extent of this variance has been attached as Exhibit C. This exhibit shows the extent of a variance from LDC §25-8-342 for fills from 4' to 15' in depth as being 21,277 sq. ft. The scope of this variance has been minimized to the greatest extent feasible by: 1) adopting a two-building concept with three stories each, thus minimizing the depth and area of the fills, and 2) by the use of terracing techniques.

A Land Use Commission variance is being requested pursuant to LDC §25-8-41as follows: 1) pursuant to LDC §25-8-41(A) given the unique constraints placed upon the site from a topographic standpoint we believe that the granting of this variance should be allowed, as other commercial projects in the same proximity, i.e. Hill Country Roadway Corridors, and contemporaneously, have received similar consideration due to the same unique constraints placed upon projects by the Hill Country topography, and 2) pursuant to LDC §25-8-41(B) and although the variance has been created to some extent by the nature of the development, the project is providing greater overall environmental protection than would be achieved without the variance. The improved environmental protection includes the following:

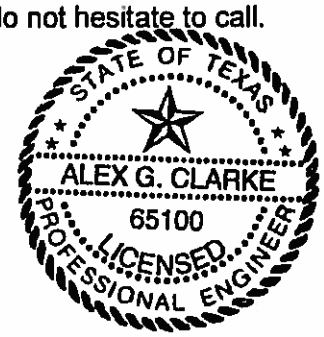
a) Enhanced water quality benefit by providing a primary sedimentation/filtration pond treatment capturing the SOS water quality volume, followed by a secondary treatment consisting of an enhanced infiltration area that disperses the discharge from the primary treatment though an area of hedge rows located approximately every 25' to improve overland sheet flow and infiltration of the runoff. The infiltration areas are sized 10-20 times the minimum required size to provide a large safety factor against runoff potentially leaving the site.

b) Enhanced Natural Area of 71% will be provided which is well above the 40% required by the HCR ordinance.

c) Terracing of the fills will be provided pursuant to LDC §25-2-1123(D). Between the terraces, revegetation with 609S Native Species is proposed along with other native plantings pursuant to the Landscape Plan that will enhance the aesthetics in this area. In addition, 12" of increased organic mulch will be used in the area between the terraces, which will increase the water quality benefit by minimizing runoff from this area and minimizing irrigation requirements.

We appreciate your review of this variance request. If you have any questions, or require any additional information, please do not hesitate to call.

Very Truly Yours,
LONGARO & CLARKE, L.P.



Alex G. Clarke, P.E.
Vice President

cc: Brendan Callahan, Endeavor
Haythem Dawlett, Legend Communities
Randy Hughes, Legend Communities
Joseph Longaro, Longaro & Clarke, L.P.

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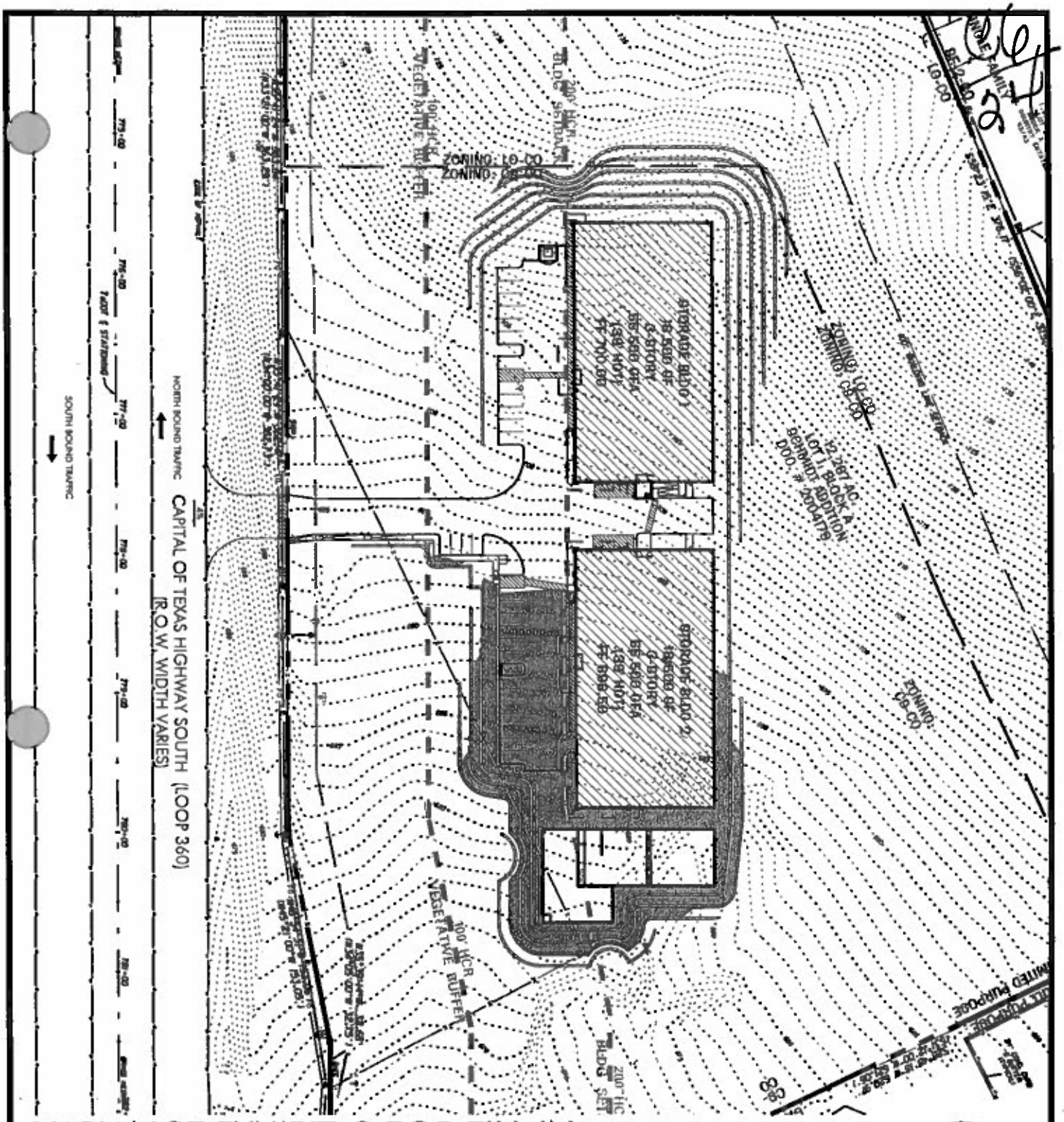

VARIANCE EXHIBIT C FOR FILL IN EXCESS OF 4 FT FOR AREA OUTSIDE OF WQ/DET PONDS (LDC-25-8-342)

L&C LONGARO & CLARKE
Consulting Engineers

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21,277 SF FILL 4'-15'

0 100 200

LONGARO & CLARKE
Consulting Engineers

TBPE Reg. No. F-544

7501 North Capital of Texas Highway Building A, Suite 250 Austin, Texas 78731 Tel: (512) 306-0228 Fax: (512) 306-0338

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December 6, 2011

Mr. Jeb Brown
City of Austin
Planning and Development Review Department
505 Barton Springs Road, 4th Floor
Austin, Texas 78704

RE: Barton Creek at Loop 360 Climatized Self Storage, SPC-2011-0190C
Non-Administrative Variance Request to LDC §25-2-1123(C)
Longaro & Clarke, L.P. Project #352-01-40

Dear Jeb:

The purpose of this letter is to request a non-administrative variance from cut requirements pursuant to LDC §25-2-1123(C), Construction on Slopes. The justification for this variance generally falls along the lines of the nature of the use and the general topography of the site. The use is comprised of climatized self storage buildings. This use generally consists of a large footprint due the nature of self storage buildings. Initially, a concept of a single-building layout with a 37,000 sq. ft. footprint was considered. However, due to the topography across the building site, which is an average of 9% slope, it was determined that the cuts would be very excessive. Thus, a concept of a two-building layout with 18,500 sq. ft. footprints each was chosen to minimize the cuts. The cut areas are additionally minimized by the use of three-story buildings which compact the building site area when compared to a single-story plan that would spread the building site over a much larger area and thus increase the extent of site disturbance and cuts.

Cuts over 8' in depth, pursuant to LDC §25-2-1123(C), are disallowed for the structures that are located downhill of a slope in excess of 15% gradient, requiring a non-administrative variance. There are two reasons the cuts were extended beyond the building footprints rather than using a vertical cut next to the building walls. One practical consideration is drainage as it is difficult to prevent 100% infiltration of ground water through the sides of the vertical construction. This is very important to prevent for a self storage development due to liability concerns regarding the stored materials. The second consideration is created by a health/safety/welfare concern that was raised by the Fire Department. To alleviate this concern a 10-foot clear area along the buildings at the first floor level for purposes of fire protection was required. To minimize the impact of these cuts they will be terraced pursuant to LDC §25-2-1123(D).

A schematic showing the extent of this variance has been attached as Exhibit A. This exhibit shows the extent of a variance from LDC §25-2-1123(C) for cut from 8' to 22' in depth as being 22,276 sq. ft.. The scope of this variance has been minimized to the greatest extent feasible by: 1) adopting a two-building concept with three stories each, thus minimizing the depth and area of the cuts and 2) by the use of terracing techniques.

A Land Use Commission variance is being requested pursuant to LDC §25-2-1105 as follows: 1) pursuant to LDC §25-2-1105(A)(1) given the unique constraints placed upon the site from a topographic standpoint we believe that the granting of these variances should be allowed, as other commercial projects in the same proximity, i.e. Hill Country Roadway Corridors, and

contemporaneously, have received similar consideration due to the same unique constraints placed upon projects by the Hill Country topography, 2) pursuant to LDC §25-2-1105(A)(2) the storage units are utilizing architectural elements that will help the buildings fit into the surrounding Hill Country landscape, and 3) pursuant to LDC §25-2-1105(A)(3) provide improved environmental protection and enhanced aesthetics including the following:

a) Enhanced water quality benefit by providing a primary sedimentation/filtration pond treatment capturing the SOS water quality volume, followed by a secondary treatment consisting of an enhanced infiltration area that disperses the discharge from the primary treatment though an area of hedge rows located approximately every 25' to improve overland sheet flow and infiltration of the runoff. The infiltration areas are sized 10-20 times the minimum required size to provide a large safety factor against runoff potentially leaving the site.

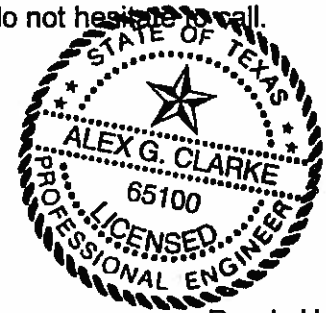
b) Enhanced Natural Area of 71% will be provided which is well above the 40% required by the HCR ordinance.

c) Terracing of the cuts will be provided pursuant to LDC §25-2-1123(D). Between the terraces, revegetation with 609S Native Species is proposed along with other native plantings pursuant to the Landscape Plan that will enhance the aesthetics in this area. In addition, 12" of increased organic mulch will be used in the area between the terraces, which will increase the water quality benefit by minimizing runoff from this area and minimizing irrigation requirements.

d) In addition, the land use in compatible with the other existing land uses in the vicinity and located adjacent to Loop 360 such as the office space to the north and the recently approved Tarlton 360 Townhomes mixed use project to the south. Traffic is limited to less than 4,000 trips per day (tpd) by zoning, but the actual estimated tpd for the 55,000 sq. ft. of convenience storage is approximately 133, significantly less than allowed and should not have a significant impact on the surrounding transportation infrastructure.

We appreciate your review of this variance request. If you have any questions, or require any additional information, please do not hesitate to call.

Very Truly Yours,
LONGARO & CLARKE, L.P.



Alex G. Clarke, P.E.
Vice President

cc: Brendan Callahan, Endeavor
Haythem Dawlett, Legend Communities
Randy Hughes, Legend Communities
Joseph Longaro, Longaro & Clarke, L.P.

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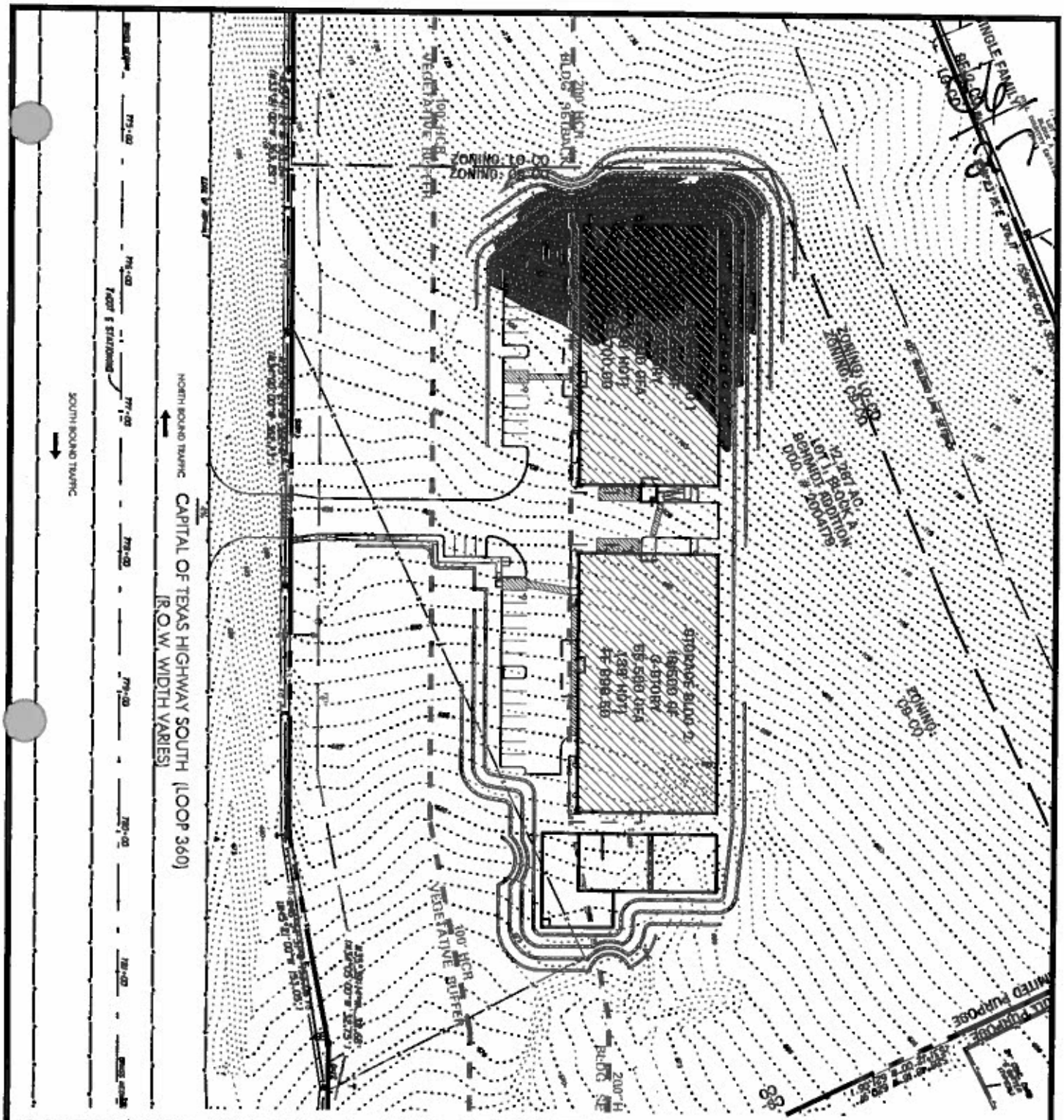

VARIANCE EXHIBIT A FOR STRUCTURAL EXCAVATION (CUT) IN EXCESS OF 8 FT (LDC-25-2-1123C)

LONGARO & CLARKE
Consulting Engineers

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draft 6/28

Case No. SPC-2011-0190C

RESTRICTIVE COVENANT

OWNER: Uplifting Properties, LP

MAILING ADDRESS: 1101 Havre Lafitte Drive, Austin, Texas 78746

CONSIDERATION: Ten and No/100 Dollars ($10.00) and other good and valuable consideration paid by City Of Austin to the Owner, the receipt and sufficiency of which is acknowledged.

PROPERTY: 12.267 acre tract of land known as "Lot 1, Block A, Schmidt Addition", a subdivision of record in Document No. 200400179 of the Official Public Records of Travis County, Texas.

WHEREAS, the Owner of the Property and the City Of Austin have agreed that the Property should be impressed with certain covenants and restrictions;

NOW, THEREFORE, it is declared that the Owner of Property, for the consideration, shall hold, sell and convey the Property, subject to the following covenants and restrictions impressed upon the Property by this restrictive covenant. These covenants and restrictions shall run with the land, and shall be binding on the Owner of the Property, its heirs, successors and assigns.

1. The owner shall comply with the Integrated Pest Management (IPM) Plan or record, as approved by the Planning and Development Review Department (PDRD) for Site Plan Case No. SPC-2011-0190C as may be amended from time to time by the Owner upon approval by the PDRD, said IPM Plan being available for review and inspection in the Office of the PDRD in Site Plan Case No. SPC-2011-0190C.

2. The maximum portion of lot established as turf or landscaped is 15 percent. Undisturbed natural areas or areas restored to natural conditions shall not be considered landscaping or turf. All natural areas or areas restored to natural conditions shall be shown on each site plan.

3. If any person or entity shall violate or attempt to violate this agreement and covenant, it shall be lawful for the City of Austin to prosecute proceedings at law or in equity against such person or entity violating or attempting to violate such agreement or covenant, to prevent the person or entity from such actions, and to collect damages for such actions.

4. If any part of this agreement or covenant is declared invalid, by judgment or court order, the same shall in no way affect any of the other provisions of this agreement, and such remaining portion of this agreement shall remain in full effect.

5. If at any time the City of Austin fails to enforce this agreement, whether or not any violations of it are known, such failure shall not constitute a waiver or estoppel of the right to enforce it.

Exhibit 2

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6. This agreement may be modified, amended, or terminated only by joint action of the (a) DIRECTOR OF PDRD OF THE CITY OF AUSTIN, and (b) by the owner(s) of the property subject to the modification, amendment or termination at the time of such modification, amendment or termination.

All citations to the Austin City Code shall refer to the Austin City Code of 2011, as amended from time to time, unless otherwise specified. When the context requires, singular nouns and pronouns include the plural.

UPLIFTING PROPERTIES, LP

BY: _____

NAME: Steve Goldstein

DATE: _____, 2011

THE STATE OF TEXAS
COUNTY OF TRAVIS

This instrument was acknowledged before me on this the ____ day of _____, 2011 by _____.

_____
Notary Public, State of Texas

After recording, please return to:

Alex G. Clarke, P.E.
LONGARO & CLARKE, L.P.
7501 N. Capital of Texas Highway
Building A, Suite 250
Austin, Texas 78731

WATERSHED PROTECTION

Integrated Pest Management (IPM)

This document/submission will serve as your IPM plan. It must be printed and distributed to the owner of the property and to any person or company who is given responsibility for on site pest management, landscaping, or facility maintenance (i.e. homeowners, property managers, maintenance companies). Per the restrictive covenant that accompanies this IPM plan, the owner of the property and their assignees are legally required to comply with this plan.

PLEASE PRINT OR SAVE FOR YOUR RECORDS

	Project Information
Project Name:	Barton Creek at Loop 360 Climatized Self Storage
Case Number:	SPC-2011-0190C
Project Type:	Commercial
Project Address:	2631
Project Street Name:	S. Capital of Texas HWY NB
Project Zip Code	78746
Email:	aclarke@longaroclarke.com
	Project Developer
Company	Legend Communities, Inc.
Contact Person	Haythem Dawlett
Address	2101 Lakeway Blvd., Austin Texas, 78734
Phone #	512-306-1444
Fax#	512-306-0338
Reviewer	Benny Ho
Plat on File?	YES

Reason for IPM Plan

Ordinance Requirement

Land is being developed under the SOS ordinance (LDC 25-8-511) per ECM 1.6.9.2 (D)
NO - Not required as per Section 25-8-261 (B) of the Land Development Code

Environmental Criteria Manual Requirement

Wet Ponds: NO
Rainharvest: NO
Retention/Irrigation: YES
Disconnection of Impervious Cover: NO
Vegetative Filter Strip: YES
Non-required Vegetation: NO
Biofiltration: NO
Rain Garden: NO

Plan Submitted: 28-Sep-11

WATERSHED PROTECTION

Integrated Pest Management (IPM)

Exhibit 3

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Site Plan Review Process Requirement

Variance Request	YES	**A unique requirement other than that previously described**	No
PUD Agreement	No	**City of Austin Green Resolution (LID)**	No
On site structural water quality control	No		
Other			

Landscape Area

Landscape Area	Total Project Area	Total % of Landscape Area
21,710 Sq Ft	534,481 Sq Ft	4.0 %
Built Area		
37,000 Sq Ft		

Critical Environmental Feature and Buffers

Cave: No	**Rimrock:** No	**Sinkhole:** No	**Streambank:** No
Wetland: No	**Other:**		

If any environmental Criteria Manual Requirements are YES Please download the IPM for Innovative Water Quality Controls document

Plan Components

The City of Austin & Texas Agrilife Extension's Grow Green fact sheets serve as the most current guide to earth-wise landscaping information for the Austin area and are the basis of your IPM plan. You are required to start with the least toxic options before using the more toxic chemical options in order to protect our water resources

Gardening Basics

The City of Austin & Texas Agrilife Extension's Grow Green fact sheets serve as the most current guide to earth-wise landscaping information for the Austin area and are the basis of your IPM plan. You are required to start with the least toxic options before using the more toxic chemical options in order to protect our water resources

C6/32

Anticipated Landscape Pests and Solutions

Aphids	Fleas	Snail and Slugs
Beetles	Galls	Spider Mites
Caterpillars	Grubs	Stink Bugs
Chinch Bugs	Mosquito's	Thrips
Fire Ants	Scale	

Diseases	Lawn Problems	Miscellaneous
Lawn Problems	Lawn Care	Diagnostics
Bacterial Leaf Spot	Weed and Feed	Poison Ivy
Brown Patch	Chinch Bugs	Take All Patch
Cotton Root/Root Rot	Grubs	Weeds
Fire Blight	Brown Patch Take	
Fungal Leaf Spot	All Patch	Indoor Pest
Oak Wilt	Drought Stress	Ants
Powdery Mildew	Iron Chlorosis	Cockroaches
Take All Patch	Shade Stress	Rodents
Viruses		Termites

Vehicle and Household Chemical Concerns

The owner of the property agrees to:

- Maintain Vehicle to prevent leaks
- For small fluid leaks or chemical spills, add using kitty litter and disposing of waste in the garbage can
- Wash cars at a commercial car wash or wash water drains to vegetated area
- Dispose of household chemical at the Home Chemical Facility
- Dispose of used motor oil, oil filters, car batteries and tires at an appropriate facility

Developer agrees to distribute Grow Green Fact Sheets and inform the owner(s) of the property that they are required to abide by the least toxic options on the grow green fact sheets. (If the owner(s) of the property have access to the internet, the current materials and requirements can be found at http://www.ci.austin.tx.us/growgreen/ipm.htm . If they do not, are available through the City of Austin or sample fact sheets can be provided so that copies can be made).

As the person preparing the IPM Plan, I am aware that a restrictive covenant is required to be filed. The restrictive covenant is the legal document requiring the use of IPM on this site.

You may be contacted for more information. Maintain this for your records.

Plan Submitted: 28-Sep-11

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33

Generic Project
PUBLIC EDUCATION and IPM PLAN

1.0 INTRODUCTION

This document is intended to provide citizens with the information necessary to follow an environmentally sensitive approach to lawn care, pest management, and to other aspects of urban living. To maintain a healthy environment and avoid polluting, it is important that each individual employ the following recommended measures. If a service company is employed by the property owner, then the owner must ensure that the company:

- Is aware of the covenants and restrictions on the property
- Is given a copy of this guide
- Use the practices recommended in this guide

2.0 DEFINITION of IPM

Integrated pest management (IPM) is a system of controlling pests (weeds, diseases, insects or others) in which pests are identified, action thresholds are considered, all possible control options are evaluated and selected control(s) are implemented. Control options--which include biological, cultural, manual, mechanical and chemical methods--are used to prevent or remedy unacceptable pest activity or damage. Choice of control option(s) is based on effectiveness, environmental impact, site characteristics, public health and safety, and economics. IPM takes advantage of all appropriate pest management options.

3.0 GROW GREEN PROGRAM

The Grow Green program is a partnership of the City of Austin Watershed Protection and Development Review Department and the Cooperative Extension Service of Travis County. This program is a community-wide environmental education program intended to preserve and protect our water resources. The Grow Green partnering agencies distribute educational materials, such as the earth-wise guides included in this document, to the Austin-area nurseries and home improvement stores that have elected to participate in the program.

4.0 EARTH-WISE GUIDES

The earth-wise guides in this document were developed as an educational component of the Grow Green program. The Grow Green earth-wise guides are available for free at each participating retailer. This information is meant to assist individuals in identifying a pest of concern and describe a least-toxic approach to managing the pest. So that you may choose a least toxic control measure, various products labeled for the control of that pest are rated according to toxicity and persistence. These guides are updated on an occasional basis as new products and treatment options become available. Additional copies may be available upon request by either picking them up at a participating retailer, or by contacting the City of Austin at (512) 974-2550 or the Cooperative Extension Service at (512) 854-9600.

5.0 VEHICLE MAINTENANCE

Used motor oil, oil filters, car batteries, and tires should be dropped off at an appropriate facility. Many automotive shops, lubrication centers, and some recycling centers will accept these materials. For more information on proper disposal and recycling, refer to the next item, 6.0 Disposal and Recycling. When cleaning your vehicle, it is important that the wastewater from the cleaning process not enter the storm drain system. Approved car

washing facilities direct the wastewater to a treatment facility. When washing a vehicle at home, drain the wash water to a landscape area. Thus the landscaping can use the water, and the dirt and cleaning agents can be degraded.

6.0 DISPOSAL and RECYCLING

It is important to recycle any material that is recyclable, and to properly dispose of items that cannot be recycled. Residents of the City of Austin or of Travis County have access to the Home Chemical Collection facility located at 2514 Business Center Drive, south of the Ben White/Burleson intersection. It is open Tuesday and Wednesday from 12 to 7 p.m. The phone number for the facility is (512) 974-4343. If you reside outside Travis county, contact your local county government or the Texas Commission on Environmental Quality (TCEQ) to find out if there is a disposal site or recycling program for your area. The TCEQ offers citizens two easy ways to access this information. One method is to use the toll-free phone number (1-800-CLEAN-UP), that allows you to enter your five-digit ZIP code to find information specific to your locale. Web surfers can find the same information on the Internet at www.1800cleanup.org.

06/35

MEMORANDUM

TO: Benny Ho
Alex Clarke

FROM: Schuyler Schwarting

DATE: November 2, 2011

SUBJECT: Barton Springs Zone Operating Permit

I have received the Operating Permit application and Maintenance Plan for the:

Barton Creek at Loop 360 Climatized Self Storage
2631 S. Cap of Texas Hwy
SPC-2011-0190C

The new Barton Springs Zone Operating Permit number is #OP-11-1102A

This number needs to be placed in the Barton Springs Zone Operating Permit title block.
The permit will be good for 1 year after the project is approved and constructed.
Let me know if you have any questions.

Thanks,

Schuyler Schwarting
Environmental Program Coordinator
Planning and Development Review Department
City of Austin
PO Box 1088
Aus., Tx. 78767
512-974-2715
schuyler.schwarting@ci.austin.tx.us

Exhibit 4

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LONGARO & CLARKE
Consulting Engineers
TBPE Reg. No. F-544
7501 North Capital of Texas Highway Building A, Suite 250 Austin, Texas 78731 Tel: (512) 306-0228 Fax: (512) 306-0338

January 19, 2012

Mr. Jeb Brown
City of Austin
Planning and Development Review Department
505 Barton Springs Road, 4th Floor
Austin, Texas 78704

RE: Loop 360 Climatized Self Storage (SPC-2011-0190C)
Additional Information Regarding Wastewater Service
Longaro & Clarke, L.P. Project #352-01-40

Dear Jeb:

Thank you for meeting with Paul and me to discuss the variances for the above-referenced project on January 9, 2012. As a result of that meeting, you requested information to address a question that some of the ERB members had regarding the wastewater service for this tract. Currently, we are proposing an On-Site Sewage Facility (OSSF). The reason for this is that pursuant to the Robert E. Lee Study, the Schmidt tract (Loop 360 Climatized Self Storage site) is located outside of the City's Retail Service Area, thus precluding it from obtaining wastewater service through a lift station, force main and gravity mains into the City's public collective wastewater system. Therefore, the project is proposing a small OSSF commensurate with the low wastewater generation, which is approximately equivalent to the wastewater flow that a single family residence would generate. A similar project in terms of location and being outside the City's Retail Service Area is the Rudy's Country Store and BBQ, which was also subject to requirements of the Robert E. Lee Agreement. Copies of two Robert E. Lee Interceptor Study Area maps are attached for your reference showing the project location and also indicating that this site is in an area that is considered an existing septic area.

If you have any questions, or require any additional information, please do not hesitate to call.

Very Truly Yours,
LONGARO & CLARKE, L.P.

STATE OF TEXAS
ALEX G. CLARKE
65100
LICENSED
PROFESSIONAL ENGINEER

Alex G. Clarke, P.E.
Vice President

cc: Haythem Dawlett, Legend Communities
Randy Hughes, Legend Communities
Matt Mathias, Mathias & Company
Brendan Callahan, Endeavor
Joseph Longaro, Longaro & Clarke, L.P.

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Exhibit 5