



ITEM FOR ENVIRONMENTAL BOARD AGENDA

**BOARD MEETING
DATE REQUESTED:**

NOVEMBER 6, 2013

**NAME & NUMBER
OF PROJECT:**

OVERLOOK AT DAVENPORT
SPC-2012-0425C

**NAME OF APPLICANT
OR ORGANIZATION:**

Hanrahan Pritchard Engineering Inc.
(Contact: Hence Distel 512-459-4734)

LOCATION:

6001 Bold Ruler Way

PROJECT FILING DATE:

December 17, 2012

**WPDR/ENVIRONMENTAL
STAFF:**

Jim Dymkowski, 974-2707
james.dymkowski@austintexas.gov

**WPDR/
CASE MANAGER:**

Donna Galati, 974-2733
donna.galati@austintexas.gov

WATERSHED:

St. Stephen's Creek Watershed (Water Supply Rural)
Drinking Water Protection Zone

ORDINANCE:

Lake Austin Watershed Ordinance (840301-F)

REQUEST:

Variance request is as follows:
1. To allow fill greater than 4 feet not to exceed 11.8 feet
Lake Austin Watershed Ordinance Section 9-10-409(a)

STAFF RECOMMENDATION: Approved with condition.

REASONS FOR RECOMMENDATION: Findings of fact have been met.



MEMORANDUM

TO: Mary Gay Maxwell, Chairperson and Members of the Environmental Board

FROM: Jim Dymkowski, Environmental Review Specialist Senior
Planning and Development Review Department

DATE: November 6, 2013

SUBJECT: Overlook at Davenport – SPC-2012-0425C

On the November 6th agenda is a request for the consideration of one variance from the Lake Austin Watershed Ordinance (840301-F), Section 9-10-409(a) - To allow fill greater than 4 feet not to exceed 11.8 feet.

Description of Property

The subject property is located in the St. Stephen's Creek Watershed, which is classified as Water Supply Rural within the Drinking Water Protection Zone. It is within the City of Austin full purpose jurisdiction. There are no classified waterways on-site. The project is approximately 900 feet southeast across Loop 360 from a minor classified waterway section of St. Stephen's Creek.

Existing Topography/Soil Characteristics/Vegetation

The property contains slopes greater than 15% with some areas reaching 35% that grade to the southwest across the site toward Loop 360. There is approximately 80 feet of fall across the site. Vegetation generally consists of an over story of Live oak, Texas oak, and Ashe juniper and an understory of Texas persimmon, Huisache, and Sumac. Groundcovers consist of twisted leaf yucca, and other native grasses and forbs. According to the Environmental Assessment, soils consist of Brackett soils and Rock outcrop.

Critical Environmental Features/Endangered Species

There is one CEF on-site. It is a seep/spring and is centrally located near the southern property line. The required 150' setback has been placed around this feature to prevent impacts by the proposed development.

Description of Project

The project proposes the construction of a single office building with parking, drive, and water quality/detention pond. The property is within the Davenport West PUD and is subject to those code modifications as listed in the zoning restrictive covenant C814-88-0001.01 and the PUD land use plan. Per these documents, the allowable impervious cover, construction on slopes, and cut/fill requirements will be reviewed under the Lake Austin ordinance 840301-F and as amended 841213-L. The associated findings of fact for this variance are also subject to review based on the findings in the Lake Austin ordinance.

The calculation of allowable impervious cover under the Lake Austin ordinance differs from current code. Under Lake Austin, the calculations were based on gross site area not net and were given an allowable percentage based on the slope category not an overall allowable percentage of the net site area. These allowable percentages were 50% on slopes up to 15%, 15% on slopes from 15% to 25%, and 5% on slopes from 25% to 35%. Based on these slope categories and allowable percentages, the PUD land use plan allowed a total of one acre of impervious cover for this lot. This project proposes .706 acres of overall impervious cover and is compliant with the percentages allowed on the individual slope categories per the Lake Austin ordinance.

Environmental Code Variance Request

The following variance to the land development code is being requested:

1. To allow fill greater than 4 feet not to exceed 11.8 feet. Lake Austin Watershed Ordinance (840301-F), Section 9-10-409(a)

Conditions for Staff Approval

1. The remaining allowable impervious cover on this site may only be used for site plan revisions in which no additional environmental variances will be required.”

Recommendation

Staff recommends approval of the variance with one condition as the Findings of Fact have been met (see attached)

Similar Cases

Staff was unable to find similar cases within the PUD for comparison.



**Planning and Development Review Department
Staff Recommendations Concerning Required Findings
Water Quality Variances**

Project:	Overlook at Davenport – SPC-2012-0425C
Ordinance Standard:	Lake Austin Watershed Ordinance (840301-F), Section 9-10-409(a)
Variance Request:	To allow fill greater than 4 feet not to exceed 11.8 feet.

Findings:

A. Land Use Commission variance determinations from Sec. 9-10-409 (a) of the Lake Austin Ordinance: According to Section 9-10-377 (a) of the Lake Austin Ordinance, "Variances...may be granted by the Planning Commission only if it is found that:

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**

The site's topography dictates the location and slope of the driveway which can be readily accessed and traversed. No points of access to the site provide a better driveway location than that shown on the site plan. The access street has a running slope of 17%. Strict application would deny access to the site, particularly for emergency vehicles. The Davenport West PUD prohibits access to this site from Loop 360. The applicant has also worked with the neighborhood Association and their concerns about not accessing from Canonero Drive which would be the only other possible access street. This would not be practicable as the drive would require greater overall disturbance and would be located over a greater area of slopes in excess of 15%.

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**

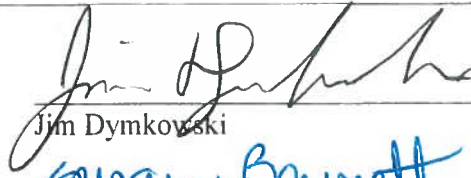
The affected area has been limited to the greatest extent feasible and the proposed driveway grade and cross slope meets the minimum requirements of the fire department for emergency vehicle access. The driveway cannot be placed any closer to Loop 360 as the associate parking cannot be built within the Loop 360/Hill Country Roadway setback buffer. While shifting it further away from Loop 360 along Bold Ruler would cause the building to be built on steeper slopes and greater disturbance to protected size trees. The proposed fill will be stabilized behind a proposed retaining wall.

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 after October 20, 1983. **YES**

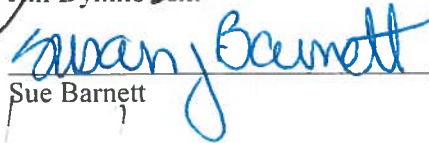
The proposal does not provide special privileges not enjoyed by similarly situated properties and is not based on a condition created as a result of the way the land has been subdivided. Functional grading and drive access was designed for the project which did not require a variance, but AFD has requested modifications to allow for access to the site by the largest of their equipment, and the ability to set up and extend outriggers over a more level parking surface. The Davenport West PUD prohibits access to this site from Loop 360. The applicant has also worked with the neighborhood Association and their concerns about not accessing from Canonero Drive which would be the only other possible access street. This would not be practicable as the drive would require greater overall disturbance and would be located over a greater area of slopes in excess of 15%.

**Variance approval requires all above affirmative findings.

Environmental Reviewer:


Jim Dymkowski

Environmental Program Coordinator:


Sue Barnett

Environmental Officer:


Chuck Lesniak

Date: October 2, 2013

Staff may recommend approval of a variance after answering all applicable determinations in the affirmative (YES).

Overlook at Davenport
SPC-2012-0425C
Driving Directions

Beginning at Austin City Hall 301 W 2nd Street:

Go west on Cesar Chavez approximately 1.2 miles.

Go south on Mopac Loop 1 approximately 2.8 miles to exit for Loop 360.

Turn right and go approximately 5.7 mile on Loop 360.

Turn right onto Bold Ruler Way. Site is on the right.

6001 Bold Ruler way is on the south side of Bold Ruler Way at the intersection of Loop 360 and Bolder Ruler Way.

Overlook at Davenport
SPC-2012-0425C
Site Photos

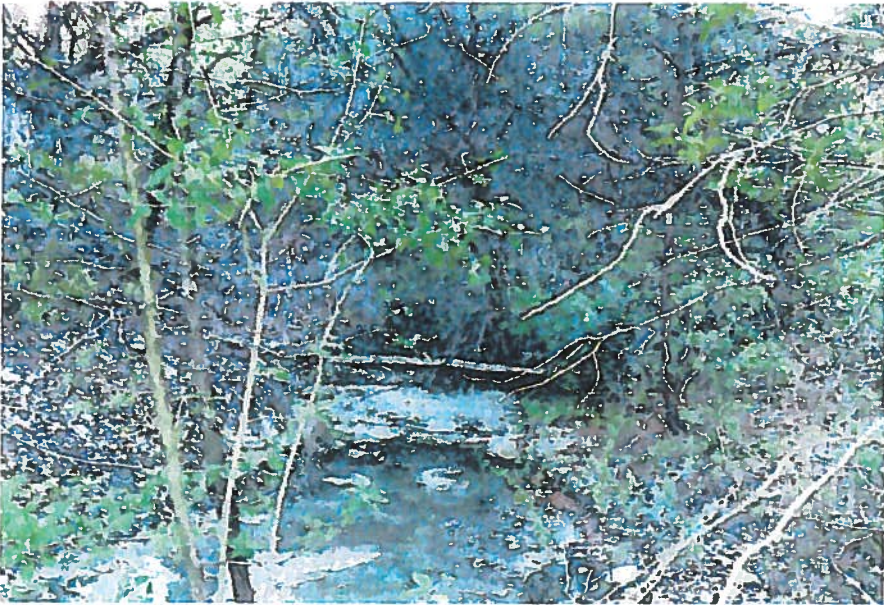


View of site from Loop 360 looking southeast



Loop 360 ordinance buffer area 50 feet looking west

Overlook at Davenport
SPC-2012-0425C
Site Photos - Continued



Seep/Spring CEF centrally located along the southern property line



Area of proposed fill greater than 4' not to exceed 11.8 feet
at entrance off Bold Ruler Way and into proposed parking area looking west

October 18, 2013



ENVIRONMENTAL BOARD VARIANCE APPLICATION TEMPLATE



October 18, 2013

Hanrahan • Pritchard Engineering, Inc.
8333 Cross Park Drive
Austin, Texas 78754

HPE
Phone: 512.459.4734
Fax: 512.459.4752
E-Mail: info@hp-eng.com

October 18, 2013

Planning & Development Review Department
City of Austin
505 Barton Springs Road
Austin, Texas 78704

**RE: Overlook at Davenport
Request for Variance
C.O.A. Lake Austin Ordinance Section 9-10-409(a) (Fill)**

We hereby request a variance from the Lake Austin Ordinance which governs development of this site, to exceed four feet of fill on the above site. Section 9-10-409(a) of the ordinance limits fill to a maximum of four feet of depth.

Extent of Fill. The area affected by this variance is primarily within the drive and loading area of the surface parking lot. A structural wall is proposed along the west side of the parking area, finished ground in this area reaches a maximum height of 11.8 feet. In addition, portions of pond walls exceed four feet as shown in the exhibit on sheet 15 accompanying this request.

The reason for the variance is due to the relatively steep slopes of Bold Ruler Way, to which the drive ties, and slopes on the site. No point of access to the site is available where slopes are less than 15%. The driveway location was chosen based on several factors:

1. Bold Ruler Way is a better access road (versus Canonero Drive) due to topography.
2. Bold Ruler Way provides better sight distance and separation from street intersections.
3. The location avoids placement of an office driveway near driveways serving residences.
4. No direct access is permitted to Loop 360.

Fire Department rules prohibit driveways in excess of 14% slope (for concrete drives). In order to limit fill to less than four feet, driveway grades would approach 20% and, as a practical matter, slopes of this magnitude present difficult driving conditions, particularly in wet or icy conditions. In addition, the fire department limits grade changes to a maximum of 10% over a distance of 20 feet, and a 5% cross slope. The proposed plan meets these minimum requirements.

In order to minimize disturbance of a larger area of the site, the pond has been designed with walls as shown on the attached exhibit on sheet 15. The design height of the pond walls require fills in excess of four feet in the parking lot immediately adjacent to the pond. No fill is proposed within the pond area.

October 18, 2013

Attached is a Finding of Fact to aid in your consideration of our request. If you have any questions or concerns about this request, please do not hesitate to contact me.

Respectfully,



Hence Distel
Hanrahan Pritchard Engineering, Inc.

October 18, 2013

PROJECT DESCRIPTION

Applicant Contact Information

Name of Applicant Michael Ayer
Street Address 3502 Native Dancer Cove
City State ZIP Code Austin, Texas 78746
Work Phone (512) 328-2522
E-Mail Address stewpot47@gmail.com

Variance Case Information

Case Name Overlook At Davenport
Case Number SPC-2012-0425C
Address or Location 6001 Bold Ruler Way; Austin, Texas 78746
Environmental Reviewer Name James Dymkowski
Applicable Ordinance Lake Austin (840301-F)
Watershed Name St. Stephens 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 Approx. 800 feet
Water and Waste Water service to be provided by Austin Water Utility
Request The variance request is as follows (Cite code references): To exceed 4' of fill (Lake Austin Ordinance Sec. 9-10-409(a))

October 18, 2013

Impervious cover	Existing	Proposed
square footage:	<u>0</u>	<u>30,750</u>
acreage:	<u>0</u>	<u>0.706</u>
percentage:	<u>0</u>	<u>21</u>

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 site slopes toward the southwest, with a 95-foot grade change across the site. Slopes vary from 5% to over 35% slope, with approximately 2/3 of the site within the 0-15% slope range. The upper (eastern) portion of the site consists primarily of dense ashe juniper and scattered Spanish oak, and the lower portion contains scattered brush, ashe juniper and Spanish oak trees. No heritage trees exist on the site.

Brackett association soils are present, overlaying Glen Rose limestone as evidenced by the "stair-step" topography on the site.

No CWQZ, WQTZ, or defined floodplain exists on or adjacent to the site. City of Austin geologists identified a seep/spring critical environmental feature (CEF) located in the draw along the southern property line, and a 150-foot setback is provided for this feature. Proposed development is down-gradient of this feature.

Clearly indicate in what way the proposed project does not comply with current Code (include maps and exhibits)

The project proposes up to 11.8 feet of fill in areas shown on the attached fill exhibit. The Lake Austin Ordinance allows a maximum of four feet of fill without a variance.

October 18, 2013

FINDINGS OF FACT

As required in Section 9-10-409(a) of the Lake Austin Ordinance, in order to grant a variance Planning Commission must make the following findings of fact:

Include an explanation with each applicable finding of fact.

Project: Overlook at Davenport

Ordinance: Lake Austin Ordinance (840301-F) Section 9-10-409(a)

A. Land Use Commission variance determinations from Sec. 9-10-409(a) of the Lake Austin Ordinance: *According to Section 9-10-377(a) of the Lake Austin Ordinance, "Variances...may be granted by the Planning Commission only if it is found that, because of special circumstances applicable to the property involved, strict application deprives such property of privileges or safety enjoyed by other similarly situated property with similarly timed development. Where such conditions are found the variance permitted shall be the minimum departure 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. Provided, however, in no case may a variance be granted that will provide the applicant with any special privileges not enjoyed by other similarly situated properties with similarly timed development. Provided, further, that the Planning Commission shall have no authority to grant a variance based on a special or unique condition which was created as a result of the method by which a person voluntarily subdivides land after October 20, 1983."*

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**

The site's topography dictates the location and slope of the driveway which can be readily accessed and traversed. No points of access to the site provide a better driveway location than that shown on the site plan. The access street has a running slope of 17%. Strict application would deny access to the site, particularly for emergency vehicles.

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 affected area has been limited to the greatest extent feasible, and the proposed driveway grade and cross slope meets the minimum requirements of the fire department for emergency vehicle access.

The driveway location preserves a natural area that will provide a buffer between the proposed office and existing residences. The location of all improvements is at the flattest portion of the site, and preserves existing stands of trees and native vegetation to the greatest extent feasible.

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 after October 20, 1983. **YES**

Similar proposals (cuts/fills in excess of four feet) have been approved in this area, due to topographic constraints and the need to provide reasonable and safe access to sites.

Functional grading and drive access was designed for the project which did not require a variance, but AFD has requested modifications to allow for access to the site by the largest of their equipment, and the ability to set up and extend outriggers over a more level parking surface. Since the site abuts a large greenbelt area of steep topography and heavy vegetation, the proposed driveway ingress and parking area represent the closest access point in the area for wildfire control.

While the site has an alternate building location and access area on Canonero Drive at the top of the hill, the Davenport Neighborhood Association (which supports this project) is vehemently (and rightly) opposed to the introduction of commercial traffic into this location of their neighborhood when far more reasonable access exists on Bold Ruler Drive.

****Variance approval requires all above affirmative findings.**

Exhibits for Board Backup and/or Presentation

Please attach and paginate.

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

October 18, 2013

Aerial Photo of the Site

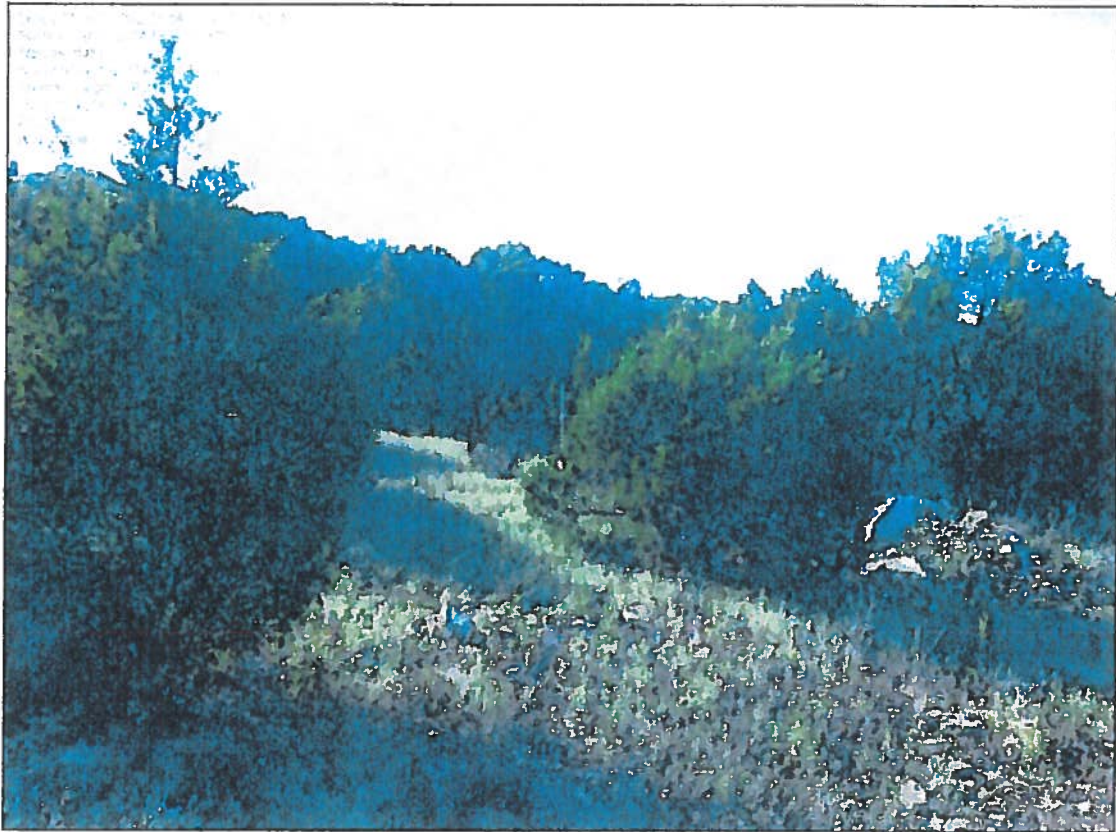


October 18, 2013

Site Photos



Typical vegetation in the eastern portion of the subject area



Typical vegetation at the western portion of the subject area

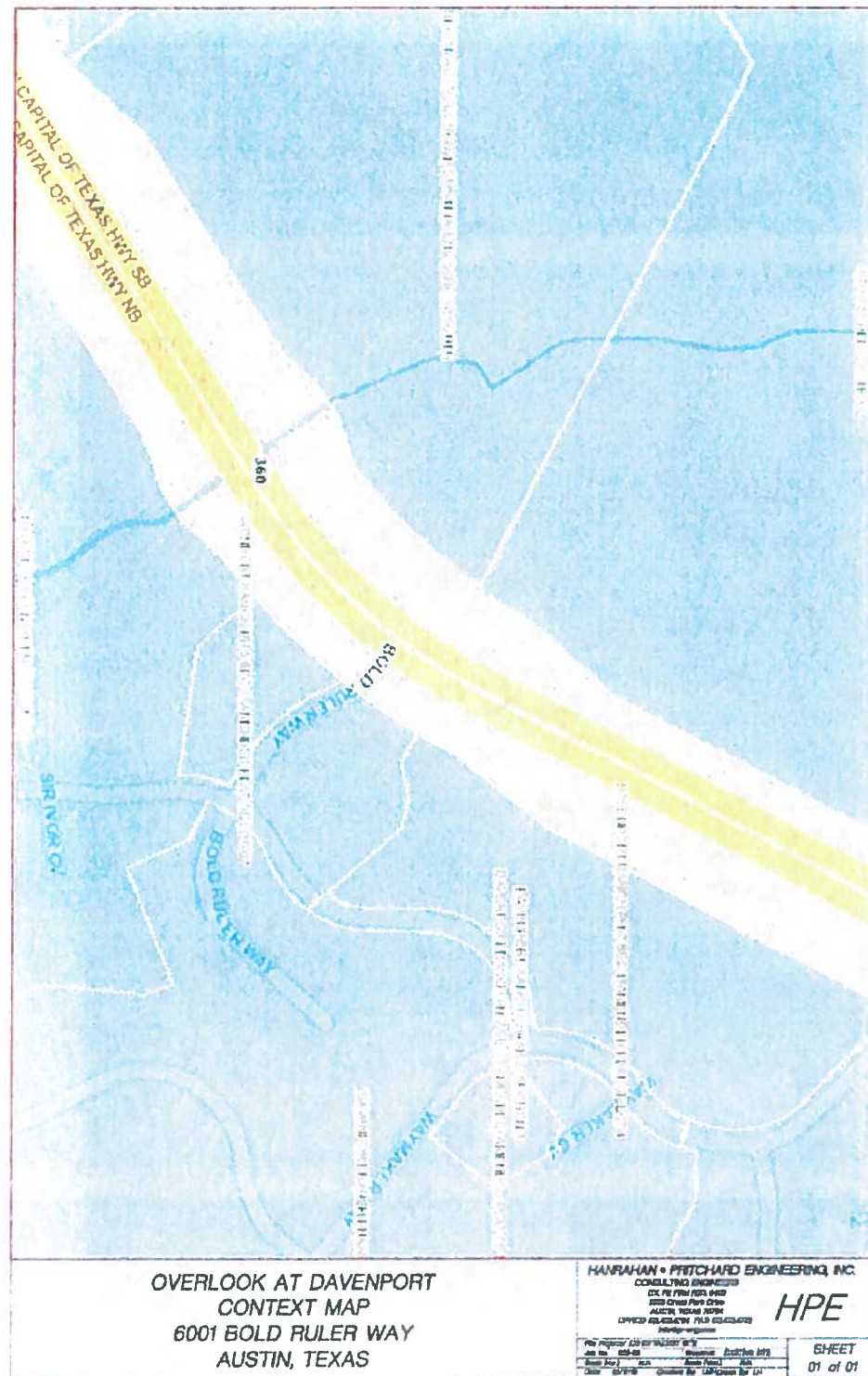
October 18, 2013

Aerial Photos of the Vicinity



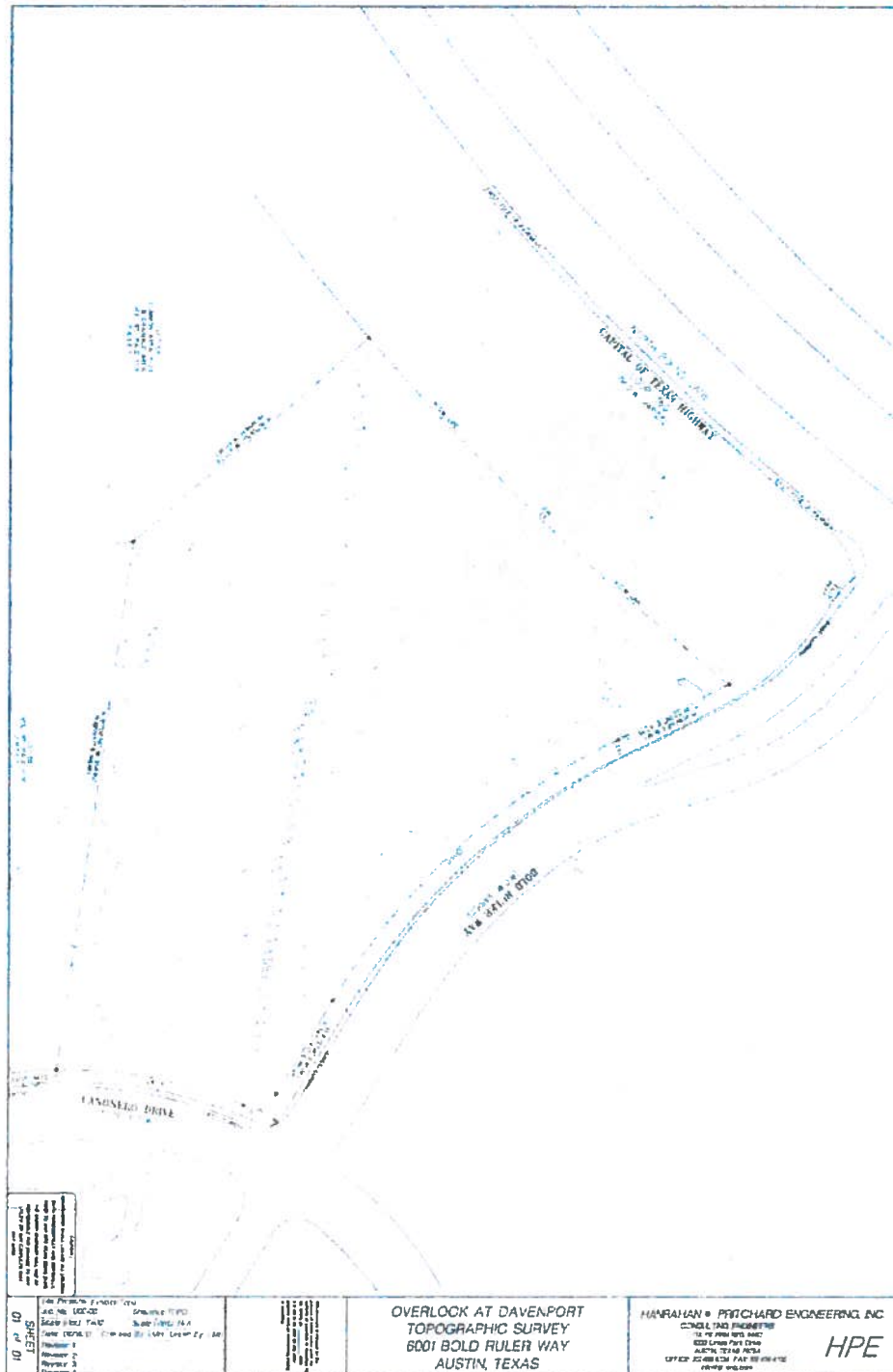
October 18, 2013

Context Map

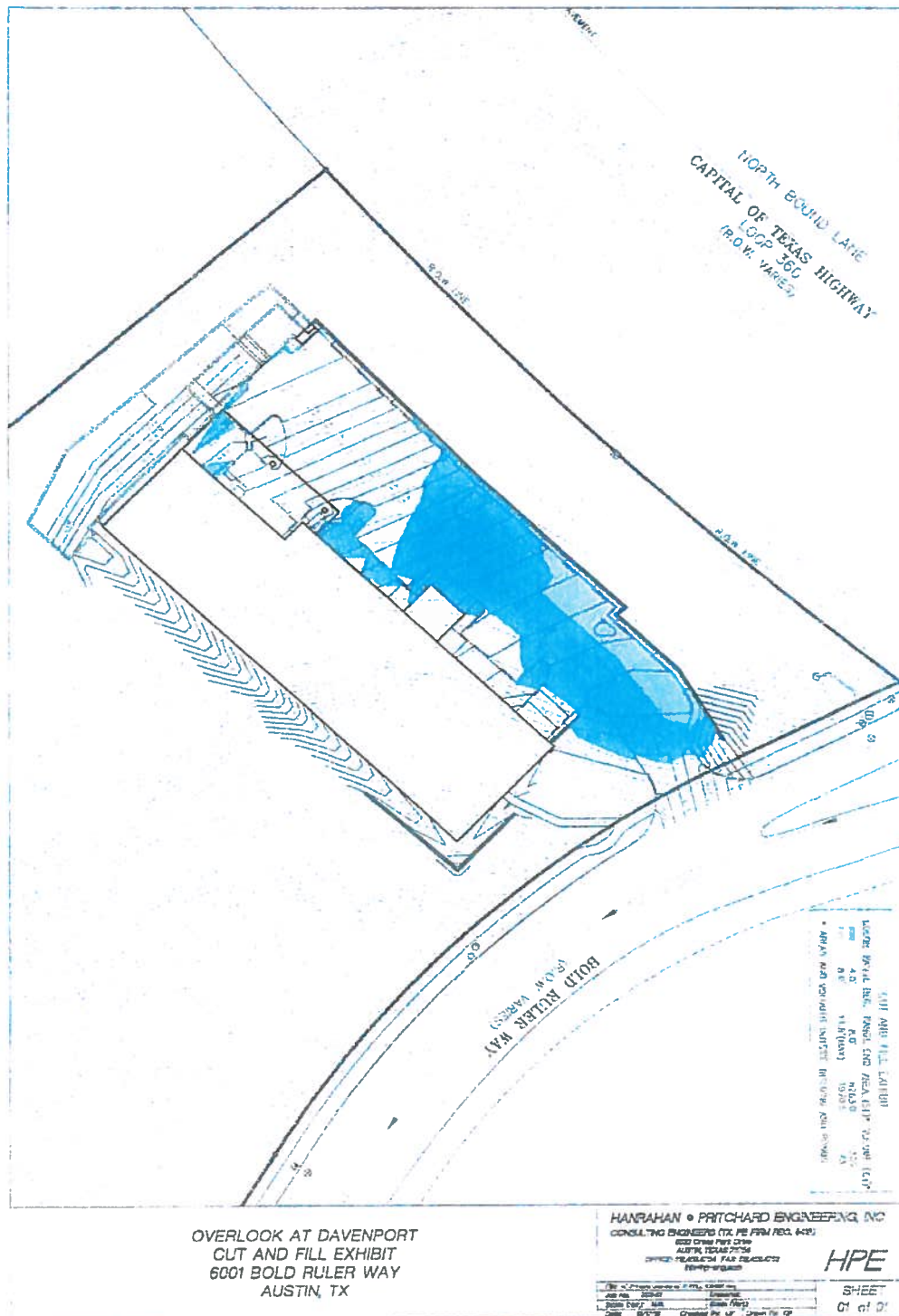


October 18, 2013

Topographic Map

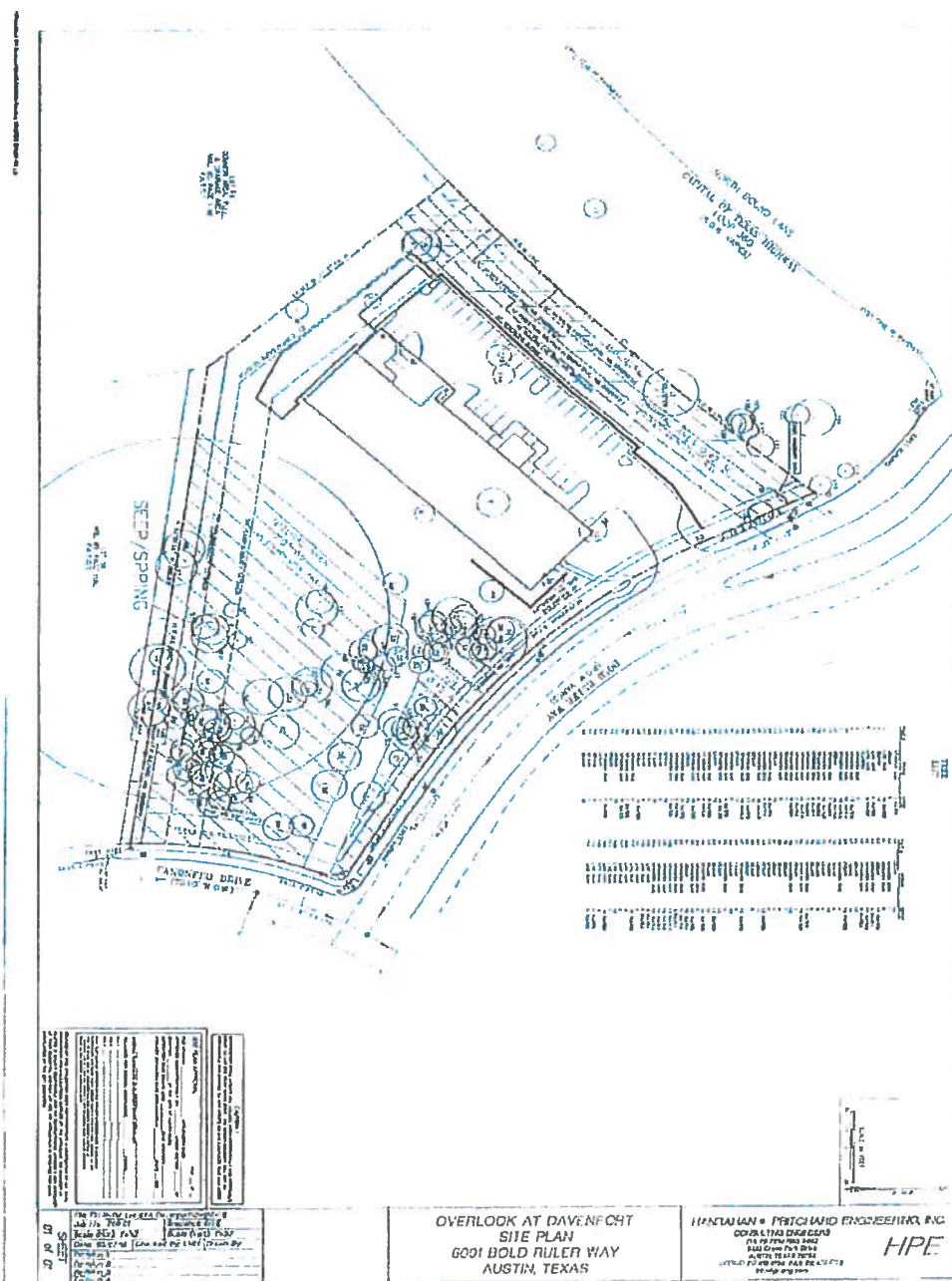


October 18, 2013

**Fill Exhibit**

October 18, 2013

Proposed Site Plan Showing CEF Setback



October 18, 2013

Environmental Assessment

(follows this page)

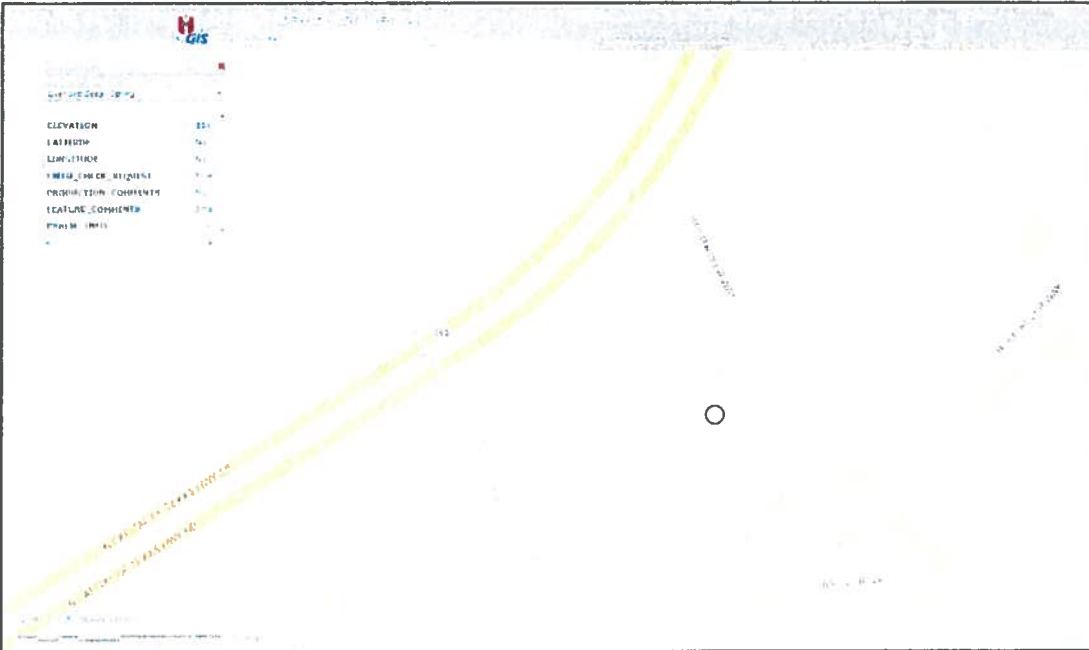
City of Austin Environmental Assessment Update

To: Scott Taylor, Tierra Concepts, LLC
From: Mark T. Adams P.G./C.A.P.M., aci consulting
Subject: 6001 Bold Ruler Way (Formerly 6007 Canonero Drive)
Date: October 3, 2013

In September 2012 aci consulting conducted a City of Austin Environmental Assessment on a property that was known as 6007 Canonero Drive. No potential CEFs were located on the subject property by aci consulting staff.

The City of Austin identified a seep on the subject area. The following table and map summarizes the information available on their GIS development web map viewer.

BRG_ID	23896
NAME	Overlook Seep
FEATURE_TYPE	Seep
CASE_NUMBER	SPC-2012-0425C
OTHER_ID_NUMBER	Null
PLAN_SET_DATE	Null
FEATURE_STATUS	Buffer
ELEVATION	834
LATITUDE	Null
LONGITUDE	Null
FIELD_CHECK_REQUEST	True
PRODUCTION_COMMENTS	Null
FEATURE_COMMENTS	Small seep in upper Glen Rose not too far below the contact with the Walnut Formation.
PUBLIC_INFO	True



View of the City of Austin Development Web map showing the seep on the southern edge of the subject property. The white dot is the approximate location of the seep.

There is a 150 foot buffer being applied to this seep as shown in the variance application.

This seep is the only critical environmental feature that has been identified on the subject property.

Please feel free to contact me at (512) 775-3968 or madams@aci-group.net if you have any questions or comments.

Sincerely,

A handwritten signature in black ink, appearing to read 'Mark T. Adams'.

Mark T. Adams P.G./C.A.P.M.

October 18, 2013



**CITY OF AUSTIN ENVIRONMENTAL ASSESSMENT
FOR THE
3.38-ACRE CANONERO TRACT**

Travis County, Texas

September 2012

Submitted to:

Michael Ayer
3502 Native Dancer Cove
Austin, Texas 78746

By:

aci consulting
1001 Mopac Circle
Austin, Texas 78746

aci consulting

a division of aci group, L.L.C.

1001 Mopac Circle

Austin, Texas 78746

phone – 512.347.9000

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www.aci-group.net



TABLE OF CONTENTS

1.0	PURPOSE	1
2.0	PROJECT DESCRIPTION	1
3.0	EXISTING ENVIRONMENT	1
3.1	HYDROLOGY	1
3.2	TOPOGRAPHY	1
3.3	GEOLOGY	4
3.4	SOILS	4
3.5	VEGETATION	4
4.0	CRITICAL ENVIRONMENTAL FEATURES	5
5.0	SPECIES INCLUDED UNDER THE CITY OF AUSTIN ENDANGERED SPECIES ORDINANCE	5
5.1	BRACTED TWISTFLOWER	6
5.2	CANYON MOCK-ORANGE	6
5.3	BLACK-CAPPED VIREO	6
5.4	GOLDEN-CHEEKED WARBLER	7
5.5	WHOOPING CRANE	10
5.6	RED WOLF	10
5.7	BARTON SPRINGS AND AUSTIN BLIND SALAMANDERS	10
5.8	JOLLYVILLE PLATEAU SALAMANDER	11
5.9	KARST INVERTEBRATES	11
6.0	STATEMENT OF FINDINGS	12
7.0	REFERENCES	13

TABLE OF FIGURES

Figure 1 – Subject Area	2
Figure 2 – Austin West USGS 7.5' Topographic Map	3
Figure 3 – BCCP GCWA Habitat Zones	9

APPENDICES

- Appendix A – Typical Vegetation Photographs
- Appendix B – City of Austin Site Review CEF Worksheet



Environmental Assessment in Accordance with the City of Austin Land Development Code for the 3.38-acre Canonero Tract located in Travis County, Texas

September 2012

1.0 PURPOSE

The purpose of this environmental assessment is to evaluate the 3.38-acre Canonero tract, hereafter referred to as the subject area, in accordance with the City of Austin Land Development Code ("LDC") §25-8-121. Specifically, this assessment evaluates the subject area for the occurrence of critical environmental features (CEFs) as defined in the LDC and for potential endangered species habitat. A site investigation was performed by **aci consulting** scientists on September 21, 2012.

2.0 PROJECT DESCRIPTION

The 3.38-acre subject area is located at 6007 Canonero Drive in central Travis County (Figure 1). Residential homes form the eastern boundary of the subject area while undeveloped land forms the northern, southern, and western boundaries of the subject area.

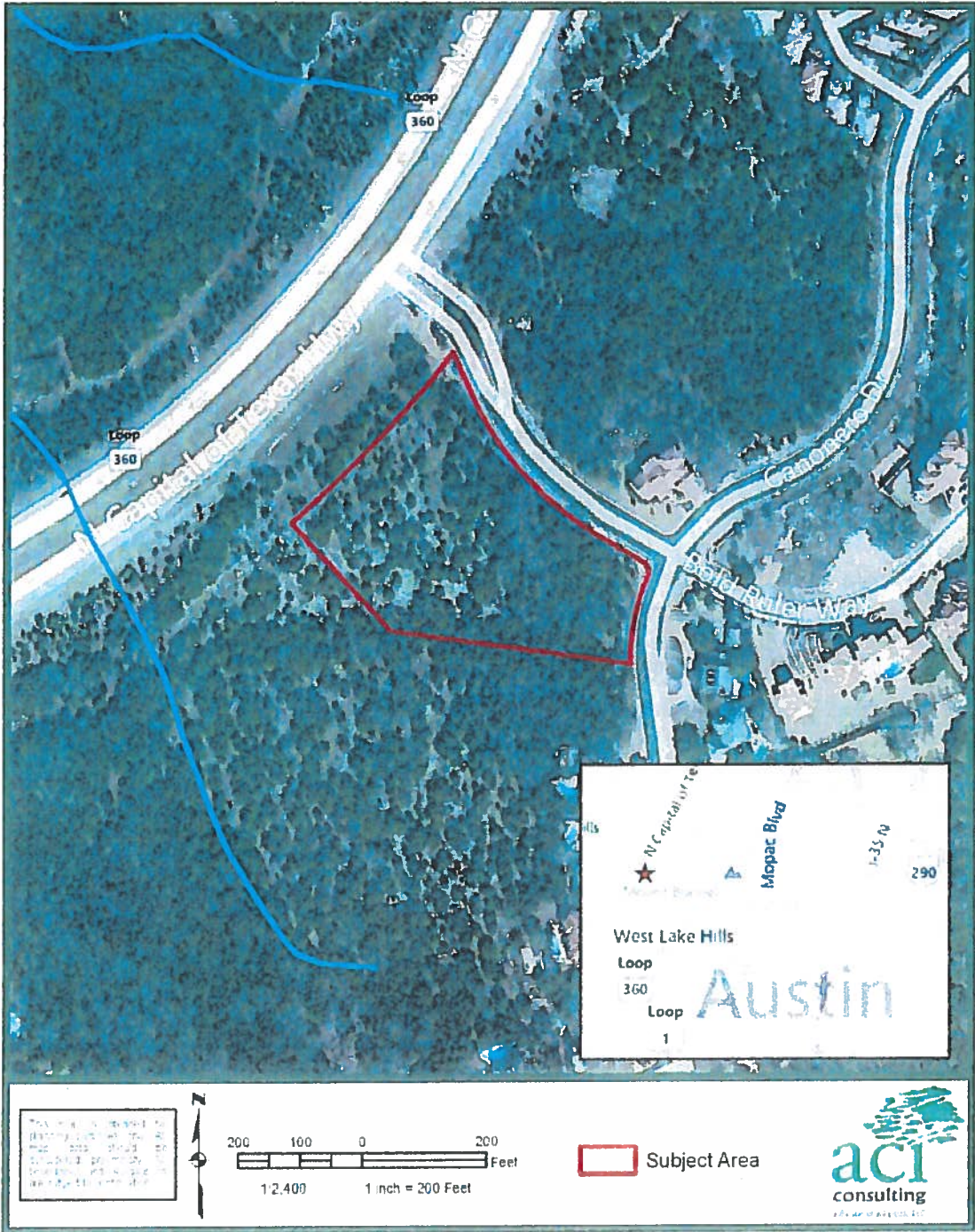
3.0 EXISTING ENVIRONMENT

3.1 Hydrology

The subject area lies within the Lake Austin watershed and within the City's rural water supply regulation area. According to Edwards aquifer recharge zone maps, the subject area is not within the recharge, contributing, or transition zone of the Edwards aquifer (TCEQ 2001). The subject area is not located within the City of Austin recharge zone. No tributaries were observed on site.

3.2 Topography

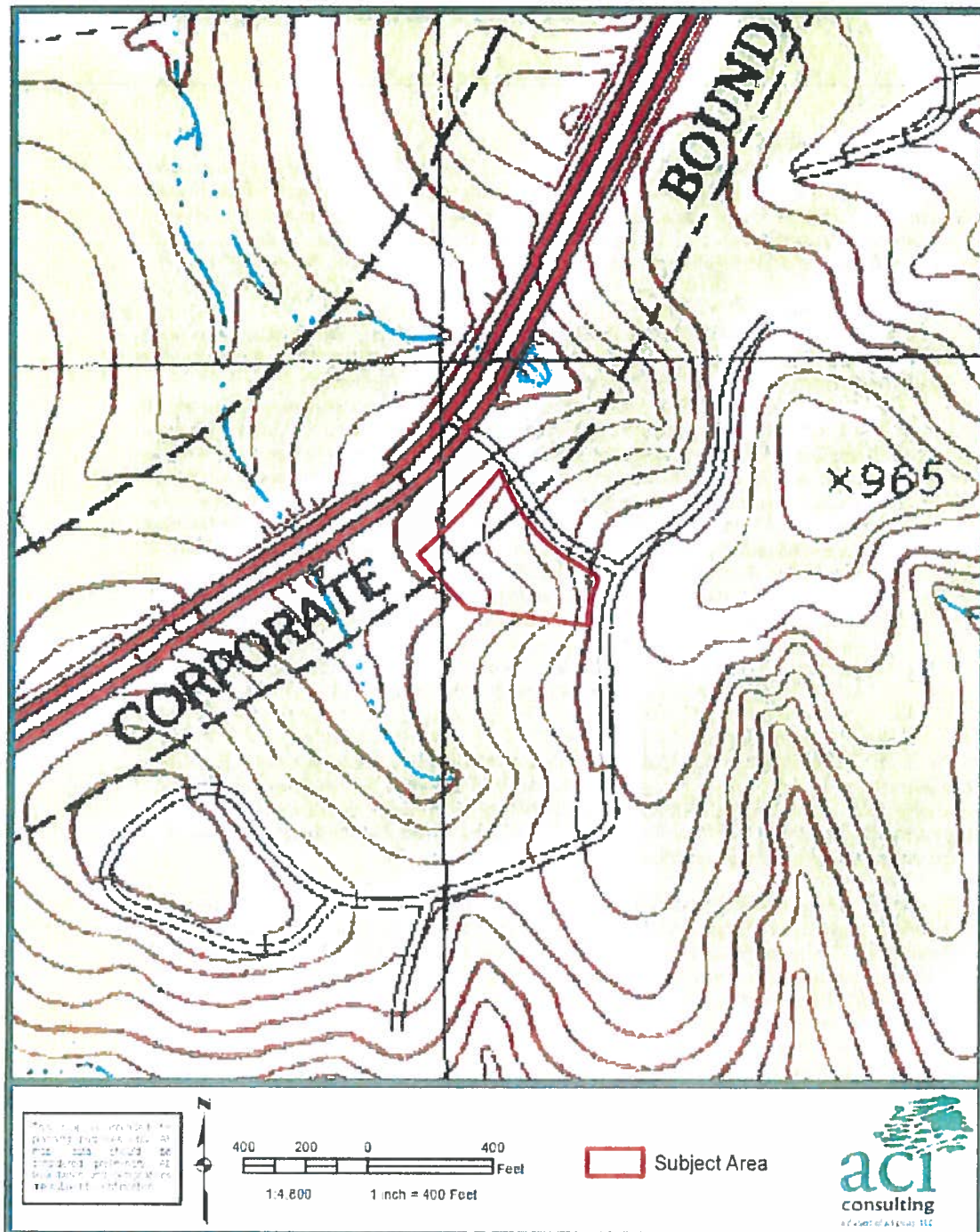
According to the *Austin West* USGS 7.5-minute topographic quadrangles, the elevation of the subject area ranges from approximately 820 to 900 feet above mean sea level (Figure 2). The topography slopes from west to east towards an unnamed tributary of Bee Creek. The subject area is not within a FEMA floodplain.



6007 Canonero Drive CoA EA
Figure 1: Subject Area

September 2012

October 18, 2013



6007 Canonero Drive CoA EA
Figure 2: Austin West USGS 7.5' Topographic Map

September 2012



3.3 Geology

The subject area lies within the Glen Rose Limestone, Upper Member (Kgr(u)). The Glen Rose consists of alternating resistant and recessive beds forming stair-step topography. It is aphanitic to fine grained, hard to soft marly, and light gray to yellowish gray. Dolomite is fine grained, porous, and yellowish brown. The Upper Glen Rose formation is relatively thinner bedded, more dolomitic, and less fossiliferous than the Lower Glen Rose Formation (Barnes 1974).

3.4 Soils

Soils in this area are classified as the Brackett Association. These gently undulating to steep soils are shallow, stony, and gravelly, and the underlying material consists of interbedded limestone and marl (SCS 1974). Two soil units occur within the subject area:

- Brackett soils and Rock outcrop, steep (BoF) – This soil occurs within a majority of the subject area. It is found along steep breaks in creeks and rivers. Individual areas are long and narrow or irregular in shape and up to 1,000 acres in size. The surface layer is light brownish-gray gravelly clay loam or gravelly loam about four inches thick. Coarse fragments cover about 60% of this top layer. The next layer is pale-brown clay loam that extends to a depth of 15 inches with an underlying interbedded limestone and marl material. It is shallow and well drained and the permeability is moderately slow with a low water capacity.
- Brackett soils, rolling (BID) – Found along undulating to rolling topography over interbedded limestone and marl in individual areas over 1,000 acres in size. The surface layer is made up of 75% broken limestone fragments, with the addition to gravelly clay loam, gravelly loam, loam or clay loam. It is shallow and well drained and the permeability is moderately slow with a low water capacity.

3.5 Vegetation

The study area lies within “Live Oak – Ashe Juniper Woods” as noted on the Texas Parks and Wildlife “Vegetation Types of Texas” map (McMahan et al. 1984). Woods generally consist of woody plants mostly nine to 30 feet tall with closed crowns or nearly closed crowns (71 to 100 percent canopy cover). A midstory layer is usually lacking. Field investigations confirmed that the subject area is generally consistent with this designation.

Vegetation species observed within the subject area include, but are not limited to: live oak (*Quercus virginiana*), Texas oak (*Quercus texana*), Ashe juniper (*Juniperus ashei*), Texas persimmon (*Diospyros texana*), huisache (*Acacia farnesiana*), possumhaw (*Ilex decidua*), evergreen sumac (*Rhus virens*), coma (*Bumelia celastrina*), Turk’s cap (*Malvaviscus drummondii*), Texas prickly pear cactus (*Opuntia engelmannii*), greenbrier (*Smilax bona-nox*), agarita (*Muhonia trifoliolata*), Lindheimer’s senna (*Senna lindheimeriana*), prairie tea (*Croton monanthogynus*), twist leaf yucca (*Yucca rupicola*), aster (*Symphiotrichum* sp.) and various other native grasses and forbs. Photographs of typical vegetation of the subject area are included in Appendix A.



The subject area is located in Sector 13 of the City of Austin Biological Resource Sector Map and appears to be designated as priority woodlands.

4.0 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, springs, canyon rim rocks, caves, sinkholes, and wetlands.”

On September 21, 2012, **aci consulting** scientists conducted a field investigation within the subject area in accordance with the City of Austin LDC. The field investigation was performed by surveying the entire subject area.

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 520HCx GPS unit.

No potential CEFs were identified within the limits of the subject area.

5.0 SPECIES INCLUDED UNDER THE CITY OF AUSTIN ENDANGERED SPECIES ORDINANCE

The City of Austin Endangered Species Ordinance (“COA ESO”) requires that an endangered species habitat survey be conducted prior to application for site development of a parcel of land (LDC §25-8-695). Plant and animal species for which habitat surveys must be conducted include: bracted twistflower (*Streptanthus bracteatus*), canyon mock-orange (*Philadelphus ernestii*), black-capped vireo (*Vireo altricapillus*) (“BCVP”), golden-cheeked warbler (*Setophaga chrysoparia*) (“GCWA”), whooping crane (*Grus americana*), red wolf (*Canis rufus*), Barton Springs salamander (*Eurycea sosorum*), and six species of karst invertebrates including: the Tooth Cave ground beetle (*Rhudine persephone*), Kretschmarr Cave mold beetle (*Texanaurops reddelli*), Tooth Cave spider (*Neoleptoneta myopica*), Tooth Cave pseudoscorpion (*Tartarocreugris texana*), Bee Creek Cave harvestman (*Texella reddelli*), and Bone Cave harvestman (*Texella reyesi*). Warton’s Cave meshweaver (*Cicurina wartoni*) is currently listed as a candidate species. The Jollyville Plateau salamander (*Eurycea tonkawae*) and Austin Blind salamander (*Eurycea waterlooensis*) are proposed for listing as endangered by USFWS.

On September 21, 2012, a habitat survey in accordance with LDC §25-8-695 and the City of Austin Environmental Criteria Manual was also conducted by **aci consulting** scientists. Descriptions of the habitat within the subject area and potential habitat for each endangered species are included below.



5.1 Bracted Twistflower

This annual plant has delicate pink flowers and usually grows no taller than three feet. Bracted twistflower occurs on thin clay soils blanketing limestone. All Travis County populations occur in oak-juniper woodland with a canopy cover of 25 to 100 percent, and most known sites are in areas that contain thick brush which appears to provide protection from deer. Plants that occur in association with bracted twistflower include evergreen sumac (*Rhus virens*), Mexican silktassel (*Garrya ovata* var. *lindheimeri*), shin oak (*Quercus sinuata* var. *breviloba*), elbowbush (*Forestiera angustifolia*), and myrtlecroton (*Bernardia myricifolia*) (BAT 1990). Habitat for the species was not observed during field investigations. It is unlikely that this species would occur on the subject area.

5.2 Canyon Mock-orange

This plant can be found growing on Cow Creek, Edwards Limestone, and a few strata of Glen Rose Limestone. The two limestone formations contain holes and solution cavities, which often give the rock a "honeycombed" appearance. Canyon mock-orange can be found in both xeric and mesic juniper woodland and typically grows in full shade to full sun along cliffs in humid canyons. It is found in association with the following plants: elbowbush, shrubby boneset (*Eupatorium havanense*), shin oak, fragrant sumac (*Rhus aromatica*), Mexican silktassel, Texas mulberry (*Morus microphylla*), Ashe juniper, and yaupon holly (*Ilex vomitoria*) (BAT 1990). The subject area did not possess cliffs or humid canyons. It is unlikely that this species would occur on the subject area.

5.3 Black-capped Vireo

Black-capped vireo (BCVI) was federally listed as an endangered species on October 6, 1987 (USFWS 1987). BCVI primarily nest on the Edwards Plateau and the Lampasas Cut-Plains regions of central Texas. The range is considered to be discontinuous across the Llano Uplift region. The eastern and southern edges of the range follow the Balcones Escarpment closely from Waco, Texas (McLennan County) to Brackettville, Texas (Kinney County) (USFWS 1987).

USFWS habitat assessment reporting requirements for BCVI (USFWS 2011) recognize BCVI habitat in accordance with the BCVI habitat description in TPWD's "Endangered and Threatened Animals of Texas" (Campbell 2003). The following is a summary of that description:

BCVI require broadleaf shrub vegetation reaching to ground level for nesting cover. They typically nest in shrublands and open woodlands with a distinctive patchy structure. Habitat generally consists of shrub vegetation that extends from the ground to approximately 6 feet, covering 30 to 60 percent or greater of the total area. In the Edwards Plateau and Cross Timbers Regions, BCVI habitat occurs where soils, topography, and land use produce scattered hardwoods with abundant low cover. Typical BCVI habitat in the Edwards Plateau Region consists of Texas (Spanish) oak (*Quercus texana*), Lacey oak (*Quercus glaucooides*), shin oak (*Quercus sinuata* var. *breviloba*), Texas mountain laurel (*Sophora secundiflora*), evergreen sumac (*Rhus sempervirens*), skunk-bush sumac (*Rhus aromatica* Ait. var. *flabelliformis*),



flameleaf sumac (*Rhus copallinum*), redbud (*Cercis canadensis* var. *texensis*), Texas persimmon (*Diospyros texana*), mesquite (*Prosopis glandulosa*), and agarita (*Berberis trifoliolata*). Although Ashe juniper is often part of the plant composition in BCVI habitat, preferred areas usually have both low density and low cover of juniper (Campbell 2003).

The subject area does not lie within BCVI habitat according to the *Austin West* USGS 7.5-minute Quadrangle Balcones Canyonland Endangered Species Habitat and Potential Preserve System Map (TNR 1996). Field investigations indicated that the project alignment is not consistent with the TPWD description of potential BCVI habitat.

The next survey season for BCVI begins April 2013.

5.4 Golden-cheeked Warbler

The GCWA is a migratory songbird endemic to Texas and only present during its breeding season of early March through early August. GCWA habitat typically consists of mature Ashe juniper woodlands interspersed with deciduous species. The areas most likely to be utilized by GCWA consist of nearly continuous cover of trees with 50 to 100 percent closed canopy (Campbell 2003). Deciduous species common in GCWA habitat include escarpment black cherry (*Prunus serotina*), Texas black walnut (*Juglans microcarpa*), ash, Texas oak, and cedar elm (*Ulmus crassifolia*).

USFWS protocol for performing habitat assessments for GCWA (USFWS 2010) recognizes three categories of potential GCWA habitat, as published in a section of the Texas Parks and Wildlife management guide for Texas endangered species titled "Management Guidelines for the Golden-cheeked Warbler in Rural Landscapes" (Campbell 2003). The three categories of potential GCWA habitat include:

1. **Vegetation associations where GCWAs are expected to occur** ("high quality habitat") include woodlands with mature Ashe juniper in a natural mix with oaks, elms, and other hardwoods in relatively moist areas including steep canyons, slopes, and adjacent uplands. The guidelines detail mature Ashe juniper trees to be those that are at least 15 feet in height with a diameter-at-breast height (dbh) of approximately 5 inches. These areas should have a nearly contiguous canopy cover of trees with 50-100 percent canopy closure and an overall woodland canopy height of 20 feet or more (Campbell 2003).
2. **Vegetation associations that may be used by GCWAs** include four additional types of areas that may be used by warblers, but are not representative of what is typically thought of as "best" warbler habitat:
 - Stands of mature Ashe juniper with shredding bark with scattered live oaks (≥ 10 percent total canopy cover), where the total canopy cover exceeds 35 percent and overall woodland canopy height is ≥ 20 feet.



- Bottomlands along creeks and drainages which support deciduous trees with at least 35 percent canopy cover with an average canopy height of 20 feet. Mature Ashe juniper must be present at the bottom or on nearby slopes.
- Mixed stands of post oak and/or blackjack oak with 10-30 percent canopy cover, with scattered mature Ashe juniper where total canopy cover exceeds 35 percent overall woodlands canopy height is 20 feet.
- Mixed stands of shin oak with 10-30 percent canopy cover with scattered mature Ashe juniper where total canopy cover exceeds 35 percent overall woodlands canopy height is 20 feet. (Campbell 2003)

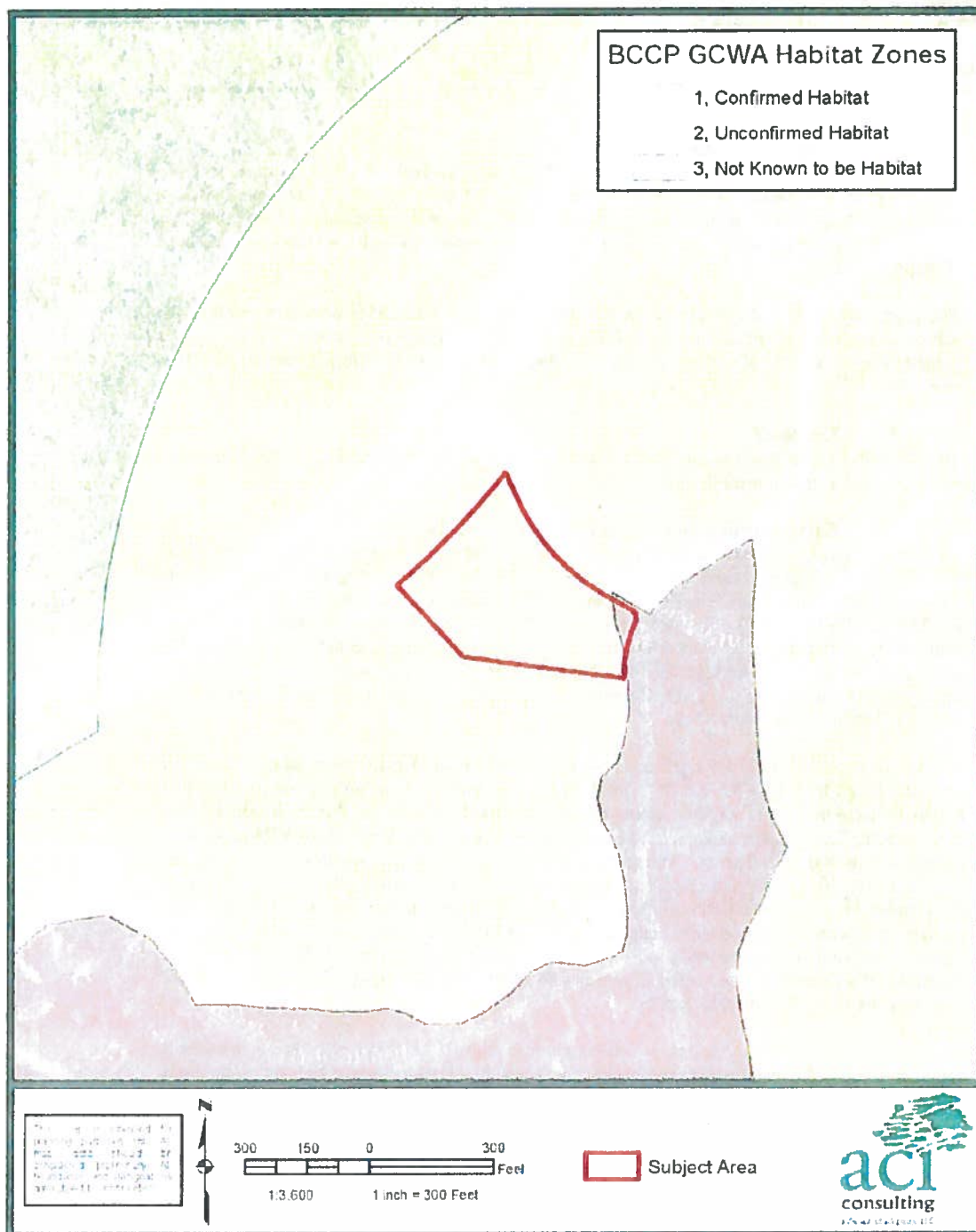
3. **Vegetation associations where GCWAs are not expected to be found** include areas where GCWA are not expected to occur, unless adjacent to warbler habitat areas. The five areas are:

- Stands of small Ashe juniper, averaging less than 15 feet in height and 5 inches dbh. These areas are often dry and relatively flat, lacking oaks and other broad-leaved trees and shrubs. These areas often include open rangelands, previously cleared areas, and old fields.
- Pure stands of larger Ashe juniper greater than 15 feet in height and 5 inches dbh with few or no oaks or other hardwoods.
- Open park-like woodlands or savannahs (even with old junipers) where canopy cover is less than 35 percent. These areas often have scattered live oaks and other trees.
- Small junipers and other trees coming up along existing fencelines.
- Small junipers less than 15 feet tall coming up under larger hardwoods where junipers have been removed in the last 20 years. (Campbell 2003)

Field investigations indicated that the majority of the vegetation within and adjacent to the project alignment is consistent with Category One of the TPWD categories of potential GCWA habitat. The majority of the subject area is located within GCWA zone one "confirmed habitat" according to the Balcones Canyonlands Endangered Species Habitat and Potential Preserve System Map (TNR 1996). The eastern corner of the subject area lies with GCWA zone three "not known to be habitat." According to U.S. Fish and Wildlife Service (USFWS) digital files of historic GCWA observations, GCWA is known to occur within the region of the subject area. GCWA occurrences were recorded less than 0.55 mile north, 0.40 mile southwest, and 0.15 mile east of the subject area in 1994.

The next survey season for GCWA begins March 2013.

October 18, 2013



6007 Canonero Drive CoA EA
Figure 4: BCCP GCWA Habitat Zones

September 2012



5.5 Whooping Crane

The whooping crane is a migrant species whose flyway crosses the northeastern portion of Travis County, an area characterized as the Blackland Prairie ecoregion. The whooping crane utilizes a variety of habitat during migration; croplands are preferred for feeding, and vast wetland areas are selected for feeding and roosting, preferring secluded areas removed from human disturbance (Campbell 2003).

The proximity of the subject area to human disturbance is not ideal for whooping cranes. The subject area also does not contain cropland or vast wetlands typical of whooping crane stopover habitat. The probability of whooping cranes feeding or roosting in the subject area is considered very low.

5.6 Red Wolf

The red wolf is considered extirpated in Travis County. It was formerly known throughout the eastern half of Texas in brushy, forested, and coastal areas.

5.7 Barton Springs and Austin Blind Salamanders

The Barton Springs salamander is an entirely aquatic and neotenic amphibian known only to occur around four spring outlets within Zilker Park, Austin, Texas. The springs are collectively known as Barton Springs and consist of Parthenia, Eliza, Old Mill, and Upper Barton Springs [62 FR 23377] (USFWS 1997). The salamander inhabits areas near the spring openings where food sources are abundant, water chemistry and temperature are relatively constant, and where the salamander has access to both surface and subsurface habitat. The primary threat to the Barton Springs salamander is degradation to the quality and quantity of water that feeds Barton Springs from the Barton Springs watershed.

On August 22, 2012, USFWS released a proposed rule for the Austin Blind Salamander to be listed as endangered (USFWS 2012). This species is an entirely aquatic and neotenic salamander known to occur in three of the four spring outlets of Barton Springs in the City of Austin's Zilker Park, Austin, Texas. This salamander has not been observed at the fourth Barton Springs outlet known as Upper Barton Spring. The species was listed as a candidate species; priority number two June 13, 2002 (USFWS 2002), and was petitioned to be listed May 11, 2004. This salamander grows to a length of approximately 2.5 inches, lacks external eyes, and has permanent external gills, a narrow head, and an extended snout. The salamander's coloring is described as faintly reflective and pearly white in color with a lavender hue (USFWS 2002). The Austin blind salamander is described as a primarily subsurface dwelling species that spends most of its time living in the Edwards aquifer.

The primary threat to this species is habitat modification in the form of reduced flows and degradation of water quality of spring habitats as a result of urbanization within the watersheds and recharge and contributing zones of the Edwards Aquifer (USFWS 2012).



The Barton Springs and Austin Blind salamanders are known to exist only in four spring outlets within the Barton Springs segment of the Edwards aquifer. The subject area does not lie within the Edwards aquifer zones, and is approximately 4.5 miles from Barton Springs. Therefore, the probability of occurrence of these species within the subject area is considered very low.

5.8 Jollyville Plateau salamander

Jollyville Plateau salamander (*Eurycea tonkawae*) (JPS) was previously listed as a candidate species based on a 2007 USFWS 12-month finding (USFWS 2007). On August 22, 2012, USFWS released a proposed rule for the JPS to be listed as endangered (USFWS 2012). This species occurs in the Jollyville Plateau and Brushy Creek areas of the Edwards Plateau in Travis and Williamson Counties. JPS is known from Brushy Creek and, within the Jollyville Plateau, from Bull Creek, Cypress Creek, Long Hollow Creek, Shoal Creek, and Walnut Creek drainages. JPS has also been documented within the Lake Creek drainage. Cave-dwelling JPS are known from one cave in the Cypress Creek drainage and 12 caves in the Buttercup Creek cave system in the Brushy Creek drainage (USFWS 2012).

The JPS's spring-fed tributary habitat is typically characterized by a depth of less than one foot (0.3 meters) of cool, well oxygenated water supplied by the underlying Edwards Aquifer (USFWS 2007). This species is typically found near springs or seep outflows, and are thought to require relatively constant temperatures. Salamander densities are generally higher in pools and riffles and in areas with rubble, cobble, or boulder substrates rather than on solid bedrock. Surface-dwelling JPS also occur in subsurface habitat within the underground aquifer (USFWS 2007).

The primary threat to this species is habitat modification in the form of reduced flows and degradation of water quality of spring habitats as a result of urbanization within the watersheds and recharge and contributing zones of the Edwards Aquifer (USFWS 2012).

The subject area is distant from known JPS spring locations and as is not within any proposed critical habitat. The probability of occurrence of the species within the project area is considered very low.

5.9 Karst Invertebrates

Karst invertebrates are subterranean species that have adapted to areas with consistent humidity and temperature levels with a continual influx of nutrients from the surface. The caves in which the invertebrates occur were formed as a result of dissolution of the limestone formations making up the Edwards aquifer.

Veni and Associates (1992, revised 2007) delineated four karst zones throughout central Texas. The subject area is within Zone 4, which is an area not known to contain habitat for endangered cave species. No karst features were identified within the subject area during site reconnaissance. The probability of occurrence of the species within the subject area is considered very low.



6.0 STATEMENT OF FINDINGS

No potential CELs were identified during site reconnaissance.

The subject area is generally consistent with the TPWD Category 1 for GCWA habitat, “vegetation associations where GCWAs are expected to occur”. The next survey season for GCWA begins March 2013.

The subject area does not lie within BCVI habitat according to the *Austin West* USGS 7.5-minute Quadrangle Balcones Canyonland Endangered Species Habitat and Potential Preserve System Map (TNR 1996). Field investigations indicated that the project alignment is not consistent with the TPWD description of potential BCVI habitat. The next survey season for BCVI begins April 2013.

Habitat within the subject area is unlikely to be regularly utilized by the bracted twistflower, canyon mock-orange, whooping crane, red wolf, Barton Springs salamander, Austin blind salamander, Jollyville Plateau salamander, or endangered karst invertebrates.



7.0 REFERENCES

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- Campbell, L. 2003. Endangered and Threatened Animals of Texas: Their Life History and Management. Texas Parks and Wildlife Resource Protection Division, Austin, Texas.
- McMahan, C.A., R.G. Frye, and K.L. Brown. 1984. The Vegetation Types of Texas. Texas Parks and Wildlife. Austin, Texas.
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- (TCEQ) Texas Commission on Environmental Quality. 2001. "Edwards Aquifer Protection Program, Chapter 213 Rules - Recharge Zone, Transition Zone, Contributing Zone, and Contributing Zone within the Transition Zone." Map. Digital data. November 28, 2001. Austin, Texas.
- (TNR) Travis County Transportation and Natural Resources Department. 1996. Balcones Canyonlands Endangered Species Habitat and Potential Preserve System map.
- (USFWS) U.S. Fish and Wildlife Service. 1987. Determination of the Black-capped Vireo to be an Endangered Species. Federal Register, vol. 52, p. 37420.
- (USFWS) U.S. Fish and Wildlife Service. 1996. Habitat Conservation Plan and Final Environmental Impact Statement Balcones Canyonlands Preserve. City of Austin and Travis County.
- (USFWS) U.S. Fish and Wildlife Service. 1997. Final Rule to List the Barton Springs Salamander as Endangered. Federal Register, vol. 62, p. 23377.
- (USFWS) U.S. Fish and Wildlife Service. 2002. Endangered and Threatened Wildlife and Plants; Review of Species That Are Candidates or Proposed for Listing as Endangered or Threatened; Annual Notice of Findings on Recycled Petitions; Annual Description of Progress on Listing Actions. 70 FR 24869 24934.
- (USFWS) U.S. Fish and Wildlife Service. 2007. 12-Month Finding on a Petition to List the Jollyville Plateau salamander (*Eurycea tonkawae*) as Endangered with Critical Habitat. 72 FR 71039 71054.



(USFWS) U.S. Fish and Wildlife Service. 2010. USFWS Section 10(a)(1)(A) Scientific Permit Requirements for Conducting Presence/Absence Surveys and Habitat Assessments for Endangered Golden-cheeked Warblers (last updated 01/13/10). U.S. Fish and Wildlife Service, Ecological Services Field Office. Austin, Texas.

(USFWS) U.S. Fish and Wildlife Service. 2012. Endangered and Threatened Wildlife and Plants; Endangered Status for Four Central Texas Salamanders and Designation of Critical Habitat; Proposed Rule. 77 FR 50767 50854.

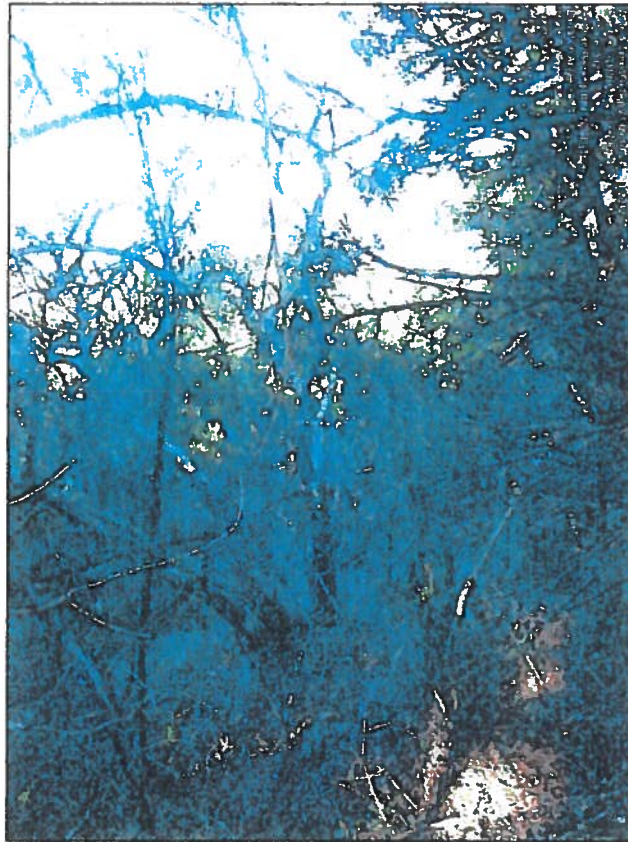
Venii & Associates. 1992 (revised 2007). Geologic Controls on Cave Development and the Distribution of Cave Fauna in the Austin, Texas, Region. Prepared for U.S. Fish and Wildlife Service.

October 18, 2013



APPENDIX A

Typical Vegetation Photographs



Typical vegetation in the eastern portion of the subject area

3.35-acre 6007 Canomero Tract, September 2012



Typical vegetation at the western portion of the subject area

3.35-acre 6007 Canonero Tract, September 2012



A dry, ephemeral tributary along the southern boundary of the subject area. No springs or wetland plant species were observed during field investigations.

3.38-acre 600' Casonero Tract, September 2012

October 18, 2013



APPENDIX B

City of Austin Site Review CEF Worksheet

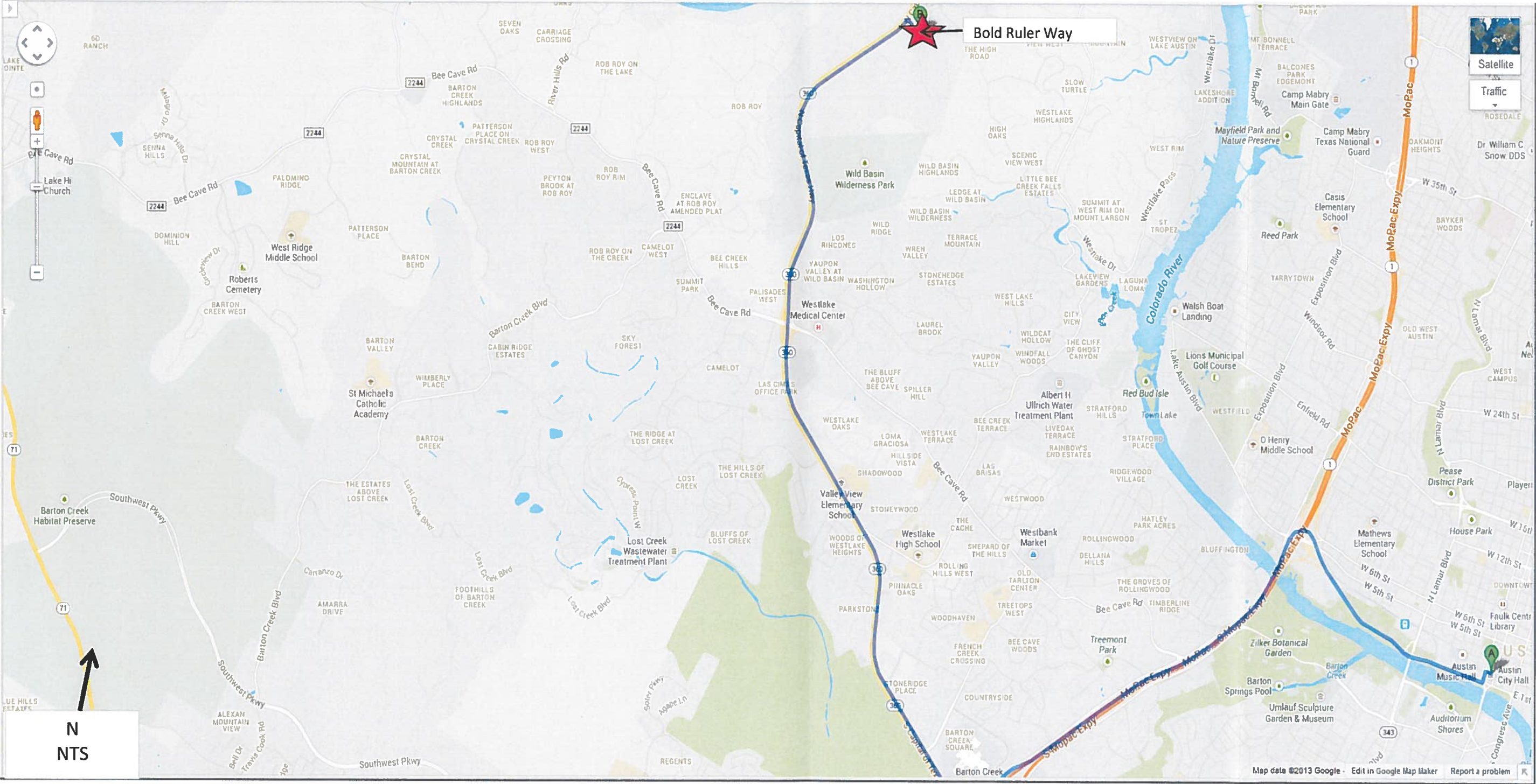
3.35-acre 6007 Canonero Tract, September 2012

October 18, 2013

City of Austin Site Review Critical Environmental Feature Worksheet

[illegible]

Overlook at Davenport
SPC-2012-0425C
Site Location



Overlook at Davenport
SPC-2012-0452C
Aerial Site View



Minor tributary section of St.
Stephen's Creek approx. 900' from
site

Site

N

Overlook at Davenport
SPC-2012-0425C
Site Photos



View of site from Loop 360 looking southeast



Loop 360 ordinance buffer area 50 feet looking west

Overlook at Davenport
SPC-2012-0425C
Site Photos - Continued



Seep/Spring CEF centrally located along the southern property line



Area of proposed fill greater than 4' not to exceed 11.8 feet
at entrance off Bold Ruler Way and into proposed parking area looking west



CUT AND FILL EXHIBIT				
COLOR	RANGE	BEG.	RANGE END	AREA (SF)* VOLUME (CY)*
Blue	4.0'		8.0'	8263.0 306
Purple	8.0'		11.8'(MAX)	1970.5 73

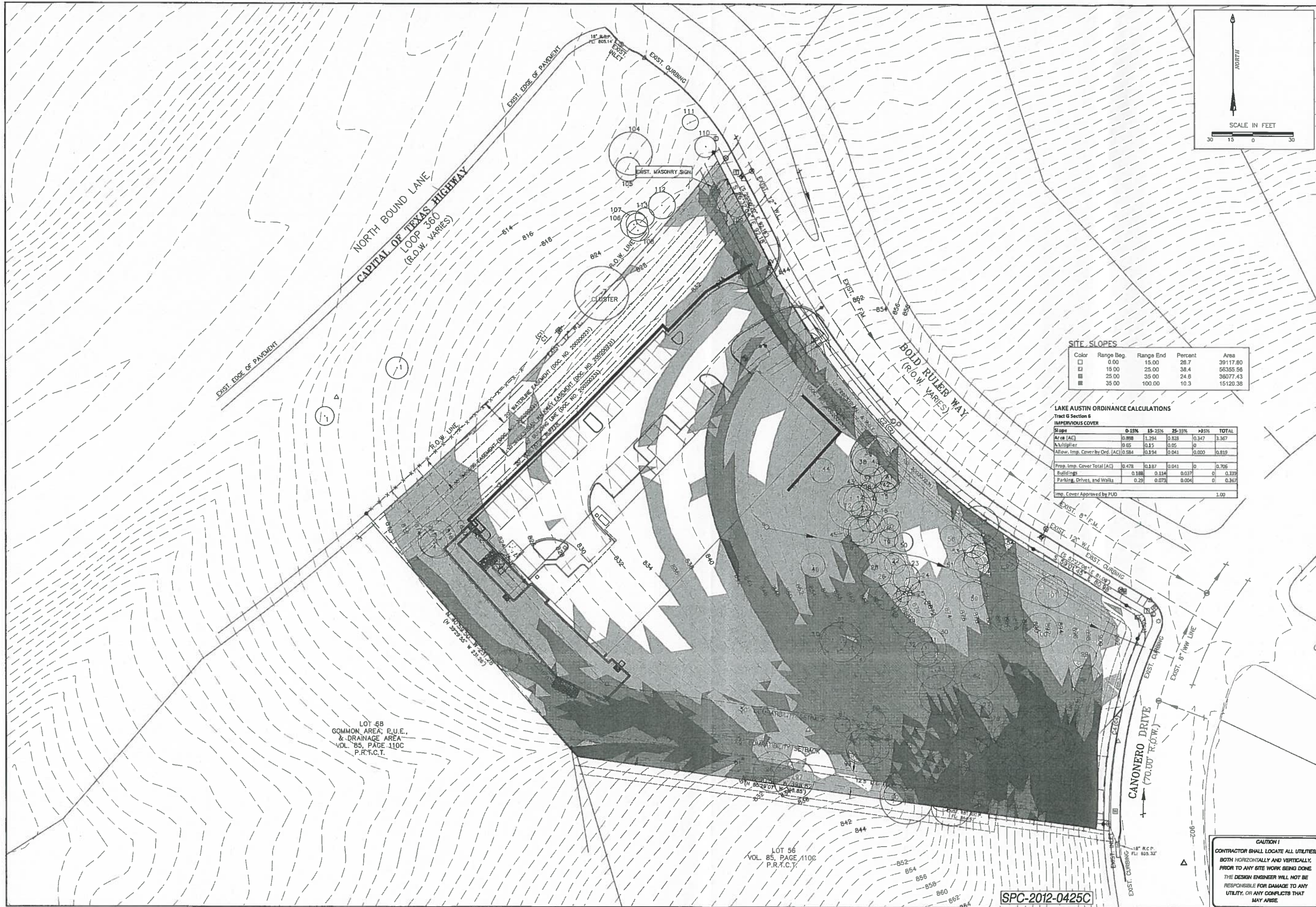
* AREAS AND VOLUMES OUTSIDE BUILDING AND PONDS

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info@hfe-eng.com

HPE

SHEET		01 of 01	
Job No.	250-01	Engineer	
Scale (Plan)	N/A	Scale (Vert)	
Date	10/17/16	Checked By	GF
		Drawn By	GF

OVERLOOK AT DAVENPORT
CUT AND FILL EXHIBIT
6001 BOLD RULER WAY
AUSTIN, TX



SITE SLOPES

Color	Range Beg.	Range End	Percent	Area
□	0.00	15.00	28.7	39117.80
■	15.00	25.00	38.4	56355.56
■	25.00	35.00	24.6	38077.43
■	35.00	100.00	10.3	15120.38

LAKE AUSTIN ORDINANCE CALCULATIONS

Tract G Section 6

Slope	0-15%	15-25%	25-35%	>35%	TOTAL
Area (AC)	0.898	1.294	0.828	0.347	3.367
Multiplier	0.05	0.15	0.05	0	
Allow. Imp. Cover by Ord. (AC)	0.045	0.194	0.041	0.000	0.319
Prop. Imp. Cover Total (AC)	0.478	0.187	0.041	0	0.706
Buildings	0.188	0.114	0.037	0	0.339
Parking, Drives, and Walks	0.29	0.073	0.004	0	0.367
Imp. Cover Approved by FUD					1.00

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OVERLOOK AT DAVENPORT
SLOPE MAP
6001 BOLD RULER WAY
AUSTIN, TEXAS

The seal appearing on
this document was
authorized by
Lawrence M. Hanrahan
on 6/16/2012



File Projects/Lot 67A Davenport/Slope Map C04 Topo	Job No.	Scale (Hor.) 1"=30'	Scale (Vert.)	Checked By: LMH	Drawn By: Lynn
Date: 12-11-12	Revision 1	Revision 2	Revision 3	Revision 4	

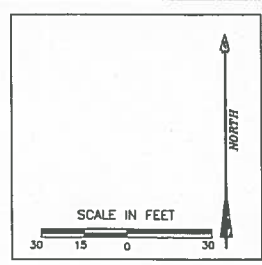
CAUTION!
CONTRACTOR SHALL LOCATE ALL UTILITIES
BOTH HORIZONTALLY AND VERTICALLY,
PRIOR TO ANY SITE WORK BEING DONE.
THE DESIGN ENGINEER WILL NOT BE
RESPONSIBLE FOR DAMAGE TO ANY
UTILITY, OR ANY CONFLICTS THAT
MAY ARISE.

SPC-2012-0425C

1. Total site area 146,666 square feet
2. Total natural area required 36,590 square feet (Loop 360 Ordinance)
3. Total natural area provided 68,824 square feet
- A. Natural area left undisturbed 69,696 square feet
- B. Natural area used for sewage disposal fields (and restored) 0 square feet*
- C. Previously developed area (restored) 0 square feet*
4. Total highway buffer required 18,295 square feet (50' Restrictive Covenant)
5. Total highway buffer provided 18,295 square feet
- A. Highway buffer left undisturbed 18,295 square feet
- B. Highway buffer used for access and utilities 0 square feet*
- C. Highway buffer used for detention/sedimentation ponds or wastewater drain fields (and restored) 0 square feet*
6. Total highway buffer previously disturbed 0 square feet*
7. Total of all restored areas 0 square feet*
- A. Sewage disposal or wastewater drain field 0 square feet*
- B. Detention/sedimentation ponds 4,727 square feet*
- C. Restoration of previously developed areas 0 square feet*
8. Total caliper inches of trees removed (according to Section 5189A)
- A. Class I trees 60 caliper inches
- B. Class II trees 0 caliper inches

- NOTES:
1. "IF DISTURBED AREA IS NOT TO BE WORKED ON FOR MORE THAN 14 DAYS, DISTURBED AREA NEEDS TO BE STABILIZED BY REVEGETATION, MULCH, TARP OR REVEGETATION MATTING. [ECM 1.4.4.B.3, SECTION 5, I.]
2. ENVIRONMENTAL INSPECTOR HAS THE AUTHORITY TO ADD AND/OR MODIFY EROSION/SEDIMENTATION CONTROLS ON SITE TO KEEP PROJECT IN-COMPLIANCE WITH THE CITY OF AUSTIN RULES AND REGULATIONS. [LDC 25-8-183]
3. CONTRACTOR SHALL UTILIZE DUST CONTROL MEASURES DURING SITE CONSTRUCTION SUCH AS IRRIGATION TRUCKS AND MULCHING AS PER ECM 1.4.5(A), OR AS DIRECTED BY THE ENVIRONMENTAL INSPECTOR.
4. THE CONTRACTOR WILL CLEAN UP SPOILS THAT MIGRATE ONTO THE ROADS A MINIMUM OF ONCE DAILY. [ECM 1.4.4.D.4]"
5. THE TREE SURVEY WAS CONDUCTED ON 9-24-2012.

TREE LIST			TREE LIST		
TAG#	TYPE	SIZE	TAG#	TYPE	SIZE
1	SPANISH OAK	7 RATED	59	CEDAR	10
2	CEDAR	8	60	SPANISH OAK	7
3	LIVE OAK	14 RATED	61	SPANISH OAK	7
4	CEDAR	10	62	CEDAR	14 RATED
5	LIVE OAK	8 RATED	63	SPANISH OAK	9 RATED
6	LIVE OAK	8 RATED	64	SPANISH OAK	14 RATED
7	CLUSTER		65	SPANISH OAK	8 RATED
8	SPANISH OAK	12 RATED	66	CEDAR	12
9	SPANISH OAK	10 RATED	67	CEDAR	14
10	SPANISH OAK	10 RATED	68	CEDAR	15 RATED
11	SPANISH OAK	10 RATED	69	SPANISH OAK	9
12	CEDAR	10 RATED	70	CEDAR	8
13	SPANISH OAK	7 RATED	71	CEDAR	10
14	SPANISH OAK	12 RATED	72	CEDAR	9
15	SPANISH OAK	9 RATED	73	CEDAR	8
16	SPANISH OAK	8 RATED	74	CEDAR	9
17	SPANISH OAK	7 RATED	75	SPANISH OAK	7 RATED
18	SPANISH OAK	11 RATED	76	SPANISH OAK	15 RATED
19	SPANISH OAK	7 RATED	77	CEDAR	7
20	SPANISH OAK	8 RATED	78	SPANISH OAK	10
21	SPANISH OAK	7	79	CEDAR	8
22	SPANISH OAK	8	80	CEDAR	9
23	CEDAR	10	81	CEDAR	9
24	SPANISH OAK	8 RATED	82	CEDAR	9
25	SPANISH OAK	8 RATED	83	CEDAR	13 RATED
26	SPANISH OAK	18 RATED	84	CEDAR	11
27	CEDAR	10	85	CEDAR	9
28	SPANISH OAK	13 RATED	86	CEDAR	11
29	SPANISH OAK	18 RATED	87	SPANISH OAK	15 RATED
30	CEDAR	15	88	CEDAR	9
31	SPANISH OAK	8 RATED	89	CEDAR	20
32	SPANISH OAK	14 RATED	90	SPANISH OAK	8
33	SPANISH OAK	15	91	CEDAR	13
34	CEDAR	15	92	CEDAR	13 RATED
35	SPANISH OAK	8 RATED	93	CEDAR	10
36	SPANISH OAK	8 RATED	94	SPANISH OAK	10 RATED
37	SPANISH OAK	8	95	SPANISH OAK	6
38	SPANISH OAK	10 RATED	96	SPANISH OAK	15 RATED
39	CEDAR	15	97	CEDAR	15 RATED
40	SPANISH OAK	25 RATED	98	SPANISH OAK	11 RATED
41	SPANISH OAK	9 RATED	99	SPANISH OAK	9 RATED
42	SPANISH OAK	7 RATED	100	SPANISH OAK	13 RATED
43	CEDAR	10	101	SPANISH OAK	12 RATED
44	CEDAR	9	102	SPANISH OAK	14 RATED
45	CEDAR	10	103	SPANISH OAK	10 RATED
46	CEDAR	9	104	SPANISH OAK	8 RATED
47	CEDAR	8	105	LIVE OAK	8
48	CEDAR	14 RATED	106	LIVE OAK	10 RATED
49	SPANISH OAK	8	107	LIVE OAK	8
50	SPANISH OAK	7 RATED	108	LIVE OAK	8
51	SPANISH OAK	11 RATED	109	LIVE OAK	10
52	CEDAR	10	110	LIVE OAK	7
53	CEDAR	9	111	LIVE OAK	16 RATED
54	SPANISH OAK	8 RATED	112	LIVE OAK	9
55	CEDAR	8	113	LIVE OAK	8 RATED
56	CEDAR	7	114	LIVE OAK	8 RATED
57	CEDAR	12	115	LIVE OAK	8 RATED
58	CEDAR	12	116	LIVE OAK	8 RATED



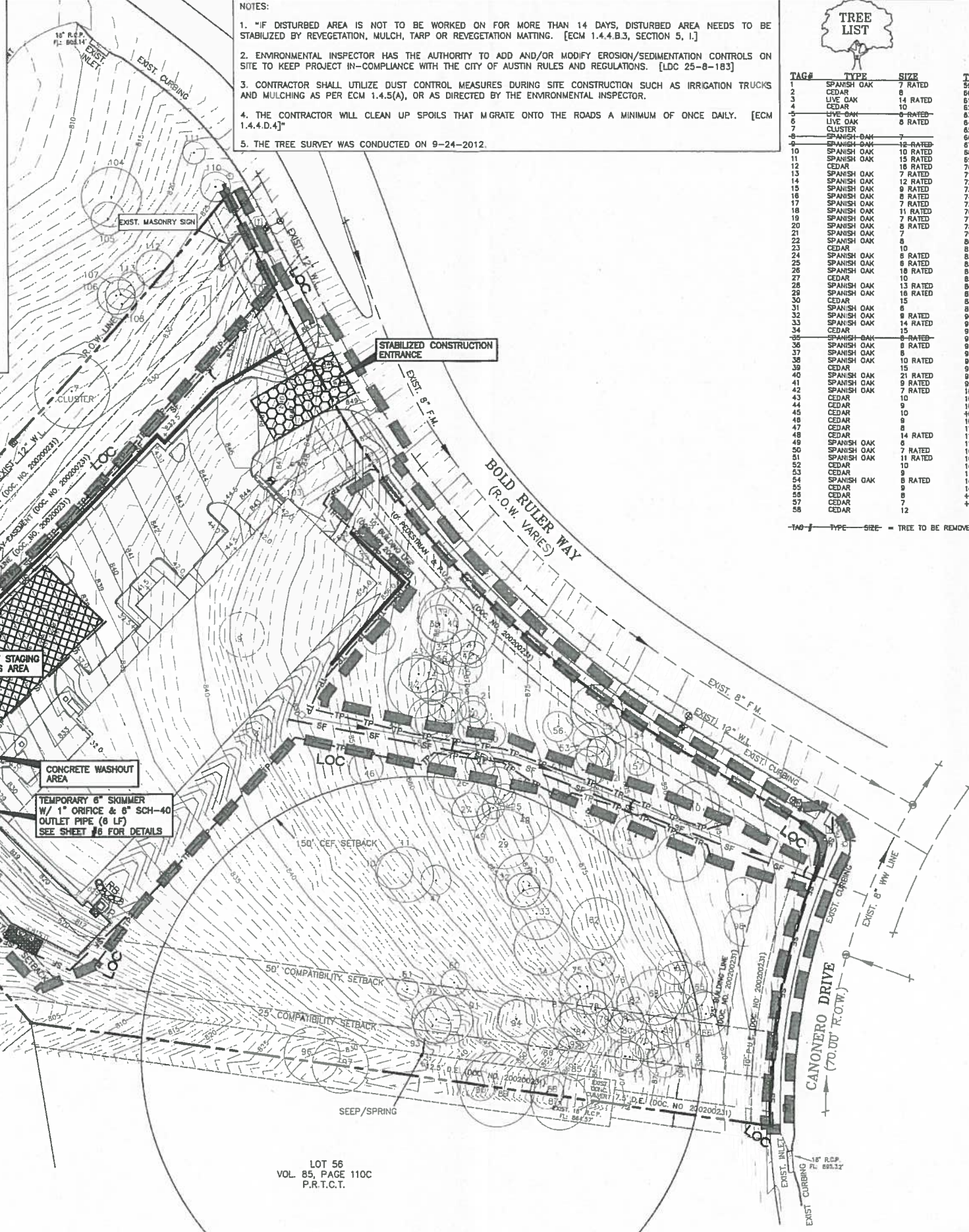
HANRAHAN • PRITCHARD ENGINEERING, INC.
CONSULTING ENGINEERS
(TX PE FIRM REG. #448)
6533 Cross Park Drive
AUSTIN, TEXAS 78754
OFFICE 512.459.4724 FAX 512.459.4752
info@hpe-eng.com

OVERLOOK AT DAVENPORT
EROSION/SEDIMENTATION &
TREE PROTECTION PLAN
6001 BOLD RULER WAY, AUSTIN, TEXAS

The seal appearing on this document was authorized by Lawrence M. Hanrahan on 6/20/13



- LEGEND
- LIMITS OF CONSTRUCTION (67,699 SF/1.55 AC.)
- SILT FENCE (1,119 LF.) (100' MAX. CONTINUOUS RUN)
- TREE PROTECTION FENCE
- INLET PROTECTION
- STABILIZED CONSTRUCTION ENTRANCE
- TEMPORARY STAGING AND SPOILS AREA
- ROCK BERM
- TREE TO BE SAVED
- TREE TO BE REMOVED



CAUTION 1
CONTRACTOR SHALL LOCATE ALL UTILITIES, BOTH HORIZONTALLY AND VERTICALLY, PRIOR TO ANY SITE WORK BEING DONE. THE DESIGN ENGINEER WILL NOT BE RESPONSIBLE FOR DAMAGE TO ANY UTILITY, OR ANY CONFLICTS THAT MAY ARISE.

SITE PLAN APPROVAL

FILE NUMBER: _____ APPLICATION DATE: _____

APPROVED ADMINISTRATIVELY ON: _____ UNDER SECTION _____ OF THE CITY OF AUSTIN CODE.

EXPIRATION DATE (25-8-81 LDC): _____ CASE MANAGER: _____

PROJECT EXPIRATION DATE (ORD. 970805-A): _____ DWPZ: _____ DOZ: _____

DIRECTOR, PLANNING AND DEVELOPMENT REVIEW DEPARTMENT

RELEASED FOR GENERAL COMPLIANCE: _____

Rev. 1: _____ Correction 1: _____

Rev. 2: _____ Correction 2: _____

Rev. 3: _____ Correction 3: _____

Rev. 4: _____ Correction 4: _____

FINAL PLAN MUST BE RECORDED BY THE PROJECT EXPIRATION DATE, IF APPLICABLE. SUBSEQUENT SITE PLANS WHICH DO NOT COMPLY WITH THE CODE CURRENT AT THE TIME OF RECORD AND ALL REQUIRED RECORDING FEES MUST BE PAID PRIOR TO CONSTRUCTION OF A BUILDING PERMIT IS NOT REQUIRED. MEET ALSO BE APPROVED PRIOR TO THE PROJECT EXPIRATION DATE.

RELEASE OF THIS APPLICATION DOES NOT CONSTITUTE A VERIFICATION OF ALL DATA INFORMATION AND CALCULATIONS SUPPLIED BY THE APPLICANT. THE ENGINEER OF RECORD IS SOLELY RESPONSIBLE FOR THE COMPLETENESS, ACCURACY AND ADEQUACY OF THEIR SUBMITTAL, WHETHER OR NOT THE APPLICATION IS REVIEWED FOR CODE COMPLIANCE BY THE CITY ENGINEERS.

SPC-2012-0425C

				
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Figure 42: Examples of fully-shielded light fixtures

NOTES

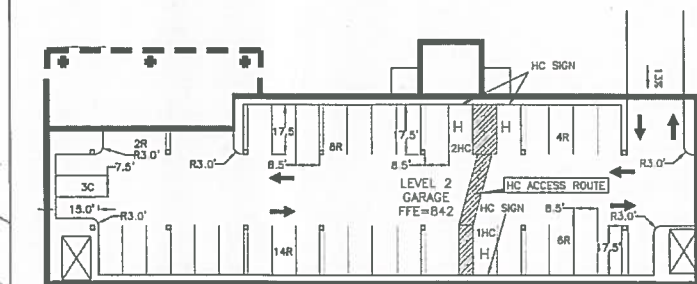
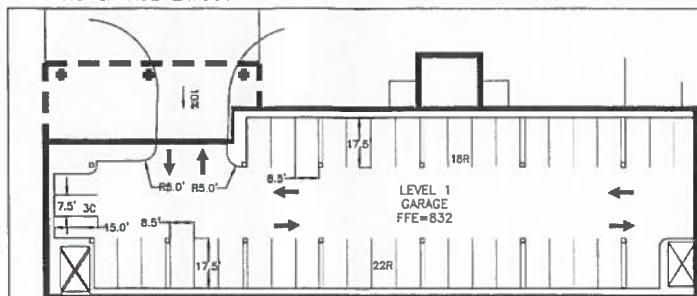
1. SITE PLAN COMPONENTS. ALL BUILDING AND STRUCTURAL IMPROVEMENTS SHOWN HEREON AREA SHOWN FOR CONCEPTUAL PURPOSES ONLY. HANRAHAN PRITCHARD ENGINEERING, INC. IS NOT RESPONSIBLE OR LIABLE FOR THE DESIGN OF BUILDING AND STRUCTURAL IMPROVEMENTS BY OTHERS.
2. STRUCTURAL COMPONENTS. ALL STRUCTURAL DESIGN IS THE RESPONSIBILITY OF THE OWNER'S STRUCTURAL ENGINEER.

SITE PLAN NOTES:

1. RAISED CONCRETE CURBS SHALL BE PROVIDED AT THE END OF PARKING BAYS, LANDSCAPED ISLANDS AND AROUND THE PERIMETER OF ALL PARKING & DRIVE AREAS.
2. ALL CURB RETURNS SHALL BE 3' RADIUS UNLESS OTHERWISE NOTED.
3. MAXIMUM HEIGHT FOR PROPOSED BUILDING SHALL NOT EXCEED 40 FEET.
4. CONNECT TO THE C.O.A. WATER & WASTEWATER SYSTEMS FOR SERVICE.
5. COMPLIANCE WITH THE COMMERCIAL AND MULTI-FAMILY RECYCLING ORDINANCE IS MANDATORY FOR MULTI-FAMILY COMPLEXES.
6. ALL NEW ASPHALT DRIVEWAYS AND BUS LOTS SHALL BE CONFORM TO THE SPECIFICATIONS (AUSTIN CITY CODE, SEC. 15-1-184).
7. THE USE OF COAL TAR BASED ASPHALT SEALANTS FOR CONSTRUCTION OR REPAIR OF ASPHALTIC CONCRETE PAVING IS PROHIBITED ON THIS PROPERTY.
8. CROSS SLOPE OF ACCESSIBLE ROUTE SHALL NOT EXCEED 1':20' (5.0%). CROSS SLOPE OF ACCESSIBLE ROUTE SHALL NOT EXCEED 1':50' (2.0%) CONTRACTOR TO VERIFY ALL SLOPES PRIOR TO CONSTRUCTION OF ACCESSIBLE ROUTES.
9. ALL NEW PAVING SHALL BE CONCRETE OR ASPHALT.
10. THE NOISE LEVEL OF MECHANICAL EQUIPMENT WILL NOT EXCEED 70 DBA AT THE PROPERTY LINE ADJACENT TO RESIDENTIAL ZONE [SECTION 20-2-100].
11. A MINIMUM VERTICAL CLEARANCE OF 114" MUST BE PROVIDED AT ACCESSIBLE PASSENGER LOADING ZONES AND ALONG VEHICLE ACCESS ROUTES TO SUCH AREAS FROM SITE ENTRANCES. A MINIMUM VERTICAL CLEARANCE OF 98" MUST BE PROVIDED FOR NON-ACCESSIBLE VEHICLES.
12. RETAINING WALLS OVER FOUR FEET IN HEIGHT, MEASURED FROM THE BOTTOM OF THE FOOTING TO THE TOP OF THE WALL, SHALL BE ENGINEERED PER IRC 2009 AND WILL REQUIRE A SEPARATE PERMIT. ALL RETAINING WALLS IN AN EASEMENT OR RIGHT-OF-WAY, UNLESS OTHERWISE NOTED, SHALL BE DESIGNED TO SOIL TRANSMISSION CRITICAL, CHAIR WALL TYPE.
13. THE TOPS OF ALL SITE WALLS DIRECTLY ADJACENT TO VEHICULAR TRAFFIC SHALL BE A MIN. OF 18" ABOVE FINISHED GRADE AND SHALL BE DESIGNED ASSUMING A VEHICULAR IMPACT LOAD.
14. THE TOPS OF ALL SITE WALLS NOT DIRECTLY ADJACENT TO VEHICULAR TRAFFIC SHALL BE A MIN. OF 6" ABOVE FINISHED GRADE, UNLESS OTHERWISE NOTED.
15. ALL PROPOSED SITE WALLS SHALL INCLUDE A MIN. 4" HIGH HANDRAIL ATTACHED TO THE TOP OF THE ENTIRE LENGTH OF THE PROPOSED WALL SEE GENERAL DETAIL SHEET FOR HANDRAIL DETAIL.
16. ALL SIGNAGE SHALL BE PROVIDED BY THE OWNER'S STRUCTURAL ENGINEER.
17. ALL PROVISIONS OF THE CITY CODE REGARDING SIGNS SHALL APPLY TO ALL SIGNS WITHIN THE CAPITAL OF TEXAS HIGHWAY CORRIDOR. IN ADDITION, NO INTERNAL LIGHTING OF SIGNS SHALL BE PERMITTED. NEON OR FLASHING SIGNS ARE PROHIBITED.
18. ALL SIGNS ON DRIVEWAYS SHALL BE VIEWED FROM ALL DIRECTIONS. NO SIGNS ON POSTS OR POLES OR SIGNS ON BUILDINGS SHALL BE PERMITTED. ALL SIGNS SHALL BE BERM OR MOUNTED SIGNS THAT CAN BE EXCLUDED BY EITHER THE LETTERS AND NUMBERS SHALL BE CONSTRUCTED OF MATERIALS WHICH ARE COMPATIBLE WITH THE SURROUNDING ENVIRONMENT AND LETTERS ON SIGNS MAY NOT BE MORE THAN TWO INCHES HIGH. THERE SHALL BE ADEQUATE SPACING BETWEEN SIGNS AND SIGNPOSTS. ALL SIGNS SHALL BE CONSTRUCTED USING EQUIPMENT AS APPROPRIATE TO SIELD SUCH LIGHTING. ALL SIGNS SHALL BE CONSTRUCTED IN ACCORDANCE WITH FLOODLIGHTING OF BUILDINGS SHALL BE PERMITTED. NOT WITHSTANDING THESE PROVISIONS ALL AMENDMENTS TO THE SIGN REGULATIONS PRIOR TO APRIL 1, 2011, SHALL STILL APPLY.
19. DUMPSTER PAD TO BE DESIGNED BY OWNERS STRUCTURAL ENGINEER.
20. HVAC EQUIPMENT SHALL BE PLACED ON TOP OF THE BUILDING. SEE BUILDING ELEVATION SHEETS FOR LOCATIONS.
21. ALL ROOF REMOVALS, LIGHT FIXTURES, AND OTHER EQUIPMENT SHALL BE SCREENED FROM PUBLIC VIEW IN ACCORDANCE WITH THE CITY OF AUSTIN ORDINANCE, ARCHITECT TO PROVIDE SCREENING DEVICES.

CONTRACTOR IS RESPONSIBLE FOR ANY/ALL DAMAGE TO EXISTING UTILITIES, APPURTENANCES, SIGNAGE, FLATWORK, ETC. CAUSED BY THE CONSTRUCTION OF THIS PROJECT.

PARKING GARAGE LAYOUT



HANRAHAN • PRITCHARD ENGINEERING, INC.
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info-hp-eng.com

OVERLOOK AT DAVENPORT
SITE/DIMENSION CONTROL PLAN
6001 BOLD RULER WAY
AUSTIN, TEXAS

The seal appearing on
this document was
authorized by
Lawrence M. Hanrahan
on 7-3, 2013



File: Projects/Lot 67A Davenport/dwg/SITE	Snapshot SITE	Scale (Vert): T=30'	Drawn
Job No. 250-01	Scale (Hor): T=30'	Checked By: LMH	Drawn
Date: 03/07/13		Revision 1:	
		Revision 2:	
		Revision 3:	

SHEET
07 of 24

CAUTION I

CONTRACTOR SHALL LOCATE ALL UTILITIES, BOTH HORIZONTALLY AND VERTICALLY, PRIOR TO ANY SITE WORK BEING DONE. THE DESIGN ENGINEER WILL NOT BE RESPONSIBLE FOR DAMAGE TO ANY UTILITY, OR ANY CONFLICTS THAT MAY ARISE.

SITE PLAN APPROVAL

FILE NUMBER _____ APPLICATION DATE _____
APPROVED ADMINISTRATIVELY ON _____ UNDER SECTION _____ OF
CHAPTER _____ OF THE CITY OF AUSTIN CODE _____
EXPIRATION DATE (25-5-8) (LDC) _____ CASE MANAGER _____
PROJECT EXPIRATION DATE (ORD#870908-A) _____ DWPZ GDOZ _____

DIRECTOR PLANNING AND DEVELOPMENT REVIEW DEPARTMENT
RELEASED FOR GENERAL COMPLIANCE _____
Rev. 1 _____ Correction 1 _____
Rev. 2 _____ Correction 2 _____
Rev. 3 _____ Correction 3 _____

RELEASE OF THIS APPLICATION DOES NOT CONSTITUTE A VERIFICATION OF ALL DATA INFORMATION AND CALCULATIONS SUPPLIED BY THE APPLICANT. THE ENGINEER OF RECORD IS SOLELY RESPONSIBLE FOR THE COMPLETENESS, ACCURACY AND ADEQUACY OF THEIR SUBMITTAL WHETHER OR NOT THE APPLICATION IS REVIEWED FOR CODE COMPLIANCE BY THE CITY ENGINEERS.

BUILDING HEIGHT	
Max. Allowable per Loop 360 Ordinance	40'
Proposed Building Height	36'

LAKE AUSTIN ORDINANCE CALCULATIONS

Tract G Section 6

IMPERVIOUS COVER					
Slope	0-15%	15-25%	25-35%	>35%	TOTAL
Area (AC)	0.898	1.294	0.828	0.347	1.367
Multiplier	0.65	0.15	0.05	0	
Allow. Imp. Cover by Ord. (AC)	0.584	0.194	0.041	0.000	0.819
Prop. Imp. Cover Total (AC)	0.478	0.187	0.041	0	0.706
Buildings	0.188	0.114	0.037	0	0.339
Parking, Drives, and Walks	0.29	0.073	0.004	0	0.367

PARKING SUMMARY

Development Type	Ratio	Required Parking	Parking Provided		
			Surface	Garage	Total
General Office - 32,000 sq ft	1.275 sf	116	33	83	116

ZONING			
Site Area	3.367 ac		
Maximum Impervious Cover	1.00 ac		
Proposed Impervious Cover	0.706 ac	30,753 SF	20.97%
Maximum Building Cover	30000 sf		
Proposed Building Cover	32000 sf		30.07%
Maximum F.A.R.	0.26-1		
Proposed F.A.R.	0.22-1		

NATURAL AREA - LOOP 360 ORDINANCE

	% of Site	Ac	360 to Bldg
Required per Rest. Covenant	25.0%	0.84	0.42
Provided	46.9%	1.58	0.42

AUSTIN FIRE DEPARTMENT
JUL 09 2013
[Signature]
APPROVED

SPC-2012-0425C