ZONING & PLATTING COMMISSION

Handouts

FEBRUARY 17, 2015

4316 Farwest

- Ali and Dona Tabrizi
  - Lived in Austin since 1993, started with IBM
  - Raised 3 Kids through Westwood High school
  - Our Children are in universities now
  - Seeking to build a single family home
  - Bought the land in July 2013
  - Started the approval process in August 2013

4316 Farwest

- Land slope is greater than 25%, it is .57 Acres in a nice area just west of Mesa Drive on Farwest Blvd.
- Looked for experienced Engineering team for low impact building
- Found PSCE with approved projects in Austin and proven track record
- PSCE can build the house on 3 man made columns
  - This will support the platform for the driveway and the house
  - No heavy machines on site
    - It was done like that at 10102 Talleyran austin tx 78750
      - I saw the project in Jan, Feb 2012

4316 Farwest

- Lot has 260 lineal feet of public street frontage on Farwest Blvd.
- Lot has a curb, gutter drainage system, water, wastewater, electric, cable, and internet, and telephone service in the right of way
- Lot has been taxed with same tax id since at least 1996, current tax value $22,500
- Storm water run off goes into our land (see env report)
- Storm drain runoff, occurring after a storm, has caused erosion on my land (see env report)

4316 Farwest

- City claims there is a seep on bottom corner of my property where storm water discharges
- Primary source of the seep may well be the 24" storm pipe. The dirty street runoff is going directly into the seep, see environment report for location of the seep.
- I have proposed a water quality pond to filter the storm water runoff, diverted unlawfully onto my property, with a sedimentation/filtration pond, velocity attenuators, and bank stabilization work to improve the water quality being discharged toward the seep.

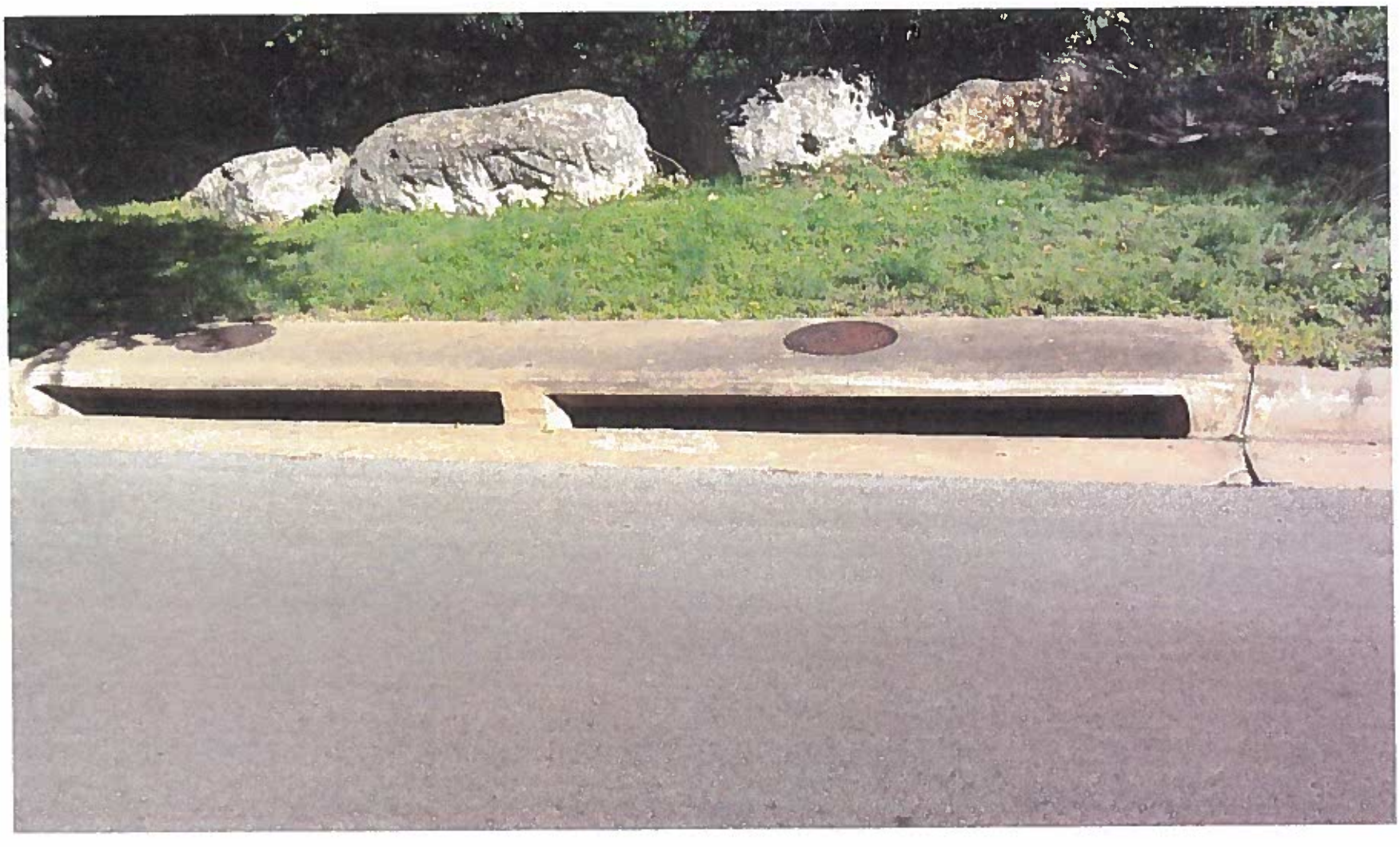
4316 Farwest

- High confidence to build a low impact SF home
- 2500 SFT platform on 3 columns
- There are homes all around this lot
  - Lot was between 3 sub div, in 1970s, and 1980s
    - It should have really been grand fathered as well
- City has collected tax on same tax ID since 1996 (records are not saved online before 1996
- Have paid over $6000 in city fees
- Additional over $30,000 for Env report, geo report, tree surveys, Vegetation landscaping, Lawyer, and Architecture fees
- Bought the land for $55,000, so far have invested over $91,000 into this lot, would like a simple single family home permit

4316 Farwest

- Drainage and run off pictures
- Terry Irion presentation
- Backup Material
  - Environment report by M Trojan & associates
  - Landscaping plan
  - Plat plan
  - Subdivision plan
  - Storm Water discharge report
  - Variance Packet
  - Variance exhibits

4316 Farwest

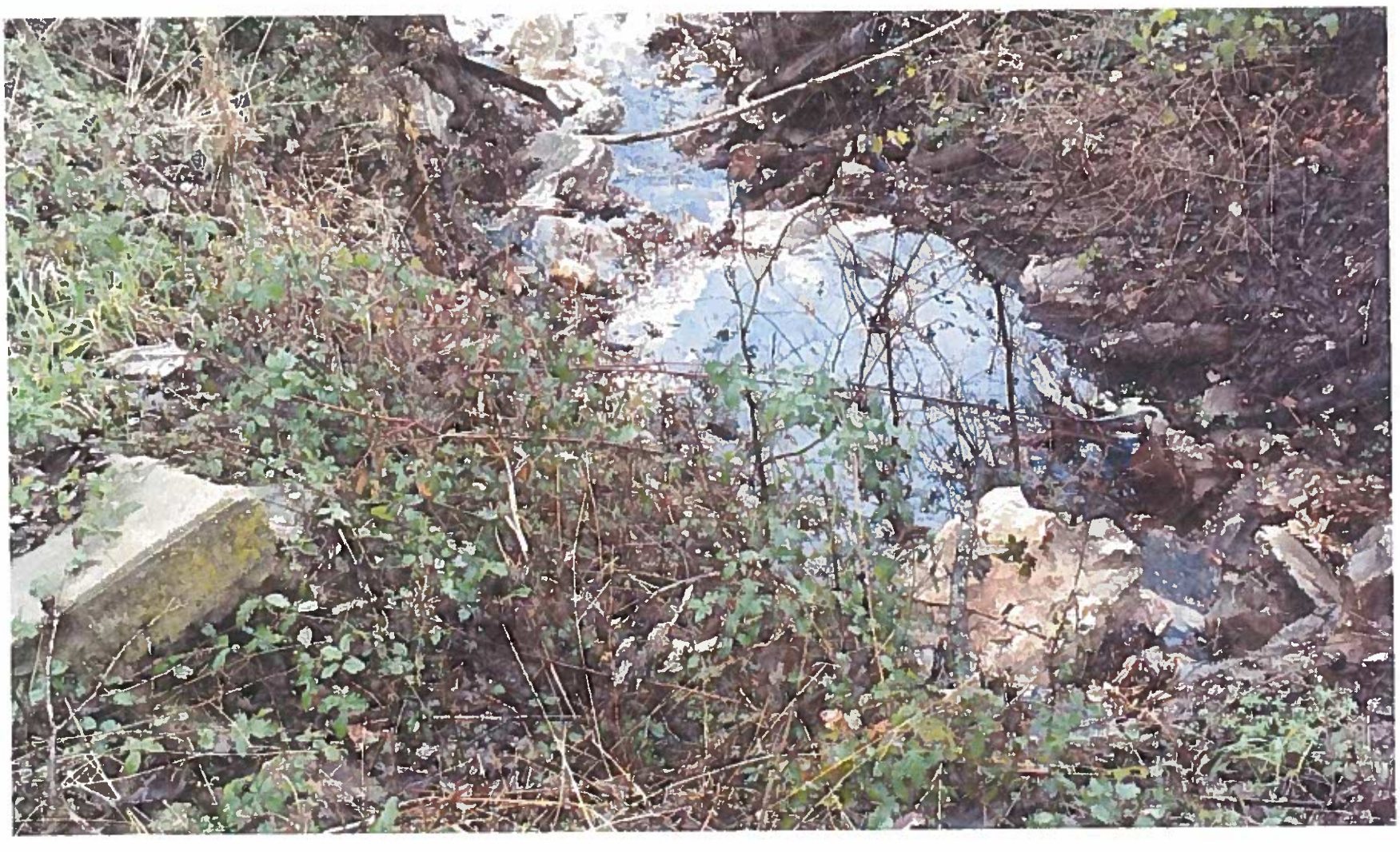


4316 Farwest

4316 Farwest

4316 Farwest

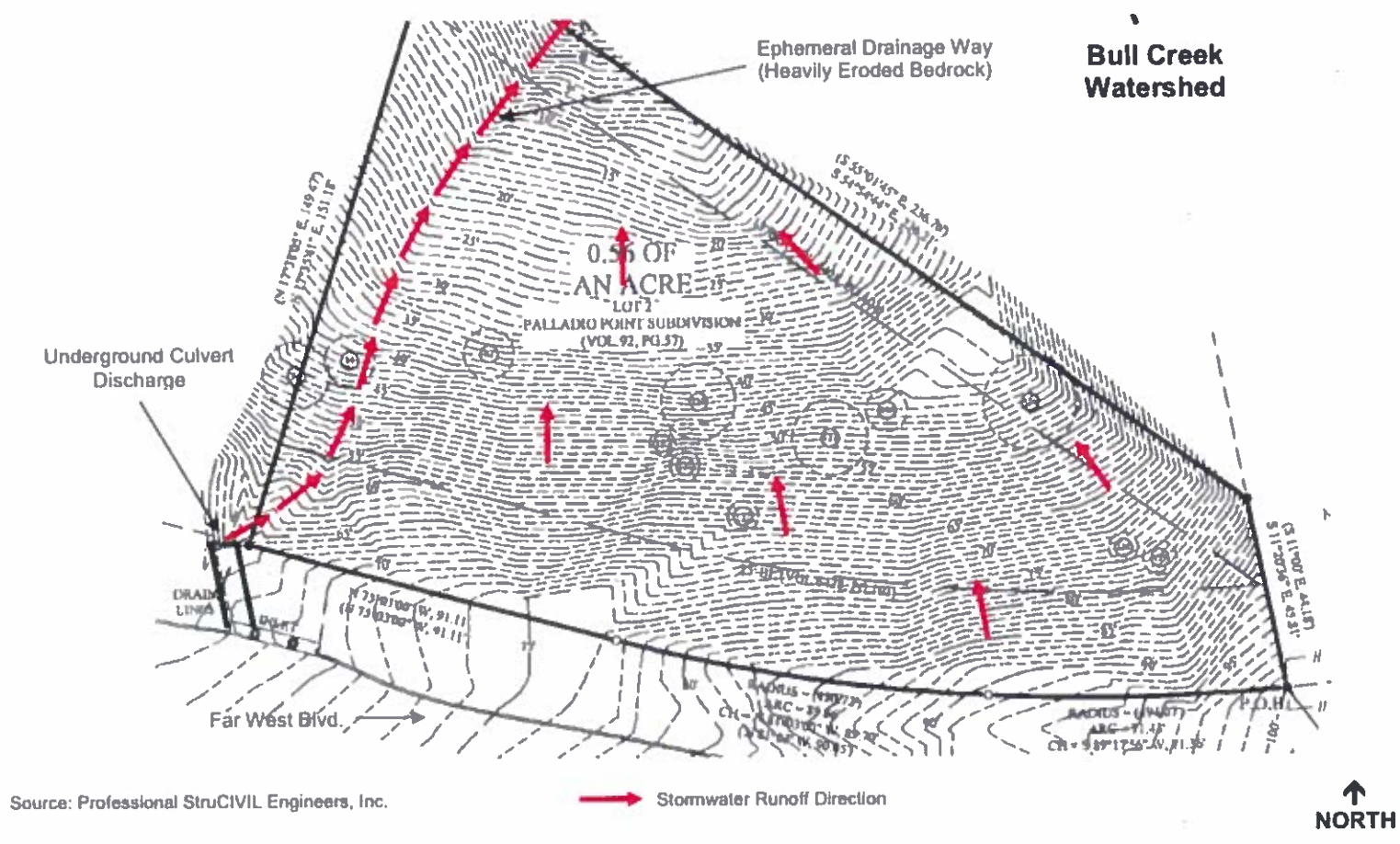
4316 Farwest



4316 Farwest

4316 Farwest

4316 Farwest



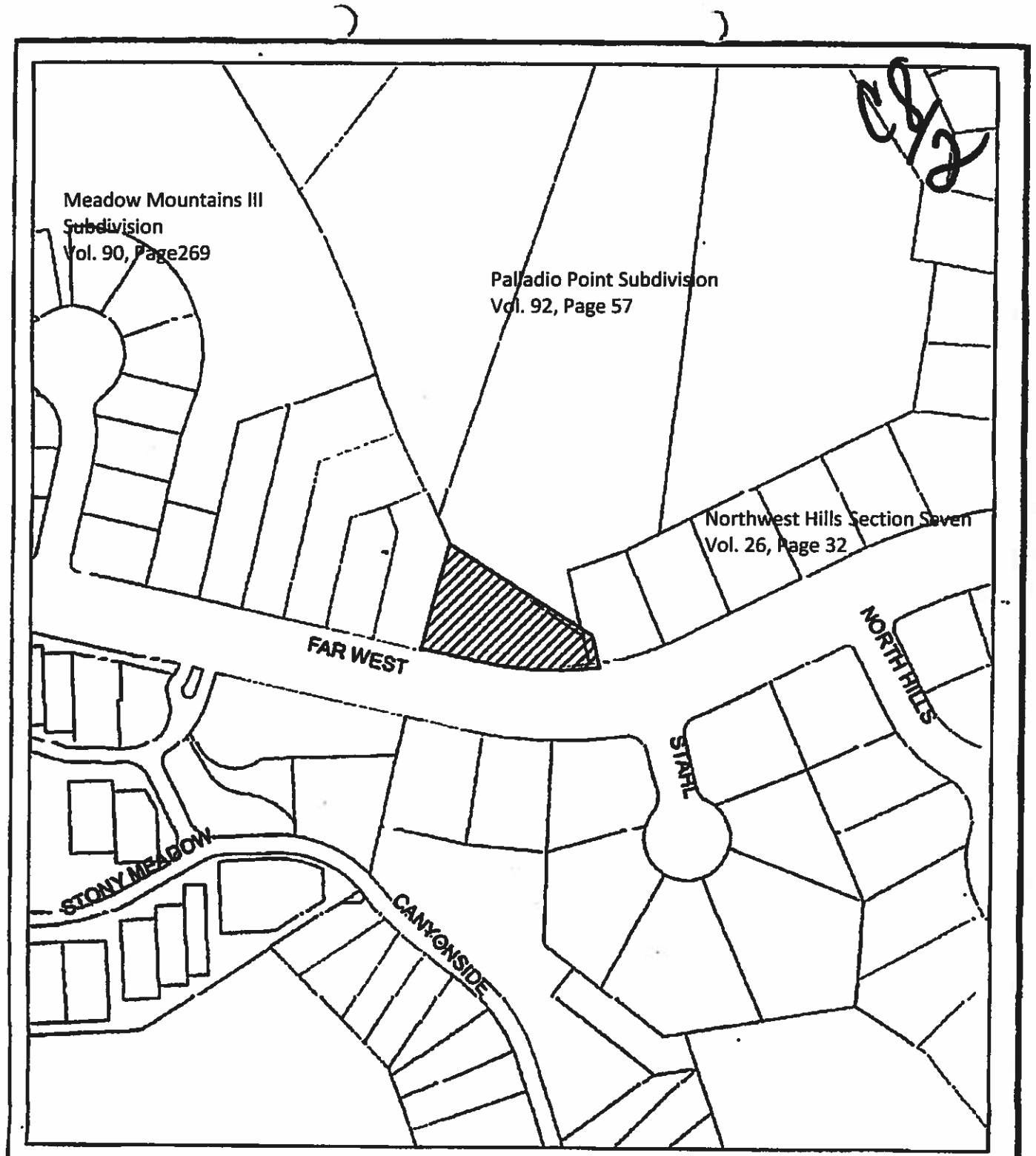
M. TROJAN & ASSOCIATES
Environmental Consultants

Scale: 1" = 40' (approx.)
Date: October 31, 2013
Project: City of Austin EA

FIGURE 4
SITE TOPOGRAPHIC MAP

4316 Farwest

- The lot is sandwiched between platted lots and homes from 3 subdivisions out of same parent tract that were all platted and built in 1970s and 1980s.



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Subject Tract

Base Map

CASE#: C8-2013-0177.0A
LOCATION: 4316 Far West Boulevard

This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.

This product has been produced by the Planning and Development Review Department for the sole purpose of geographic reference.

4316 Farwest

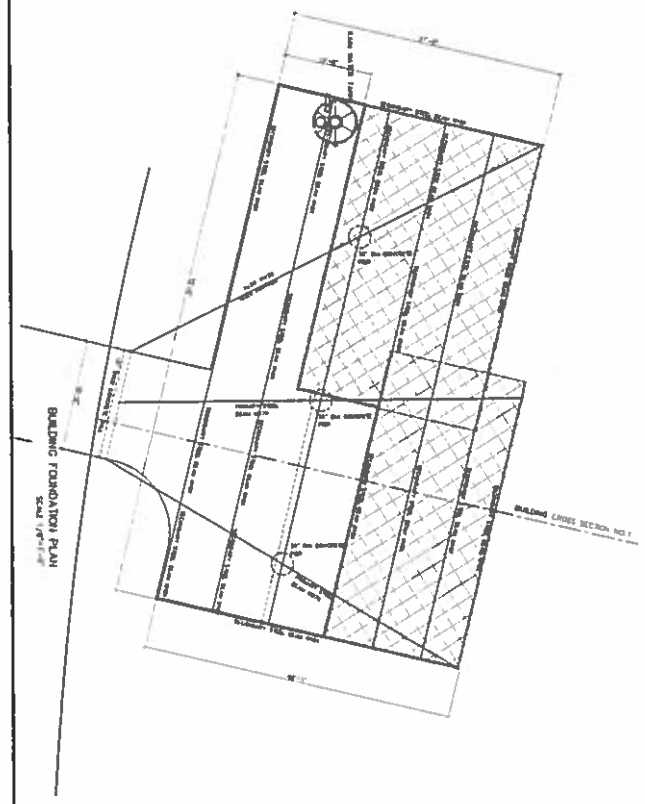
- There is an existing 24 foot storm drain pipe in the public street that diverts a huge amount of storm water from a large area of Farwest uphill of the property and diverts that water onto property
- City does not have a drainage easement, does not have any velocity attenuation structures, and has done nothing to stabilize of the channel cut by this storm water discharge.
- Unlawful diversion has caused substantial erosion of my client's land(see environmental report).

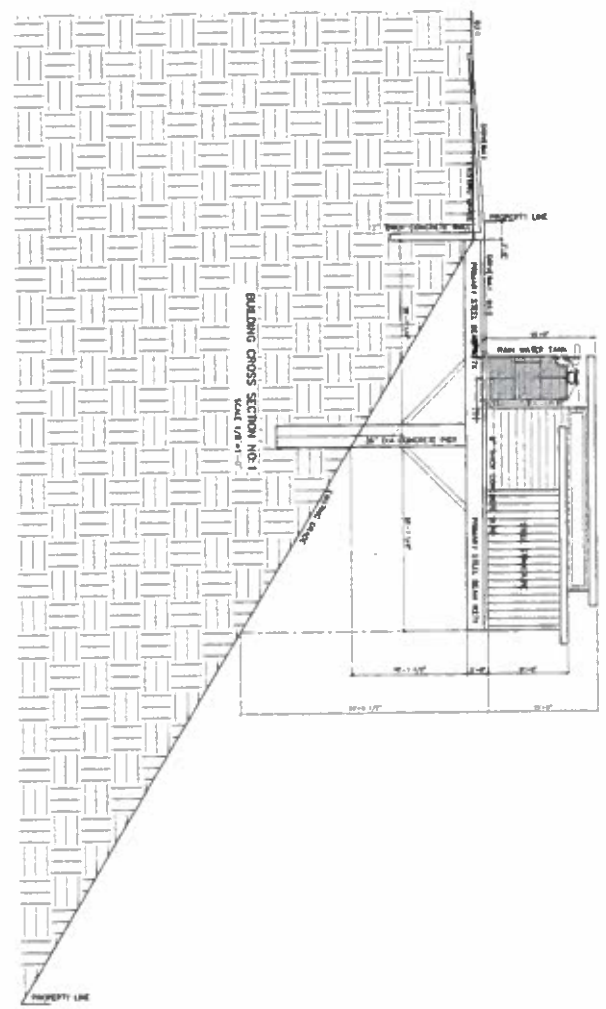
4316 Farwest

- No subdivision infrastructure is required to approve this plat. No subdivision construction plan is required for this subdivision plat
- No site plan is required under Chapter 25-8, Austin City Code, because no land development is planned
- No site plan is required under Chapter 25-5, Austin City Code (not developing streets, curb & gutter drainage systems, water, wastewater, electric, gas…all existing)
- This is a small project as defined by Section 25-5-3 (Less than 5,000 square feet of impervious cover; less than 10,000 square feet of site disturbance)
- Not sure Environmental variance is required because Chapter 25-8, Austin City Code may not be applicable
- Staff directed approval process through this Commission – happy to request environmental variance and install all mitigation conditions recommended with approval

4316 Farwest

- Owner concedes the site is steep and must be developed in a very sensitive manner: 48 square feet of Structural piers is all that will touch the ground
- Hardship to the owner was not created by the way owner voluntarily chose to develop the property
- City Planning Commission approved three plats surrounding the property out of the parent tract which created the configuration of the subject property by default [See Map]
- City zoned the property SF-3 and approved the installation of curb & gutter drainage facilities, water, wastewater, gas, electric, cable, telephone and public street improvements fronting the property
- City allowed the creation of a separate tax parcel for the property and taxed the property for years
- Now the City Staff is proposing to deny all use of the property
-





CASE NO: C8-2013-0177.0A

Project
29442
TABRIZI SUBDIDIVION
4316 FAR WEST BLVD
AUSTIN, TX

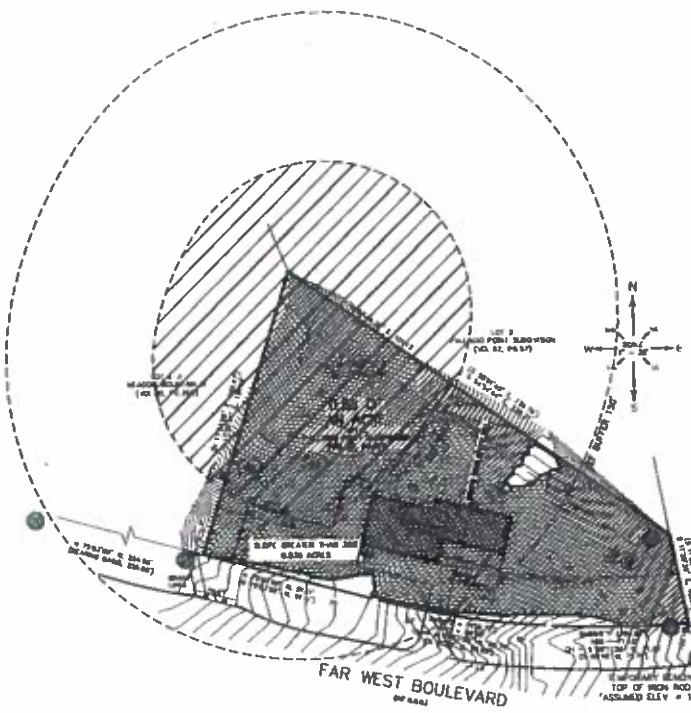
Title
BUILDING CROSS SECTION

S1

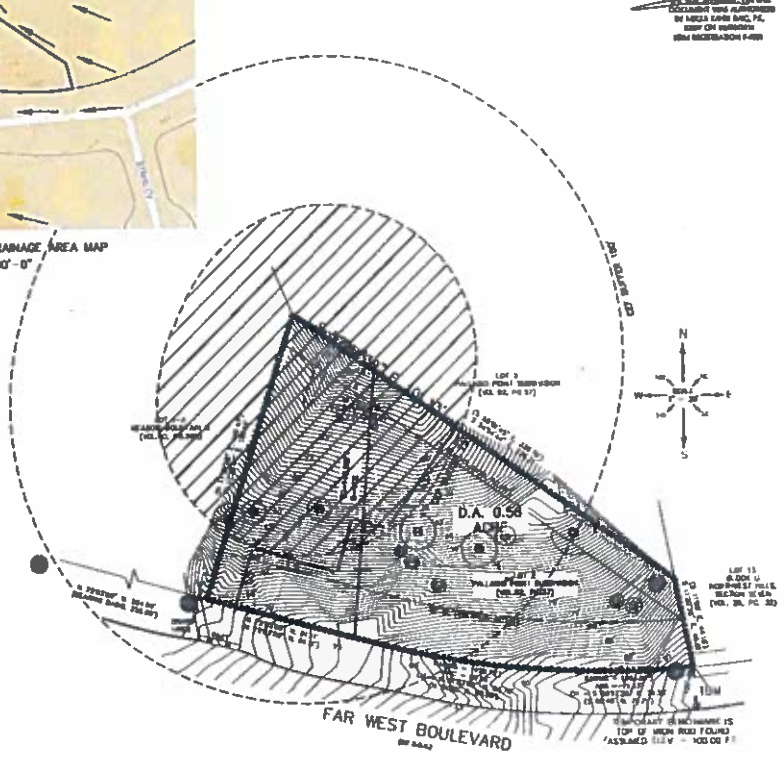
PROFESSIONAL STRUCIVIL ENGINEERS, INC.
CONSULTING CIVIL AND STRUCTURAL ENGINEERS

Revision	Description	Date	Detail
6	ISSUED FOR APPROVAL	03/05/14	
5	ISSUED FOR APPROVAL	07/10/14	
4	ISSUED FOR APPROVAL	07/02/14	
3	ISSUED FOR APPROVAL	10/13/14	
2	ISSUED FOR APPROVAL	03/25/14	
1	ISSUED FOR APPROVAL	11/13/13	
0	ISSUED FOR APPROVAL	11/13/13	

OVERALL DRAINAGE AREA MAP
SCALE 1=100'-0"



SITE SLOPE MAP
SCALE 1=30'-0"



EXISTING & PROPOSED DRAINAGE SITE PLAN
SCALE 1=30'-0"

PRE DEVELOPED CONDITIONS

Basin ID	Type (Land)	Return Period	HYD Tot cfs-R	Tc	Runoff cfs	Runoff cfs	Max WSEL ft	Pond Storage ac-ft
EX-1	AREA	100	.200	13.1000	0.17			
EX-2	AREA	25	.347	13.1000	2.00			
EX-3	AREA	10	.200	13.1000	3.16			
EX-4	AREA	2	.074	13.1000	.00			
PRE-1	AREA	100	.200	13.1000	0.17			
PRE-2	AREA	25	.347	13.1000	2.00			
PRE-3	AREA	10	.200	13.1000	3.16			
PRE-4	AREA	2	.074	13.1000	.00			

POST DEVELOPED CONDITIONS

Basin ID	Type (Land)	Return Period	HYD Tot cfs-R	Tc	Runoff cfs	Runoff cfs	Max WSEL ft	Pond Storage ac-ft
EX-1	AREA	100	.067	13.1000	.00			
EX-2	AREA	25	.200	13.1000	.00			
EX-3	AREA	10	.320	13.1000	.41			
EX-4	AREA	2	.202	13.1000	.33			
EX-5	AREA	100	.200	13.1000	0.17			
EX-6	AREA	25	.347	13.1000	2.00			
EX-7	AREA	10	.200	13.1000	3.16			
EX-8	AREA	2	.074	13.1000	.00			
POST-1	AREA	100	.170	13.1000	0.53			
POST-2	AREA	25	.300	13.1000	2.00			
POST-3	AREA	10	.304	13.1000	3.00			
POST-4	AREA	2	.200	13.1000	.00			
POND 10	IN POND	100	.067	13.1000	.00			
POND 10	IN POND	25	.200	13.1000	.00			
POND 10	IN POND	10	.320	13.1000	.41			
POND 10	IN POND	2	.202	13.1000	.33			
POND 10	OUT POND	100	.067	13.1000	.00	99.10		.000
POND 10	OUT POND	25	.200	13.1000	.00	99.10		.000
POND 10	OUT POND	10	.320	13.1000	.00	99.10		.000
POND 10	OUT POND	2	.201	13.1000	.00	99.07		.000

CASE NO: C8-2013-0177.0A

APPENDIX Q-1	NET SITE AREA		
TOTAL GROSS AREA (Gross Site)	(1)	0.53	ACRE
SITE DEDUCTIONS			
CRITICAL WATER QUALITY ZONE (CWQZ)		0.0	ACRE
WATER QUALITY TRANSITION ZONE (WQTZ)		0.0	ACRE
WATERWAYS BREAKTHROUGH FLOW		0.00	ACRE
DEDUCTION SUBTOTAL	(2)	0.00	ACRE
UPLANDS REMAINING AREA (TOTAL DEVELOPABLE) (1)-(2)	(3)	0.53	ACRE
NET SITE AREA CALCULATION			
UPLANDS DEDUCTIONS			
AREA OF UPLANDS WITH SLOPES 0-15%	0.00 X 1.00 =	0.00	ACRE
AREA OF UPLANDS WITH SLOPES 15-25%	0.00 X .50 =	0.00	ACRE
AREA OF UPLANDS WITH SLOPES 25-35%	0.00 X .25 =	0.00	ACRE
TOTAL OF UPLANDS DEDUCTION	(4)	.00	ACRE
UPLANDS NET SITE AREA (3)-(4)=(5)	(5)	0.00	ACRE

APPENDIX Q-2	IMPERVIOUS COVER
IMPERVIOUS COVER ALLOWED AT 100 % WQTZ =	0.00 ACRE
IMPERVIOUS COVER ALLOWED AT 40 % NSA =	0.00 ACRE
ALLOWABLE IMPERVIOUS COVER BREAKDOWN BY POND CATEGORY	
TOTAL ACRAGE 15 - 20 = 0.00 ACRE X 15 % = 0.00 ACRE	
PROPOSED TOTAL IMPERVIOUS COVER	
IMPERVIOUS COVER IN WQTZ = 0.00 ACRE	0.00%
IMPERVIOUS COVER IN UPLANDS ZONE = 0.00 ACRE	0.00%
TOTAL PROPOSED IMPERVIOUS COVER = 0.00 ACRE	0.00%
PROPOSED IMPERVIOUS COVER BY POND	
POND CATEGORIES / CODES	DRAINAGE / COMMENTS
0 - 100	- -
100 - 200	0 0 0 0
200 - 300	0 0 0 0
OVER 300	0 0 0 0
TOTAL SITE AREA OVER 300 ACRES	

ALL STAR SURVEYING
9620 ANDERSON MILL RD.
AUSTIN, TEXAS 78729
(512) 331-6211 FAX

ALI TABRIZI
4316 FAR WEST BOULEVARD
AUSTIN, TRAVIS COUNTY, TEXAS

PROFESSIONAL STRUCTURAL ENGINEERS, INC.
CONSULTING CIVIL AND STRUCTURAL ENGINEERS

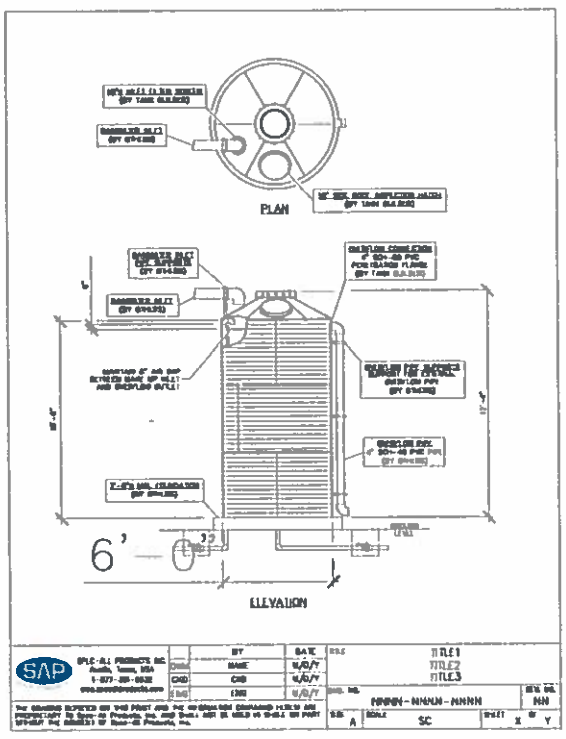
Project: TABRIZI SUBDIVIDVION
4316 FAR WEST BLVD
AUSTIN, TX

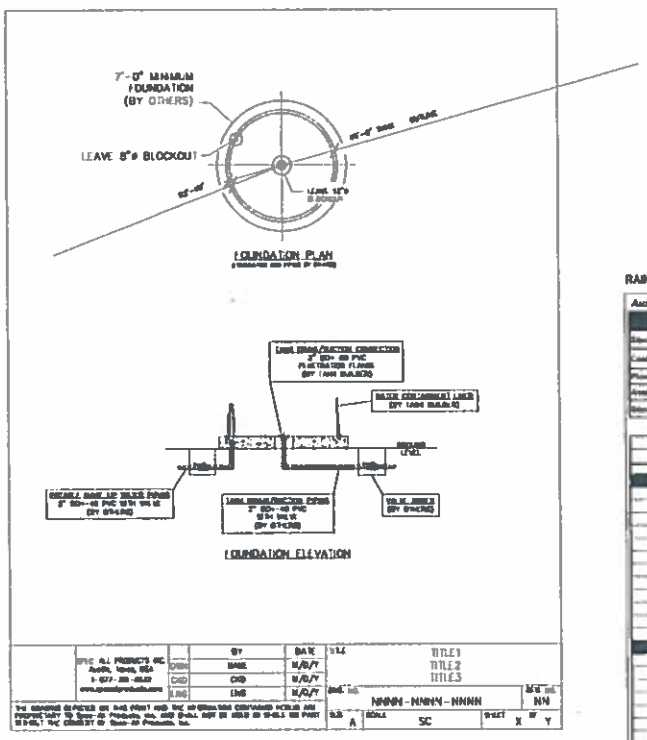
Title: DRAINAGE & EROSION SITE PLAN

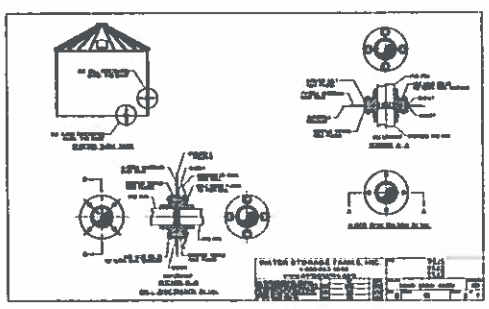
29442

P E

C1







RAIN HARVEST TANK CAPACITY CALCULATIONS

Austin, TEXAS

User Defined Site Information			
Square Footage of Catchment Area	-	Input Value →	8451
Coefficient for Catchment Surface	-	Roof	0.95
Plant Water Use Coefficient	-	High (Br. Aug.-mid-Feb.)	0.75
Available Storage	-	Input Value →	2500
Square Footage of Landscape	-	Input Value →	6300

Austin, TEXAS

Storage/Supplement Water Use (gallons)

Month	Yield	Demand	Year Cumulative Storage	Supplemental Water Use
Year 1				
January	3 793	1,319	2 500	0
February	3 467	1,616	2 500	0
March	4 050	2 612	2 500	0
April	4 514	3,281	2 500	0
May	6 757	4 606	2 500	0
June	5 879	5 029	2 500	0
July	3 484	4 032	1 952	0
August	4 308	4 931	379	0
September	4 043	3 776	1 544	0
October	5 048	2 905	2 500	0
November	5 163	1 871	2 500	0
December	4 343	1,283	2 500	0
Year 2				
January	3 793	1 319	2 500	0
February	3 467	1 616	2 500	0
March	4 050	2 612	2 500	0
April	4 514	3,281	2 500	0
May	6 757	4 606	2 500	0
June	5 879	5 029	2 500	0
July	3 484	4 032	1 952	0
August	4 308	4 931	379	0
September	4 043	3 776	1 544	0
October	5 048	2 905	2 500	0
November	5 163	1 871	2 500	0
December	4 343	1,283	2 500	0

TANK CAPACITY REQUIRED PROVIDED
14 DAY STORAGE REQUIRED 2,242 GAL. 2,500 GAL.
CALCULATIONS ARE BASED ON AVERAGE MONTHLY RAINFALL. PEAK WATER USAGE IS IN JUNE.
(2,500 GAL. STORAGE / 30 DAYS=166 GAL PER DAY), (166 GAL. X 14 DAYS=2,242 GALLONS REQUIRED AT PEAK DEMAND)

CASE NO: C8-2013-0177.0A

PROFESSIONAL STRUCTURAL ENGINEERS, INC.

TABRIZI SUBDIVISION
4316 PAL WEST BLVD
AUSTIN, TX

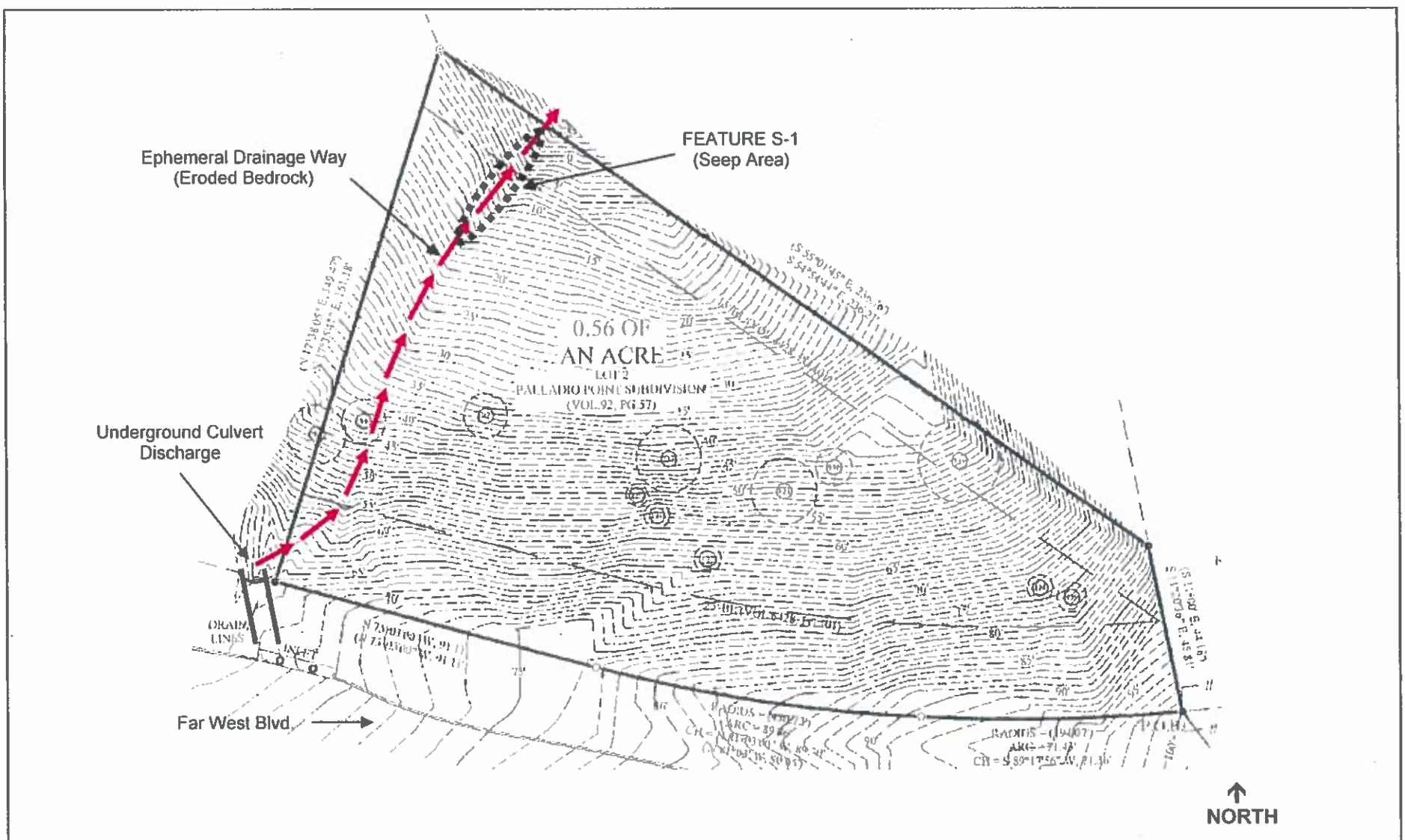
RAIN WATER COLLECTION SYSTEM

29442

C2

4316 Farwest

- Owner proposes a very sensitive design of this residence which has minimum impact on the steep slopes
- Innovative pole house built on three triangulated poles anchored on 9-square foot concrete pads. [See detail]
- Owner proposes to stabilize the storm discharge banks
- Owner proposes to grant the City a drainage easement and waive any damages for trespass
- Owner proposes to install a water quality pond immediately upstream of the identified seep to filter the dirty storm water runoff before entering the seep [See Map]
- Owner proposes to capture rainwater off of the roof and driveway for re-irrigation on the natural vegetation on the lot
- Owner requests the Commission grant the variances requested as a minimum departure necessary to provide reasonable development of the property, or
- Direct this matter back to the Residential Review Division of the Planning Department to work on an acceptable design in accordance with Section 25-11-65 of the City Code



M. TROJAN & ASSOCIATES
Environmental Consultants
8244 Lime Creek Road
Leander, Texas 78641
(512) 258-6606

Scale: 1" = 40' (approx.)
Date: October 31, 2013
Project: City of Austin EA
MTA Project SE-13-015

FIGURE 8

SITE GEOLOGIC/CEFs MAP

0.56-ACRE UNDEVELOPED RESIDENTIAL LOT
4316 FAR WEST BLVD.
AUSTIN, TRAVIS COUNTY, TEXAS 78731

December 14, 2014

Mr. & Mrs. Tabriza

Please let this letter serve as our cancelling our vote against your "subdivision". We would vote to approve it had we know information furnished. We thought it was a multi home subdivision not just a single family home. We will be proud to welcome your family into our neighborhood especially given the environmental study you have done.

Please feel free to contact us if we may help.

Sincerely,

Alan & Janice Bergstrom

4309 Canyonside Trail

Austin, Texas 78731

512-472-6060

512-472-6060

re: 4316 Farwell Blvd

CITY OF AUSTIN
ENVIRONMENTAL ASSESSMENT

0.56-ACRE UNDEVELOPED LOT RESIDENTIAL LOT
4316 FAR WEST BLVD.
AUSTIN, TRAVIS COUNTY, TEXAS 78731

Prepared For

Professional StruCIVIL Engineers, Inc.
12710 Research Blvd., Suite 390
Austin, Texas 78759

Prepared By

M. Trojan & Associates
Environmental Consultants
8244 Lime Creek Road
Leander, Texas 78641

MTA Project No. SE-13-015

October 31, 2013

M. TROJAN & ASSOCIATES
Environmental Consultants

October 31, 2013

Mirza Tahir Baig, PE
Professional StruCIVIL Engineers, Inc.
12710 Research Blvd., Suite 390
Austin, Texas 78759

Subject: Report of City of Austin Environmental Assessment
0.56-Acre Undeveloped Residential Lot (Tabrizi Subdivision)
4316 Far West Blvd.
Austin, Travis County, Texas 78731
MTA Project No. SE-13-015

Mirza:

This report provides the environmental information required for the City of Austin (COA) submittal for proposed subdivision of a 0.56-acre undeveloped residential lot (Tabrizi Subdivision) located at 4316 Far West Blvd. in Austin, Travis County, Texas. The information provided herein addresses certain "environmental elements" and other environmental factors that the COA may require as part of your Plan submittal as well as for potential future re-submittals. This *Environmental Assessment* was prepared in accordance with the COA *Environmental Criteria Manual*, Water Quality Management Section 1.3.0 and the COA *Land Development Code* (LDC) Sections 25-8-121 through 25-8-125.

Thank you for providing me with the opportunity to assist you in environmental matters associated with the proposed project. Should you have any questions or require additional information, please feel free to contact me at 258-6606 or forward an email to mtrojan@austin.rr.com.

Respectfully,

STATE OF TEXAS
MICHAEL TROJAN
GEOLOGY
No. 1109
LICENSED
PROFESSIONAL GEOSCIENTIST

Michael Trojan, CPG
M. TROJAN & ASSOCIATES

Licensed Professional Geoscientist #1109

c: MTA Project File SE-13-015

CITY OF AUSTIN
ENVIRONMENTAL ASSESSMENT

0.56-ACRE UNDEVELOPED RESIDENTIAL LOT
4316 FAR WEST BLVD.
AUSTIN, TRAVIS COUNTY, TEXAS 78731

Prepared For

Professional StruCIVIL Engineers, Inc.
12710 Research Blvd., Suite 390
Austin, Texas 78759

Prepared By

M. Trojan & Associates
Environmental Consultants
8244 Lime Creek Road
Leander, Texas 78641

MTA Project No. SE-13-015

October 31, 2013

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APPENDICES

APPENDIX A: FIGURES

Figure 1 – Site Location Map
Figure 2 – Site Aerial Photograph
Figure 3 – Site Subdivision Plan
Figure 4 – Site Topographic Map
Figure 5 – Site Soils Map
Figure 6 – General Geologic Map

Figure 7 – Site Vegetation Map
Figure 8 – Site Geologic/CEFs Map

APPENDIX B: SITE PHOTOGRAPHS

Photographs Taken During the Field Reconnaissance

APPENDIX C: CITY OF AUSTIN CRITICAL ENVIRONMENTAL FEATURES WORKSHEET

1.0 OVERVIEW

M. Trojan & Associates was retained to conduct a City of Austin (COA) *Environmental Assessment* for proposed subdivision of a 0.56-acre undeveloped residential lot located at 4316 Far West Blvd. in Austin, Travis County, Texas (refer to Figures 1 and 2 of Appendix A). The information provided herein addresses certain "environmental elements" and other environmental factors that the COA may require as part of the Plan submittal. The essential environmental elements include: (1) hydrogeologic element, (2) vegetative element, (3) utilities element, (4) Pollution Attenuation Plan, and (5) Critical Environmental Features (CEFs) – as defined by the COA. In addition, rare plant species are addressed as part of the vegetative element and endangered species are addressed at the end of the report. This *Environmental Assessment* was prepared in accordance with the COA *Environmental Criteria Manual*, Water Quality Management Section 1.3.0 and the COA Land Development Code (LDC) Sections 25-8-121 through 25-8-125.

The field reconnaissance for this *Environmental Assessment* was conducted on October 23, 2013 by Mr. Michael Trojan, a Professional Geologist/Hydrogeologist certified by the Texas Board of Professional Geoscientists. Mr. Trojan has 29 years of experience in all aspects of the environmental field and 19 years (1994 – present) direct experience in conducting vegetation surveys, geologic assessments over the Edwards Aquifer Recharge Zone and other karst terrain, CEFs assessments, and endangered species habitat assessments for land developers in the Central Texas area.

1.1 Study Area

The subject property is located on the north side of Far West Blvd., just west of the Far West Blvd. and Mesa Drive intersection (refer to Figures 1 and 2 of Appendix A). The property consists of approximately 0.56 acres of undeveloped land. The landscape represents relatively steep slopes with large rock outcrops and dense vegetation (refer to photographs in Appendix B). There are no improvements on the lot.

1.2 Proposed Site Development

Based on review of a draft subdivision plan provided by Professional StruCIVIL Engineers, Inc., as of the writing of this COA *Environmental Assessment* the lot will be a stand-alone residential lot for potential future construction of two single-family home structure (refer to Figure 3 of Appendix A).

1.3 Previously Published Reports

No previously published, site-specific technical reports were reviewed as part of this *Environmental Assessment*.

2.0 ENVIRONMENTAL ELEMENTS

2.1 Hydrogeologic Element

***Environmental Criteria Manual*, Water Quality Management, Section 1.3.1**
Land Development Code Section 25-8-122

2.1.1 Topography and Surface Water Hydrology

Based on a topographic survey provided by Professional StruCIVIL Engineers, Inc. and site reconnaissance, the lot slopes generally toward the north (refer to Figure 4 of Appendix A). Topographic elevations on the lot range between approximately 768 and 810 feet above mean sea level (msl), with the highest elevations located at the eastern-most extent of the lot and the lowest elevations within an ephemeral drainage way crossing of the north-northeast property boundary. Topographic slopes on the southern half of the lot are generally steep while slopes on the northern half are moderate to moderately steep.

As is depicted in Figure 4 of Appendix A, all stormwater runoff generated on the lot flows toward the north and northwest and either discharges directly offsite to the neighboring property or to an onsite ephemeral drainage way that channels runoff offsite to the north-northeast. The ephemeral drainage way also collects upstream stormwater runoff via an underground culvert located at the southwest property corner – at Far West Blvd.

The property is located within the upper part of the Bull Creek watershed. Bull Creek lies approximately 0.75 miles southwest of the lot and the creek flows to the Lake Austin segment of the Colorado River. According to review of a FEMA Flood Insurance Rate Map and the COA GIS, no portion of the lot lies within the 100-year floodplain. Moreover, no portion of the lot lies within an area designated by the COA as a Critical Water Quality Zone (CWQZ) and Water Quality Transition Zone (WQTZ).

2.1.2 Soils

According to the *Soil Survey of Travis County, Texas*, the soils that are reported to be on the subject property are as follows (also refer to Figure 5 of Appendix A for soil type locations):

Soil Component Name:	Brackett soils and Rock outcrop, steep (BoF)
Soil Surface Texture:	Light brownish gray gravelly clay loam to approximately 4 inches with about 60 percent coarse fragments, underlain by pale brown clay loam to about 15 inches
Hydrologic Group:	Permeability is moderately slow; available water

	capacity is low
Soil Drainage Class:	Well drained

Based on the *Soil Survey* and as is depicted on Figure 5 of Appendix A, the Brackett soils and Rock outcrop is the soil type reported to cover the entire lot. Shallow excavations were made at various locations across the property and observations of the soil characteristics confirmed the presence of soils similar to those described in the *Soil Survey*. However, true soils were found to be located generally on the northern half of the lot and were observed to be relatively thin (up to approximately 12 inches). Where present, soils were observed to be mostly fine-grained, and were noted to exhibit a minor to moderate fraction of limestone rock fragments. In addition, given the relatively steep topographic slopes on many portions of the lot, soils exhibit moderate to high erosion. No soils were observed within the ephemeral drainage way on the western part of the lot.

2.1.3 Geology

Based on the *Geologic Map of the Austin Area, Texas* (Bureau of Economic Geology (1992) and review of other available geologic/hydrologic publications, the outcropping (near surface) geologic material beneath the subject property is reported to be the Walnut Formation (Kwa) (refer to Figure 6 of Appendix A). The Walnut Formation is described as follows:

> <u>Walnut Formation</u>
>
> The Walnut Formation consists of limestone, marl and marly limestone. The formation is generally gray to tan, soft to hard, fine to medium grained, thick to thin bedded, and massive to nodular.

The Glen Rose Formation (Kgr) is reported to outcrop directly north and east of the lot, while the Edwards Limestone (Ked) is reported to outcrop to the east of the lot. In stratigraphic sequence, both the Walnut and Glen Rose Formations underlie the Edwards.

An abundance of rock outcrops were observed over most of the lot, primarily along steep topographic breaks and along the ephemeral drainage way on the western portion of the lot (refer to photographs in Appendix B). Given partial soil cover of the northern half of the lot – areas of medium topographic slopes – rock outcrops are less abundant. In addition, large rock slabs were found to have fallen into the lot from the eroded portions of the property boundary. All limestone outcrops were observed to be tan/gray, slightly marly and indurated.

2.2 Vegetative Element

***Environmental Criteria Manual*, Water Quality Management, Section 1.3.2**
***Land Development* Code, Section 25-8-123**

This section describes the general vegetation on the subject property as well as the presence of rare plant species, if any are present. Plant communities on the property were characterized according to the dominant plant taxa present. Qualitative observations of plant cover, structure, and spatial changes in vegetation species composition were also used to determine areas of common communities (if present).

Large vegetation and related information associated with the subject property is discussed below (also refer to Figure 7 of Appendix A for a vegetation map and Appendix B for photographs, and the Subdivision Plan for a tree survey).

Large Vegetation:	Ashe juniper (*Juniperus ashei*); 0.5- to 18-inch trunk diameters Cedar elm (*Ulmus crassifolia*); 0.5- to 12-inch trunk diameters Hackberry (*Celtis occidentalis*); 05.- to 15-inch trunk diameters Chinaberry (*Melia azedarach*); 1- to 12-inch trunk diameters Live oak (*Quercus fusiformis*); 1- to 3-inch trunk diameters Miscellaneous unidentified intrusive trees; 0.5- to 4-inch trunk diameters
Canopy:	100% medium to high closed canopy.
Ground Cover:	Very sparse ground cover of unspecified native grasses and small brush.
Notes:	The lot represents landscape with steep to medium-steep topographic slopes and dense large vegetation. Large vegetation consists of a variety of trees dominated by cedar, cedar elm, hackberry and chinaberry trees. A relatively small number of trees exceed a trunk diameter of seven inches.

For completeness, the subject property was also inspected for eight rare plant species that are known to occur in Travis County. These include Texas amorpha (*Amorpha*

roemerana), Texabama croton (*Croton alabamensis* var. *texensis*), Glass Mountains coral-root (*Hexalectris nitida*), Heller marbleseed (*Onosmodium helleri*), Canyon mock-orange (*Philadelphus ernestii*), Buckley tridens (*Tridens buckleyanus*), Bracted twistflower (*Streptanthus bracteatus*), and Tobusch fishhook cactus (*Ancistrocactus tobuschii*). The survey was accomplished by walking 25-foot (approximate) spaced transects across the entire property. Based on the inspection, rare plant species were not observed.

As is discussed in Section 1.2, the lot will be divided into a single lot (refer to Figure 3 of Appendix A). The subdivision will have no impact on existing trees. Potential future construction of a single-family home on the lot will likely require removal of selected mature trees; however, it is assessed that existing old-growth trees can be protected to the greatest extent practicable (refer to tree survey in the Subdivision Plan).

2.3 Utilities Element

***Environmental Criteria Manual*, Water Quality Management, Section 1.3.3**
***Land Development Code*, Section 25-8-124**

The intent of this element is for the wastewater report to provide environmental justification for a sewer line location in a CWQZ. As there is no underground infrastructure proposed within a CWQZ, this section does not apply.

2.4 Pollution Attenuation Plan

***Land Development Code*, Section 25-8-125**

According to the COA administrative and environmental criteria manuals, an applicant proposing an industrial use, as defined in LDC Section 25-2-5, that is not completely enclosed in a building shall provide a Pollutant Attenuation Plan (PAP). The intent of the PAP is to provide information regarding water quality best management practices for open-air industrial activities and to establish criteria for site development and reclamation. As the Subdivision Plan does not propose an industrial use that is not completely enclosed in a building, this section does not apply.

3.0 CRITICAL ENVIRONMENTAL FEATURES

According to the *Environmental Criteria Manual*, Water Quality Management, Section 1.3.0(B), an *Environmental Assessment* must identify CEFs and propose protective measures for such features. Accordingly, the field reconnaissance of the tract included search for and identification of CEFs, including springs/seeps, bluffs, canyon rimrock, caves, sinkholes, and other types of potential recharge features. This was accomplished by walking 25-foot (approximate) spaced transects across the entire property. The findings of this inspection are summarized below.

3.1 Onsite Features

3.1.1 Springs/Seeps

The COA *Environmental Criteria Manual* defines a spring as a point or zone of natural groundwater discharge in upland and/or riparian zones which produce measurable flow down gradient of the source, or a pool, or both, or (during drought conditions) an area characterized by the presence of a mesic plant community.

Based on observations made across the entire lot, a series of seeps was identified on the north-northwestern part of the property. The seep area is described below.

<u>Seep Area S-1</u>

Latitude: 30.361052 (approximate center of area)
Longitude: -97.773269 (approximate center of area)

Seep Area S-1 represents a series of seep conduits along a 20- to 30-foot segment of the ephemeral drainage way on the western portion of the lot (refer to Figure 7 of Appendix A and the CEF Worksheet of Appendix C). The seep area appears to be active following periods of precipitation and inactive during droughts. The seeps were observed active at the time of the site reconnaissance.

3.1.2 Bluffs

The COA *Environmental Criteria Manual* defines a bluff as an abrupt vertical change in topography of more than 40 feet with an average slope steeper than four feet of rise for one foot of horizontal travel (approximately 75 degrees).

Based on observations made across the entire property, no bluffs were identified.

3.1.3 Canyon Rimrock

The COA *Environmental Criteria Manual* defines canyon rimrock as an abrupt vertical rock outcrop of more than 60 percent slope (31 degrees), greater than four feet vertically, and a horizontal extent equal or greater than 50 feet.

Based on observations made across the entire property, no canyon rimrock was identified.

3.1.4 Caves

The COA *Environmental Criteria Manual* defines a cave as an underground void large enough for an adult to enter.

Based on observations made across the entire property, no caves were identified.

3.1.5 Sinkholes and Other Recharge Features

The COA *Environmental Criteria Manual* defines a sinkhole as a circular or oblong depression formed in soluble rock by the action of subterranean water which is a potential point of significant recharge (with or without a surface opening). The *Environmental Criteria Manual* also observes other features such as faults, solution cavities and enlarged fractures as potential points of recharge.

Based on observations made across the entire property, no sinkholes or other recharge features were identified.

3.1.6 Wetlands

The *Environmental Criteria Manual* defines a wetland as land transitional between terrestrial and aquatic systems where the water table is usually at or near the surface or the land is covered by shallow water. An area is classified as a wetland if it meets the Army Corps of Engineers (USACE) three parameter technical criteria as outlined in the USACE 1987 *Wetlands Delineation Manual*.

Based on observations made across the entire property, no wetland features were identified.

3.1.7 Other Features

Based on observations made across the entire property, no other features were identified.

3.2 Offsite Features

The field reconnaissance also included inspection of neighboring properties a distance of approximately 150 to 200 feet (as practicable) from all boundaries of the subject property for identification of offsite CEFs that could be deemed as significant in terms of development on the property. Based on the offsite reconnaissance, no features were identified.

4.0 ENDANGERED SPECIES

With the exception of inspecting the subject property for eight rare plant species, no formal endangered (wildlife) species "survey" was conducted as part of this *Environmental Assessment*. However, for completeness the property was inspected for suitable habitat for primarily the Golden-cheeked Warbler as well as for endangered cave species that are common to certain parts of Travis County. The Golden-cheeked Warbler and endangered cave species are addressed below.

Golden-cheeked Warbler

Based on Travis County Balcones Canyonlands Conservation Preserve (BCCP) habitat maps, it is noted that the subject property lies on the fringe of Golden-cheeked Warbler – Zone 2 (unconfirmed habitat). While the lot lies in this designated zone, reconnaissance of vegetation on the property did not identify suitable habitat for the Golden-cheeked Warbler. Suitable habitat was observed directly north of the lot.

Endangered Cave Species

Based on BCCP endangered species maps, the subject property lies in an area designated as Endangered Cave Species Habitat – Karst Zones 1 and 2. While the lot lies in these zones, field reconnaissance of the property confirmed the absence of CEFs that could provide habitat for such endangered cave species.

5.0 CONCLUSIONS AND RECOMMENDATIONS

M. Trojan & Associates has conducted a COA *Environmental Assessment* for proposed subdivision of a 0.56-acre undeveloped residential lot located at 4316 Far West Blvd. in Austin, Travis County, Texas. Based on research and field reconnaissance conducted as part of this *Environmental Assessment*, this report provides the following conclusions and recommendations:

- Characteristics of soils that cover the tract are the primary factors that influence potential subsurface recharge on the property. Areas of the lot that exhibit soil cover have soils that are relatively thin (up to approximately 12 inches), fine-grained and with reported moderately-slow permeability. It is suggested that these areas have moderate recharge potential; however, steep to medium-steep topographic slopes on the lot provide for rapid runoff, with only short periods of runoff residence time that would allow for significant infiltration.

- No CEFs were identified as specific points of subsurface recharge that would require protection in light of any potential development.

- According to the Subdivision Plan, the lot is proposed to be subdivided into a single lot. The subdivision will have no impact on existing trees. Potential future construction of a single-family home on the lot will likely require removal of selected mature trees; however, it is assessed that existing old-growth trees can be protected to the greatest extent practicable.

- Seep Area S-1 represents a series of seep conduits along a 20- to 30-foot segment of the ephemeral drainage way on the western portion of the lot. The seep area appears to be active following periods of precipitation and inactive during droughts. The seeps were observed active at the time of the site reconnaissance.

- The subject property lies on the fringe of Golden-cheeked Warbler – Zone 2 (unconfirmed habitat). While the lot lies in this designated zone, reconnaissance of vegetation on the property did not identify suitable habitat for the Golden-cheeked Warbler. Suitable habitat was observed directly north of the lot.

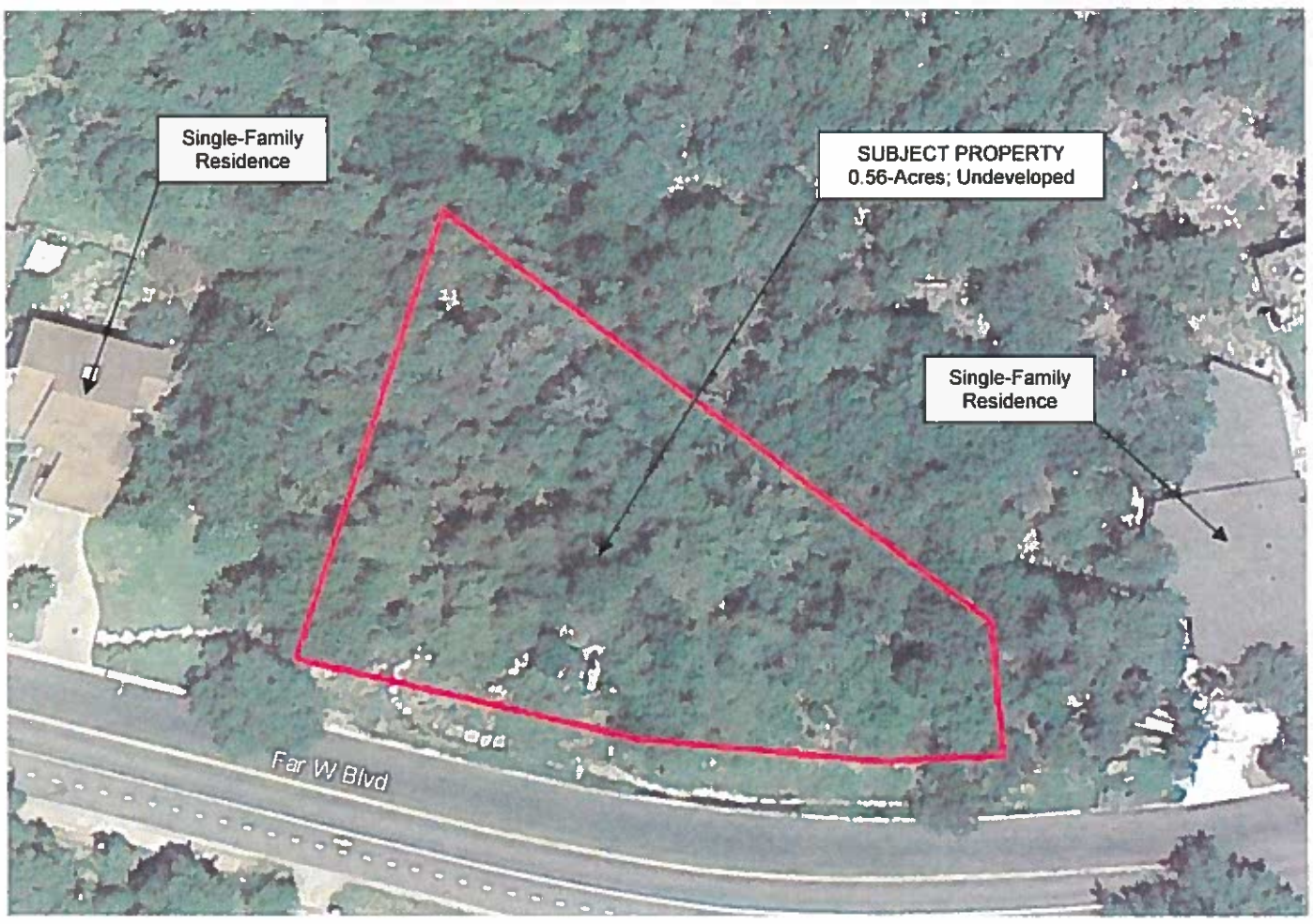
- Based on BCCP endangered species maps, the subject property lies in an area designated as Endangered Cave Species Habitat – Karst Zones 1 and 2. While the lot lies in these zones, field reconnaissance of the

property confirmed the absence of CEFs that could provide habitat for such endangered cave species.

6.0 REFERENCES

The following primary references/resources were utilized during the course of conducting this COA *Environmental Assessment*:

- City of Austin GIS Viewer. (www.ci.austin.tx.us/GIS/developmentwebmap/Viewer.aspx).
- Edwards Aquifer Recharge Zone information – Texas Commission on Environmental Quality online information sources.
- FEMA Flood Insurance Rate Map.
- Garner, L. E. and Young, K. P. 1992. Environmental Geology of the Austin Area; an Aid to Urban Development. Bureau of Economic Geology (Report of Investigations No. 86), University of Texas, Austin, Texas.
- Geologic Map of the Austin Area, Texas. 1992. Bureau of Economic Geology, the University of Texas at Austin, Bureau of Economic Geology.
- Groundwater hydrology – Texas Water Development Board online information resources.
- Personal communications with representatives of Professional StruCIVIL Engineers, Inc.
- Site subdivision plan – provided by Professional StruCIVIL Engineers, Inc.
- Soil Conservation Service STATSGO soils information.
- Soil Survey of Travis County, U.S. Department of Agriculture – Natural Resources Conservation Service, dated 1980.
- U.S. Geological Survey topographic map.
- Travis County Balcones Canyonlands Conservation Preserve information sources.
- U.S. Fish & Wildlife Service information sources.



Note: August 1, 2012 Aerial Photograph

↑ NORTH

M. TROJAN & ASSOCIATES
Environmental Consultants
8244 Lime Creek Road
Leander, Texas 78641
(512) 258-6606

Scale: 1" = 60' (approx.)
Date: October 31, 2013
Project: City of Austin EA
MTA Project: SE-13-015

FIGURE 2

SITE AERIAL PHOTOGRAPH

0.56-ACRE UNDEVELOPED RESIDENTIAL LOT
4316 FAR WEST BLVD.
AUSTIN, TRAVIS COUNTY, TEXAS 78731

NORTH

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Environmental Consultants

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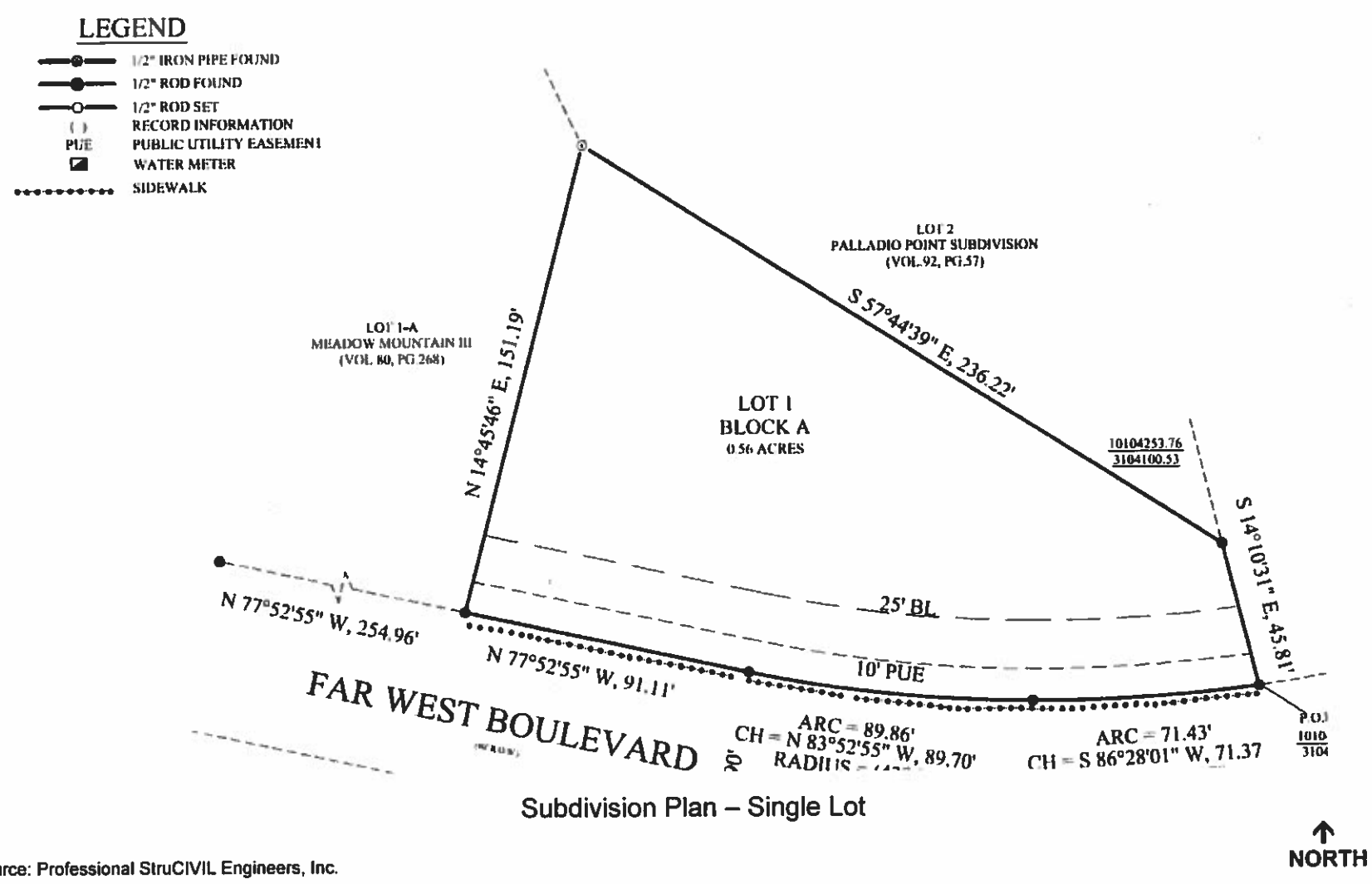
Leander, Texas 78641
(512) 258-6606

Scale:	No Scale
Date:	October 31, 2013
Project:	City of Austin EA
MTA Project:	SE-13-015

FIGURE 1

SITE LOCATION MAP

0.56-ACRE UNDEVELOPED RESIDENTIAL LOT
4316 FAR WEST BLVD.
AUSTIN, TRAVIS COUNTY, TEXAS 78731



Subdivision Plan – Single Lot

Source: Professional StruCIVIL Engineers, Inc.

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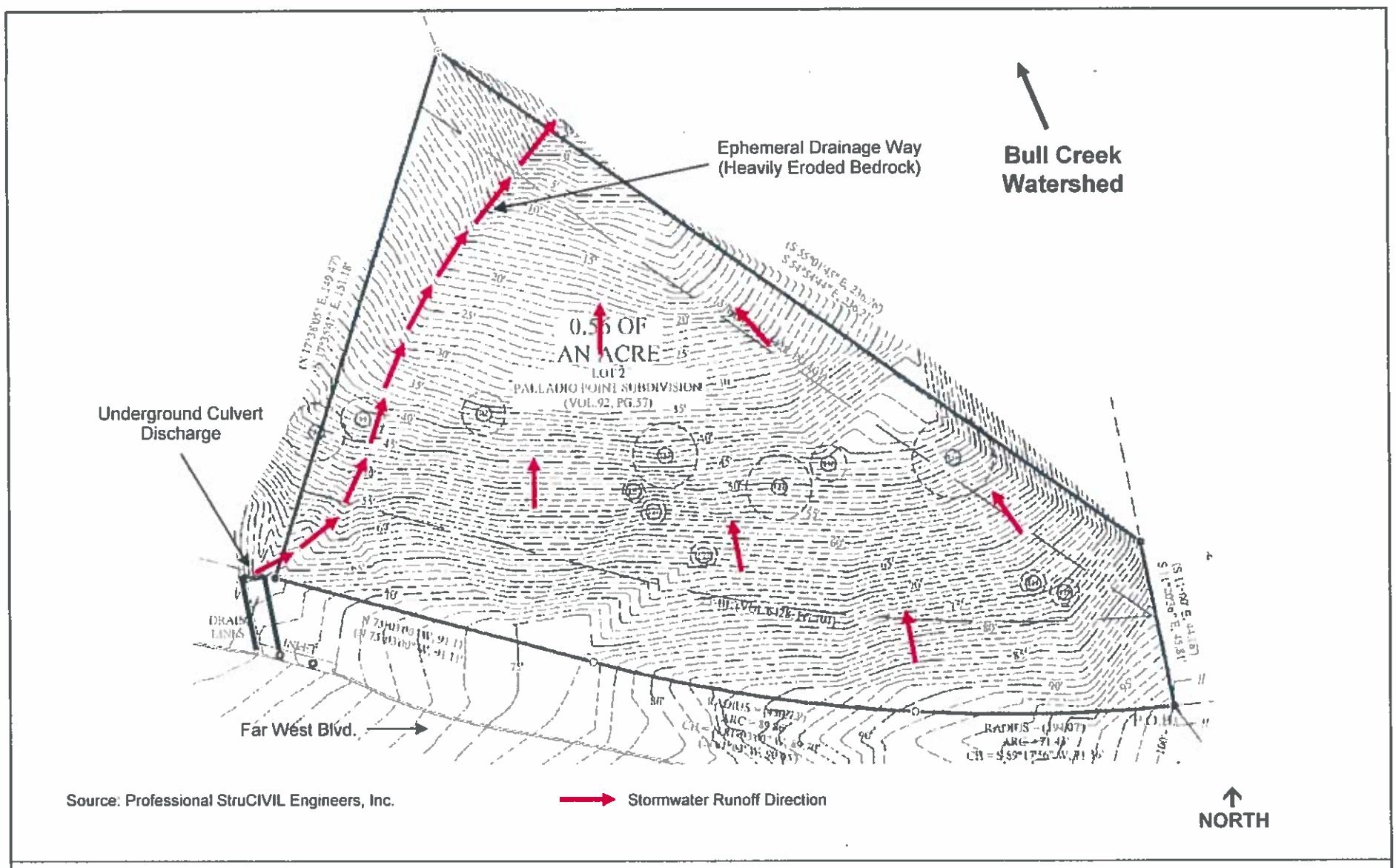
(512) 258-6606

Scale: No Scale
Date: October 31, 2013
Project: City of Austin EA
MTA Project: SE-13-015

FIGURE 3

SITE SUBDIVISION PLAN

0.56-ACRE UNDEVELOPED RESIDENTIAL LOT
4316 FAR WEST BLVD.
AUSTIN, TRAVIS COUNTY, TEXAS 78731



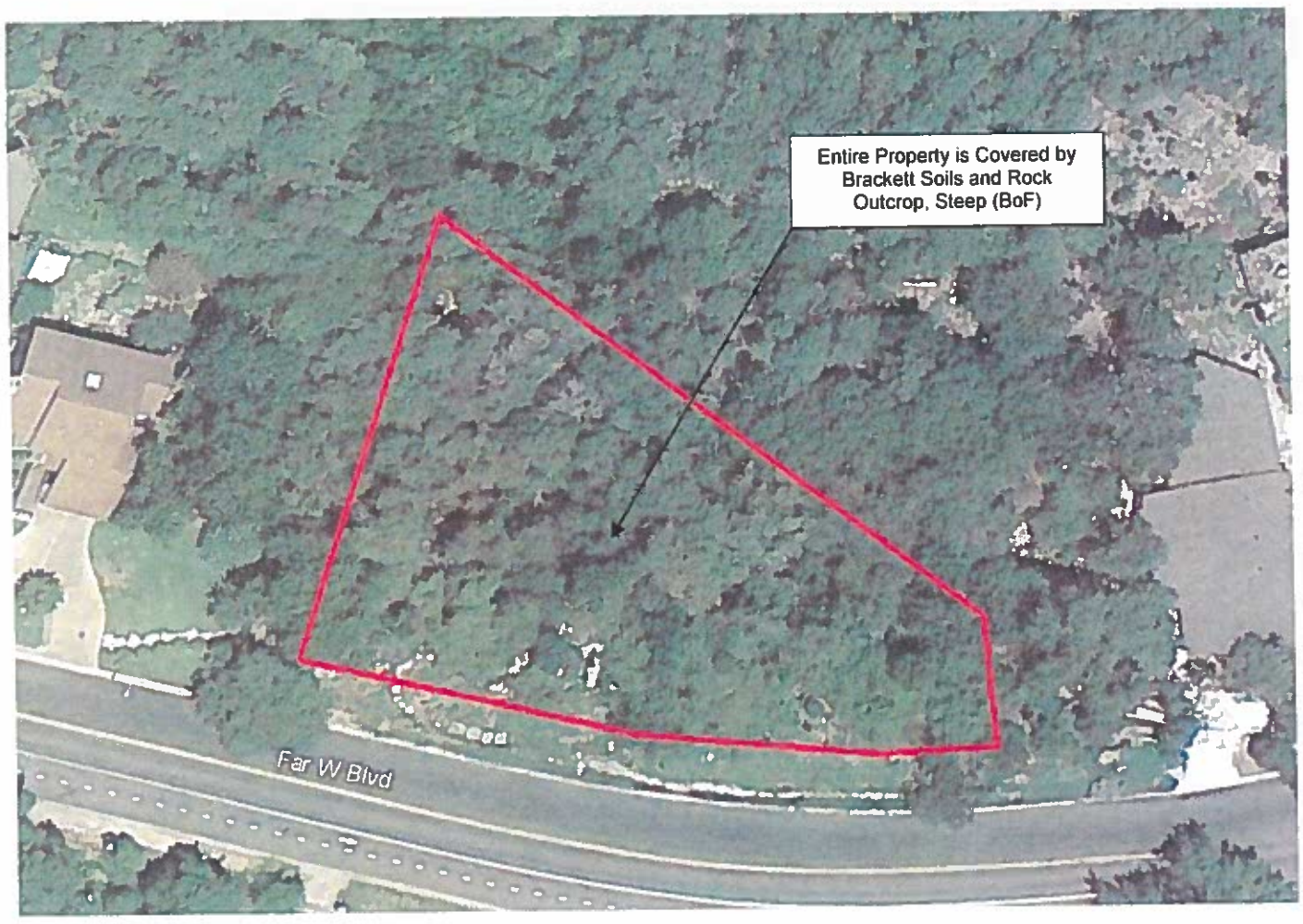
M. TROJAN & ASSOCIATES
Environmental Consultants
8244 Lime Creek Road
Leander, Texas 78641
(512) 258-6606

Scale: 1" = 40' (approx.)
Date: October 31, 2013
Project: City of Austin EA
MTA Project: SE-13-015

FIGURE 4

SITE TOPOGRAPHIC MAP

0.56-ACRE UNDEVELOPED RESIDENTIAL LOT
4316 FAR WEST BLVD.
AUSTIN, TRAVIS COUNTY, TEXAS 78731



Source: *Soil Survey of Travis County*
Note: Selected onsite soils have been altered due to erosion

↑ NORTH

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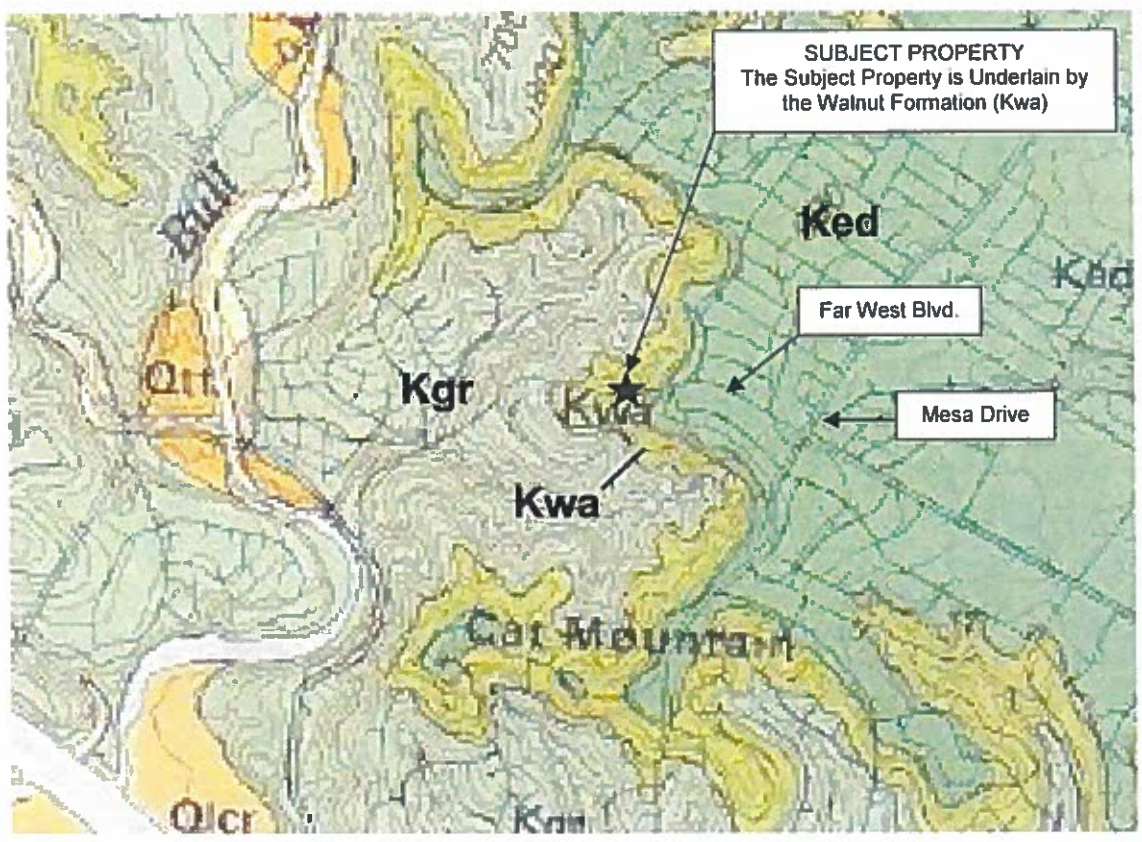
Environmental Consultants
8244 Lime Creek Road
Leander, Texas 78641
(512) 258-6606

Scale: 1" = 60' (approx.)
Date: October 31, 2013
Project: City of Austin EA
MTA Project: SE-13-015

FIGURE 5
SITE SOILS MAP
0.56-ACRE UNDEVELOPED RESIDENTIAL LOT
4316 FAR WEST BLVD.
AUSTIN, TRAVIS COUNTY, TEXAS 78731



NORTH

NOTE: Subject property location is approximate
Sources: (1) *Geologic Map of the Austin Area, Texas*, The University of Texas at Austin, Bureau of Economic Geology, dated 1992, (2) TCEQ

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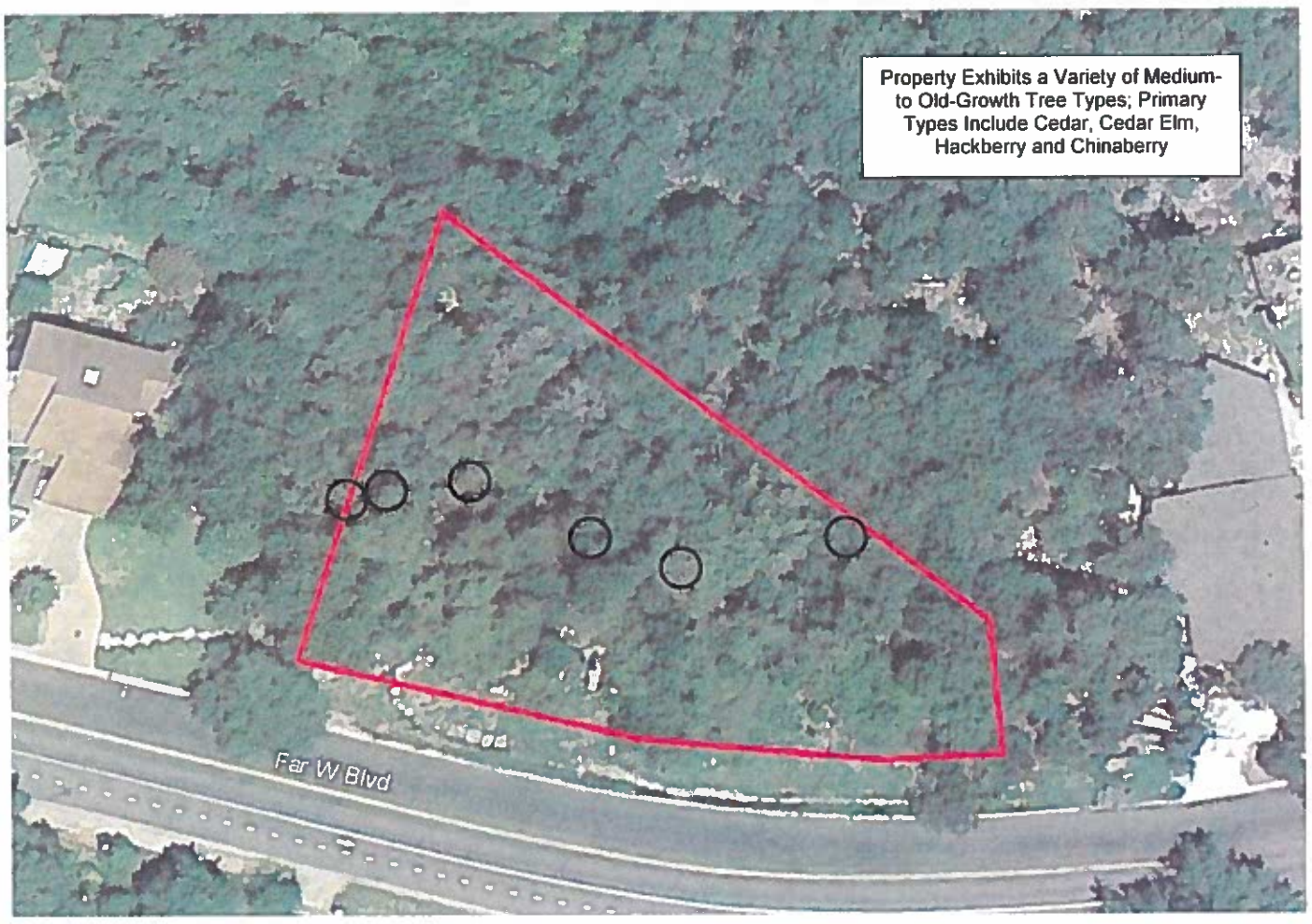
Environmental Consultants
8244 Lime Creek Road
Leander, Texas 78641
(512) 258-6606

Scale: No Scale
Date: October 31, 2013
Project: City of Austin EA
MTA Project: SE-13-015

FIGURE 6

GENERAL GEOLOGIC MAP

0.56-ACRE UNDEVELOPED RESIDENTIAL LOT
4316 FAR WEST BLVD.
AUSTIN, TRAVIS COUNTY, TEXAS 78731



Largest old-growth trees (refer to tree survey of the Site Plan)

NORTH

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Environmental Consultants

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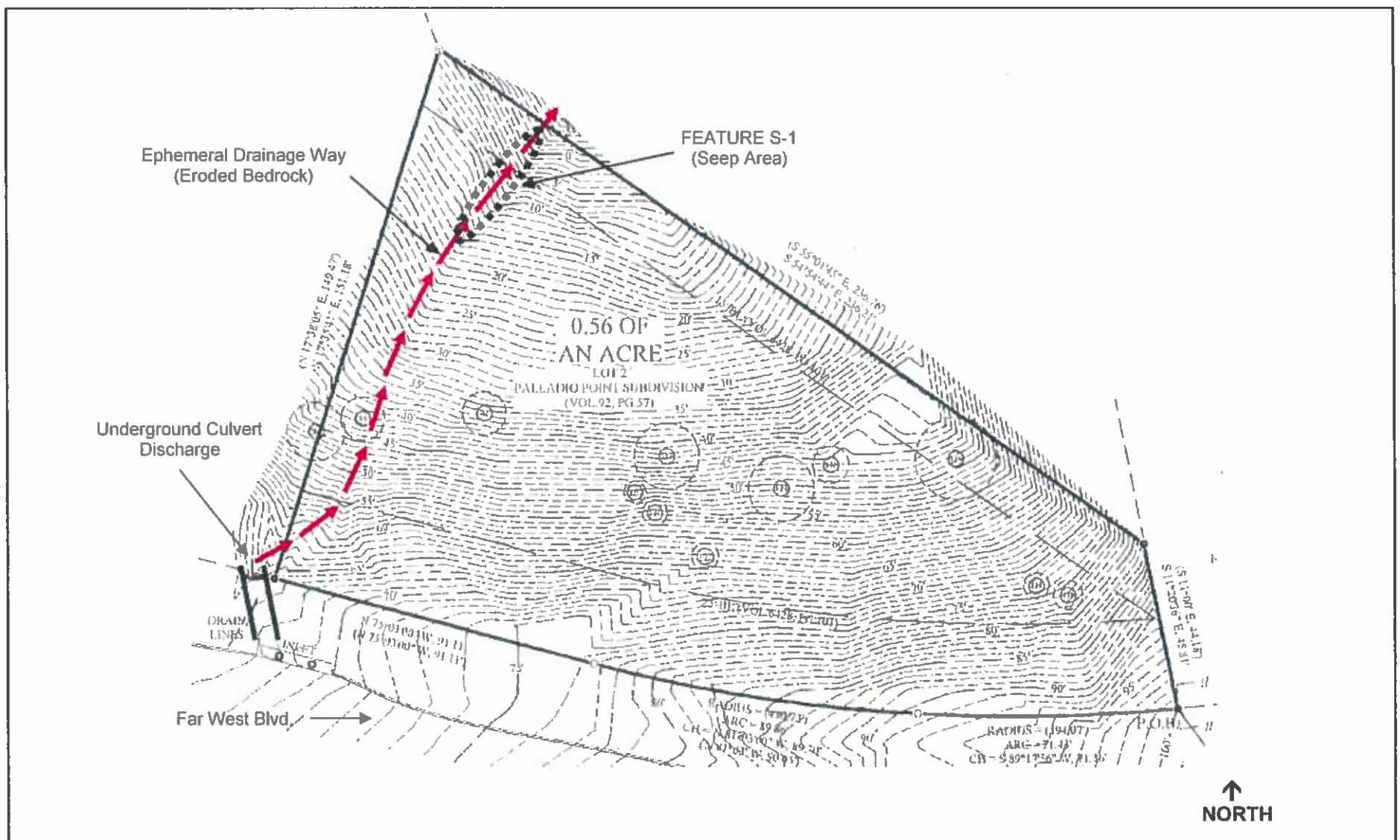
Leander, Texas 78641
(512) 258-6606

Scale: 1" = 60' (approx.)
Date: October 31, 2013
Project: City of Austin EA
MTA Project: SE-13-015

FIGURE 7

SITE VEGETATION MAP

0.56-ACRE UNDEVELOPED RESIDENTIAL LOT
4316 FAR WEST BLVD.
AUSTIN, TRAVIS COUNTY, TEXAS 78731



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Scale: 1" = 40' (approx.)
Date: October 31, 2013
Project: City of Austin EA
MTA Project SE-13-015

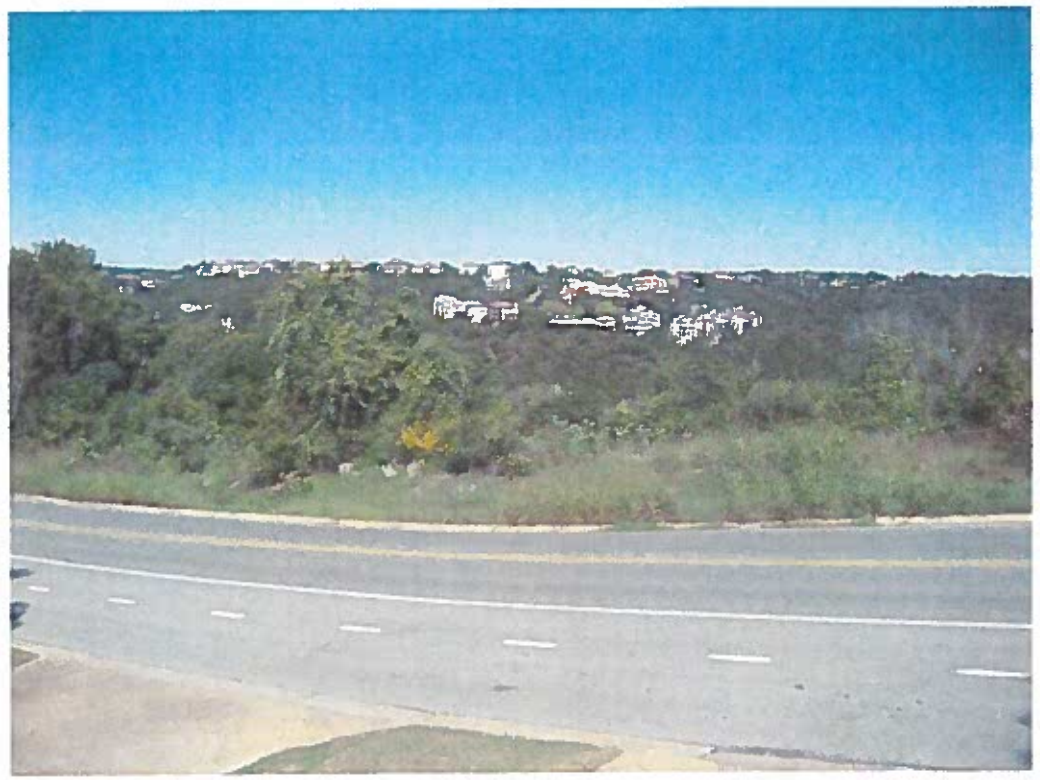
FIGURE 8

SITE GEOLOGIC/CEFs MAP

0.56-ACRE UNDEVELOPED RESIDENTIAL LOT
4316 FAR WEST BLVD.
AUSTIN, TRAVIS COUNTY, TEXAS 78731

PHOTOGRAPHIC REPORTING DATA SHEET

[PHOTOGRAPH 1]



Project:	City of Austin Environmental Assessment
Site:	0.56-Acre Undeveloped Residential Lot
Location:	4316 Far West Blvd., Austin, Travis County, Texas 78731
Date Taken:	October 23, 2013
Photographer:	Michael Trojan, CPG
Description:	View of the southern (front) portion of the property, with Far West Blvd. in the foreground. Photograph taken from Far West Blvd. facing northwest.

PHOTOGRAPHIC REPORTING DATA SHEET

[PHOTOGRAPH 2]

Project:	City of Austin Environmental Assessment
Site:	0.56-Acre Undeveloped Residential Lot
Location:	4316 Far West Blvd., Austin, Travis County, Texas 78731
Date Taken:	October 23, 2013
Photographer:	Michael Trojan, CPG
Description:	View of typical steep topographic slopes and large vegetation along the southern extent of the lot.

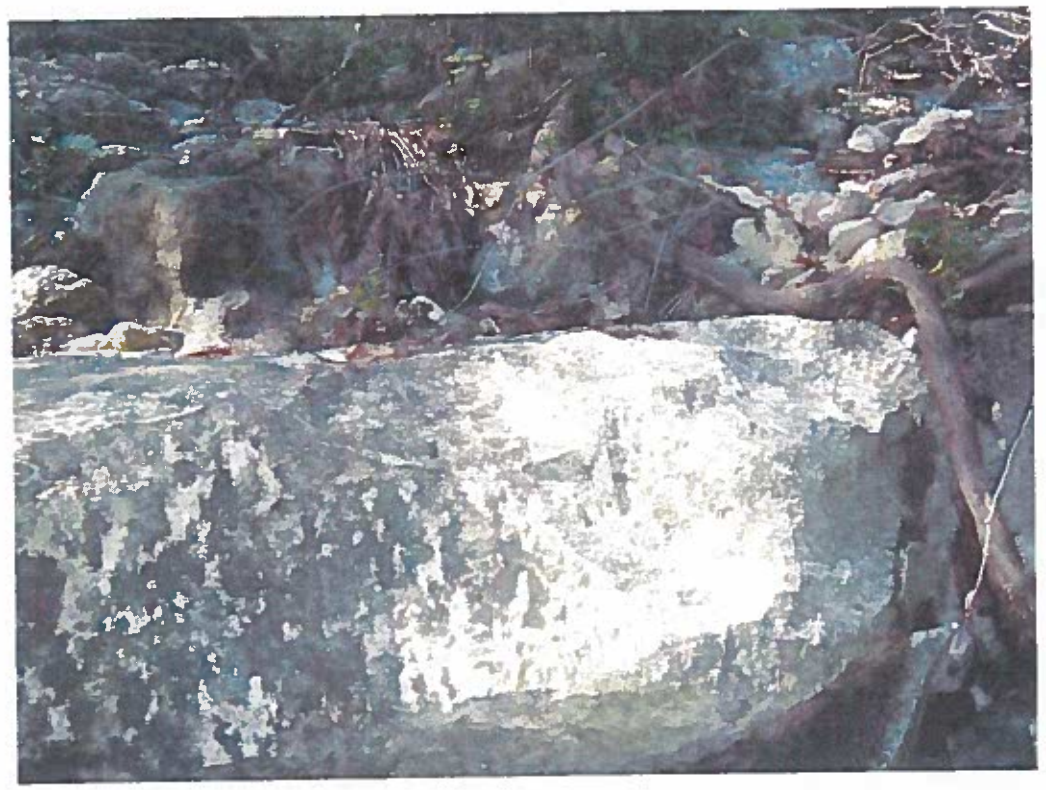
PHOTOGRAPHIC REPORTING DATA SHEET

[PHOTOGRAPH 3]

Project:	City of Austin Environmental Assessment
Site:	0.56-Acre Undeveloped Residential Lot
Location:	4316 Far West Blvd., Austin, Travis County, Texas 78731
Date Taken:	October 23, 2013
Photographer:	Michael Trojan, CPG
Description:	View of typical large vegetation on the central and northern portions of the lot.

PHOTOGRAPHIC REPORTING DATA SHEET

[PHOTOGRAPH 4]



Project:	City of Austin Environmental Assessment
Site:	0.56-Acre Undeveloped Residential Lot
Location:	4316 Far West Blvd., Austin, Travis County, Texas 78731
Date Taken:	October 23, 2013
Photographer:	Michael Trojan, CPG
Description:	View of typical bedrock exposed at ground surface on the lot.

PHOTOGRAPHIC REPORTING DATA SHEET

[PHOTOGRAPH 5]

Project:	City of Austin Environmental Assessment
Site:	0.56-Acre Undeveloped Residential Lot
Location:	4316 Far West Blvd., Austin, Travis County, Texas 78731
Date Taken:	October 23, 2013
Photographer:	Michael Trojan, CPG
Description:	View of the stormwater culvert discharge (onto the lot) at the southwest corner of the lot. The culvert discharges stormwater runoff to an ephemeral drainage way that trends along the western portion of the lot.

PHOTOGRAPHIC REPORTING DATA SHEET

[PHOTOGRAPH 6]

Project:	City of Austin Environmental Assessment
Site:	0.56-Acre Undeveloped Residential Lot
Location:	4316 Far West Blvd., Austin, Travis County, Texas 78731
Date Taken:	October 23, 2013
Photographer:	Michael Trojan, CPG
Description:	View of groundwater seeps along the ephemeral drainage way that trends along the western portion of the lot.

PHOTOGRAPHIC REPORTING DATA SHEET

[PHOTOGRAPH 7]

Project:	City of Austin Environmental Assessment
Site:	0.56-Acre Undeveloped Residential Lot
Location:	4316 Far West Blvd., Austin, Travis County, Texas 78731
Date Taken:	October 23, 2013
Photographer:	Michael Trojan, CPG
Description:	Second view of groundwater seeps along the ephemeral drainage way that trends along the western portion of the lot.

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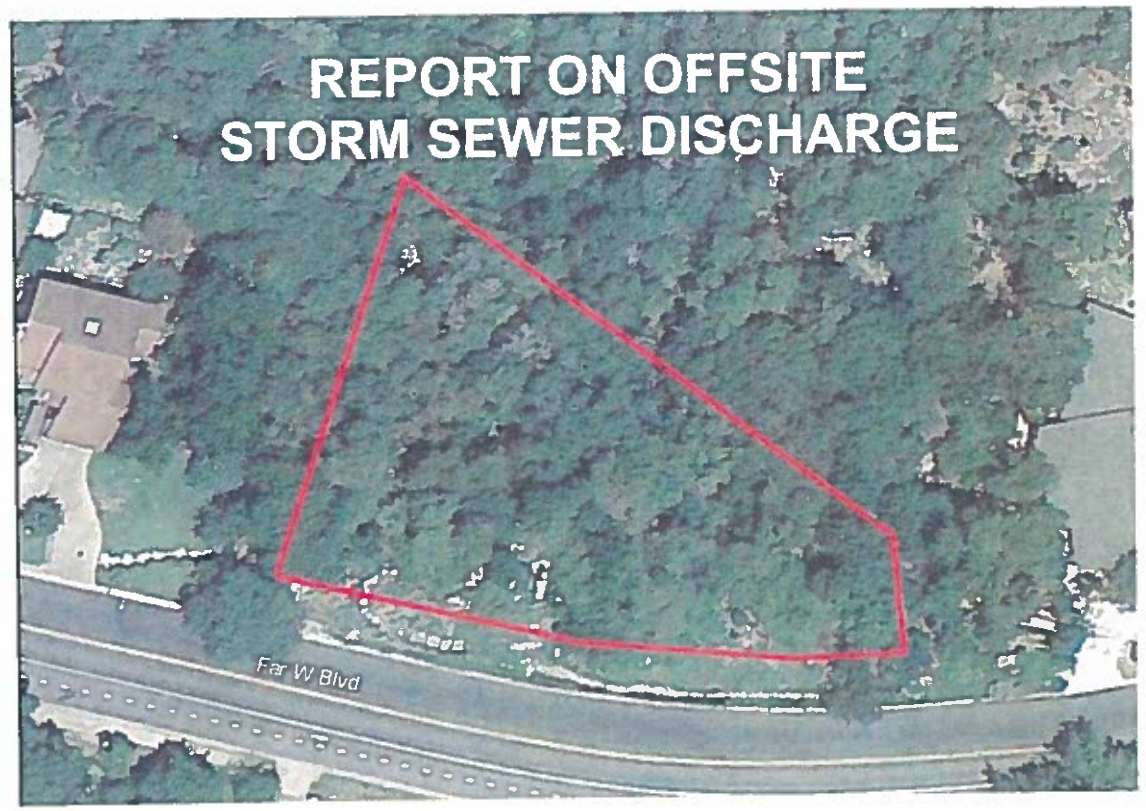
DRAFT



Project:
Ali Tabrizi Subd.
4316 Far West Blvd.
Austin, Texas 78731

Prepared by:
Professional StruCIVIL Engineers, Inc.

January 26, 2015

PROFESSIONAL STRUCIVIL ENGINEERS, INC.
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January 26, 2015

Ali Tabrizi
4316 Far West Blvd.
Austin, Texas 78731

DRAFT

Reference: Tabrizi Subd.
4316 Far West Blvd.
Austin, Texas 78731

The proposed project known as the Tabrizi Subd., located at 4316 Far West Blvd., Austin, Texas 78731 encompasses a 0.56-acre tract of land. Topographic documents and a visual inspection of the existing site conditions indicate that the discharge from existing storm water outlets is currently redirect water onto this property. The offsite drainage runoff introduced by the aforementioned drainage devices has resulted in erosion of the existing soil within the bounds of the property.

The following sequence of photographs was acquired January 26, 2015 in an attempt to document the current pathway by which storm water discharge is naturally directed following the existing contours of the drainage area.

PHOTOGRAPHIC SEQUENCE OF EXISTING SITE CONDITIONS

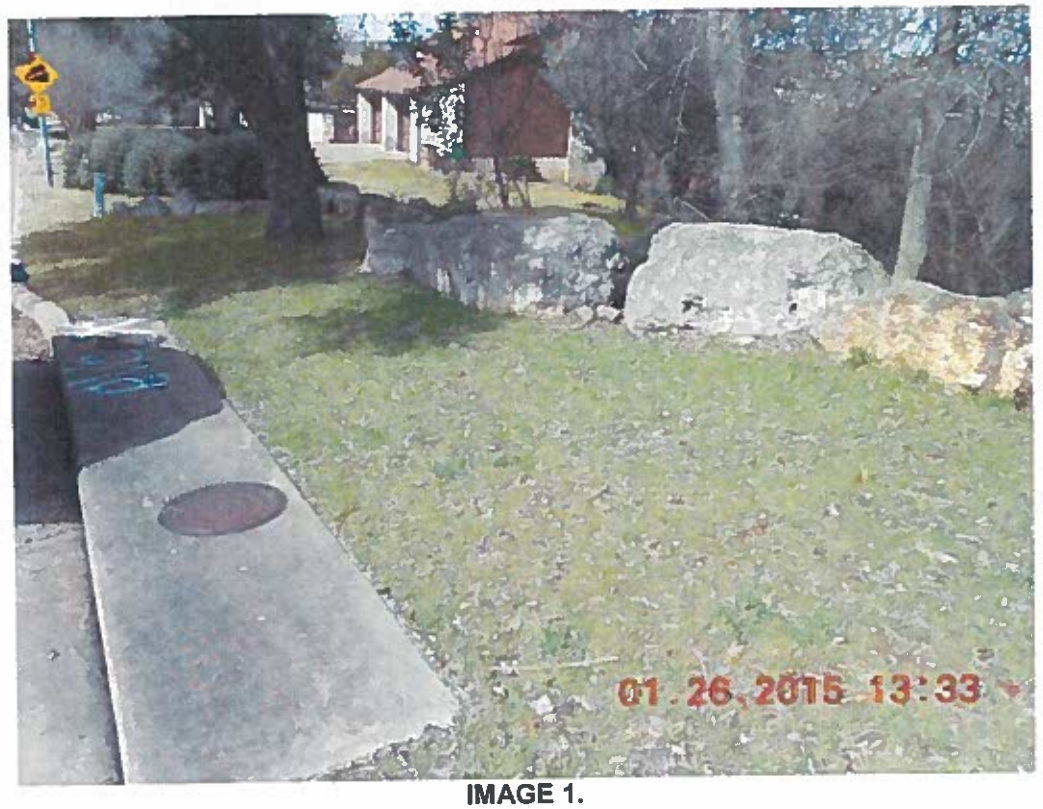

IMAGE 1.

DATE: 01/26/2015
DESCRIPTION: View toward west. Dual storm drain inlets located at the curb of the west bound lane of Far West Blvd. These inlets reside near the northwest corner of 4316 Far West Blvd as shown in the survey documents produced for the site. Discharge from these inlets occurs just beyond the large stones shown in upper right quadrant of the frame.

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IMAGE 2.

DATE: 01/26/2015
DESCRIPTION: Viewing south/southeast. Storm drain outlets and natural channelization of discharge. A flagged stake (upper middle) indicates the southwest property boundary. Erosion of soils is evident within the flow path.

PROFESSIONAL STRUCIVIL ENGINEERS, INC.
STRUCTURAL CIVIL ENVIRONMENTAL
12710 RESEARCH BLVD., SUITE #390, AUSTIN, TEXAS 78759
512 238.6422 FAX 512 258.8095 PSCE@PSCEINC.COM

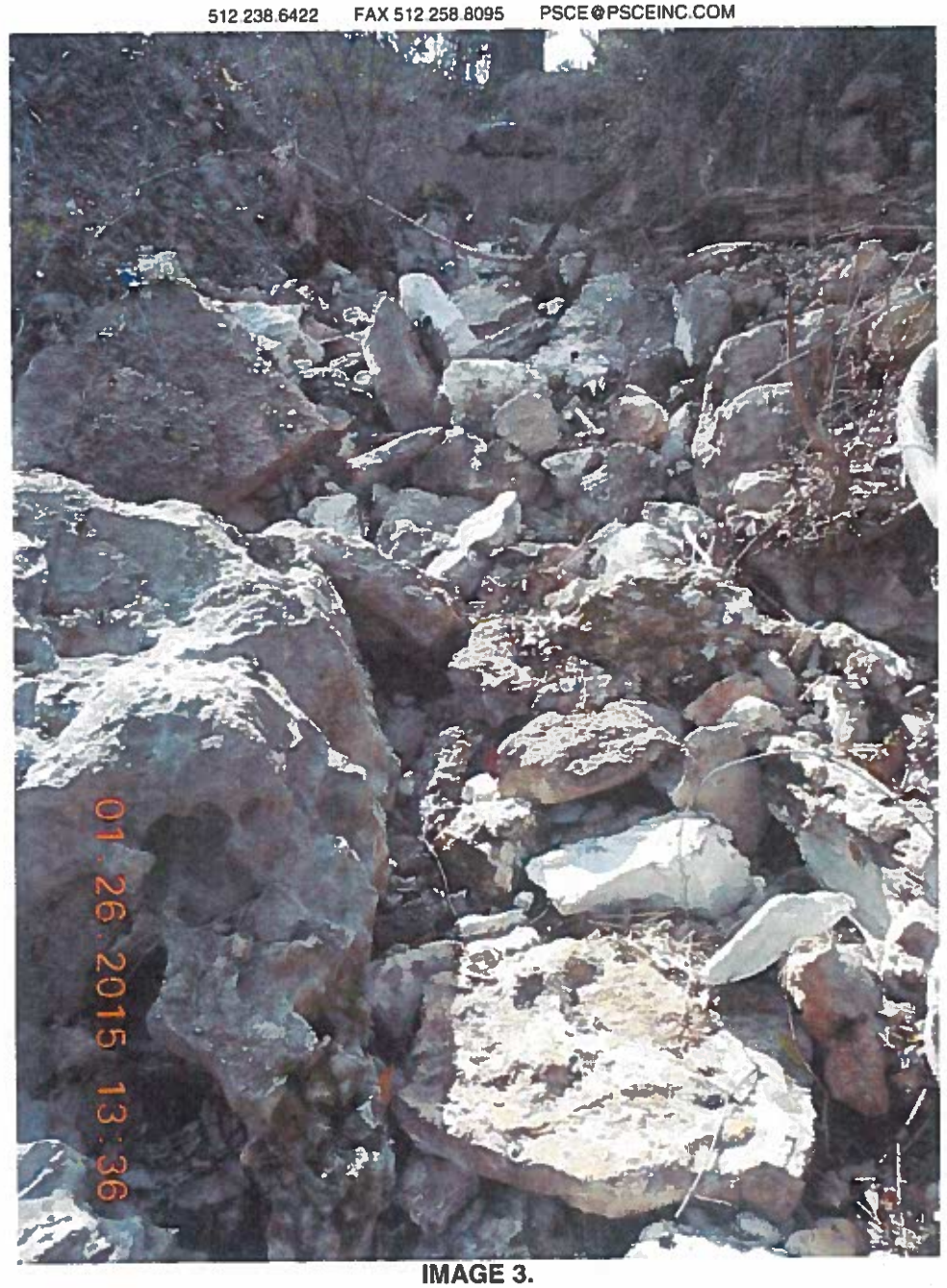

IMAGE 3.

DATE: 01/26/2015
DESCRIPTION: Viewing south toward Far West Blvd., storm drain outlets are visible in the background. The natural procession of discharged storm water is within the drainage channel shown by exposed limestone and exposed tree roots.

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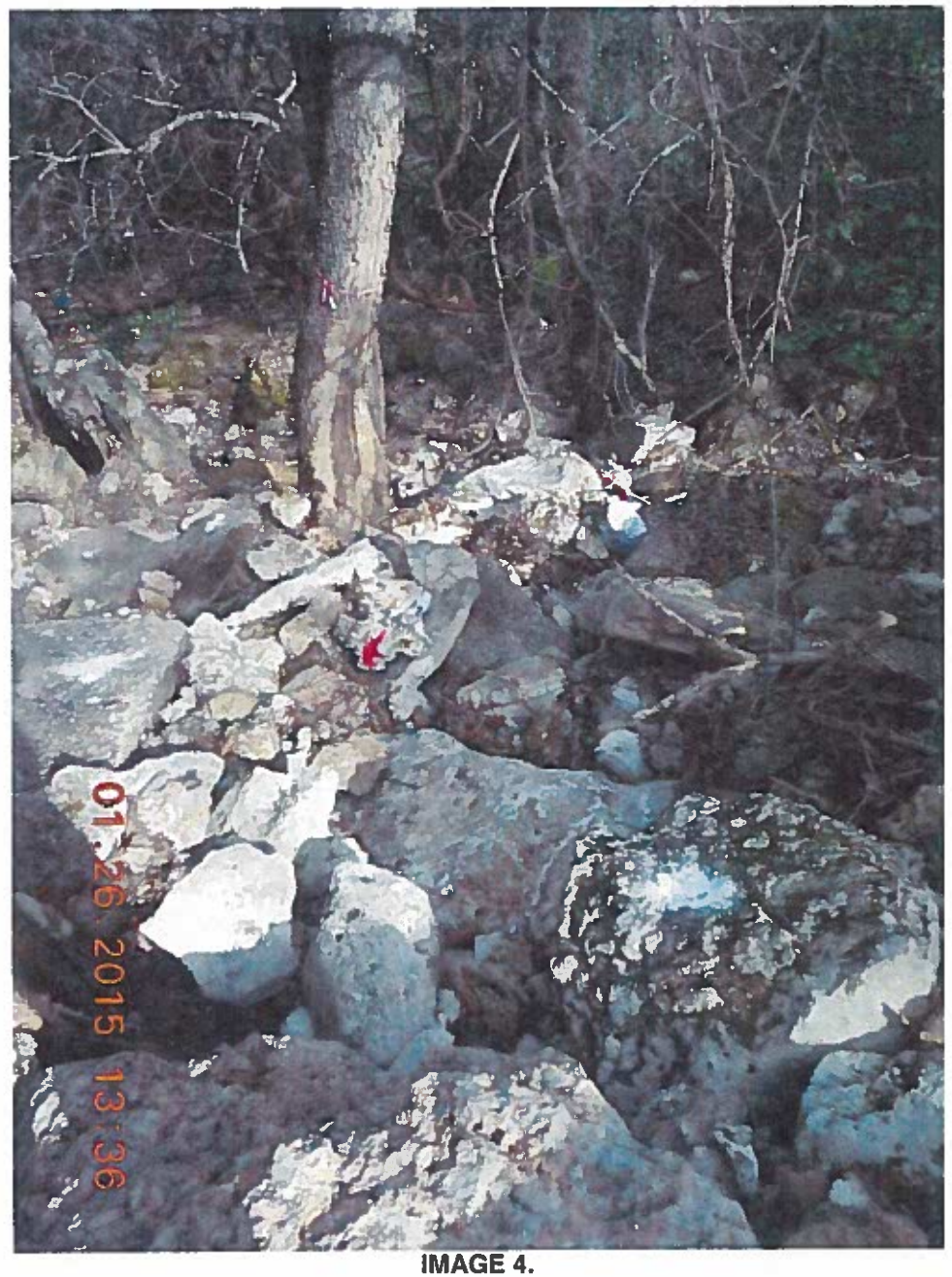

IMAGE 4.

DATE: 01/26/2015
DESCRIPTION: Viewing north (away from Far West Blvd.) from same position as Image 3, storm water drainage path continues along the natural topography, channelized by a shallow depression (shown in the distance).

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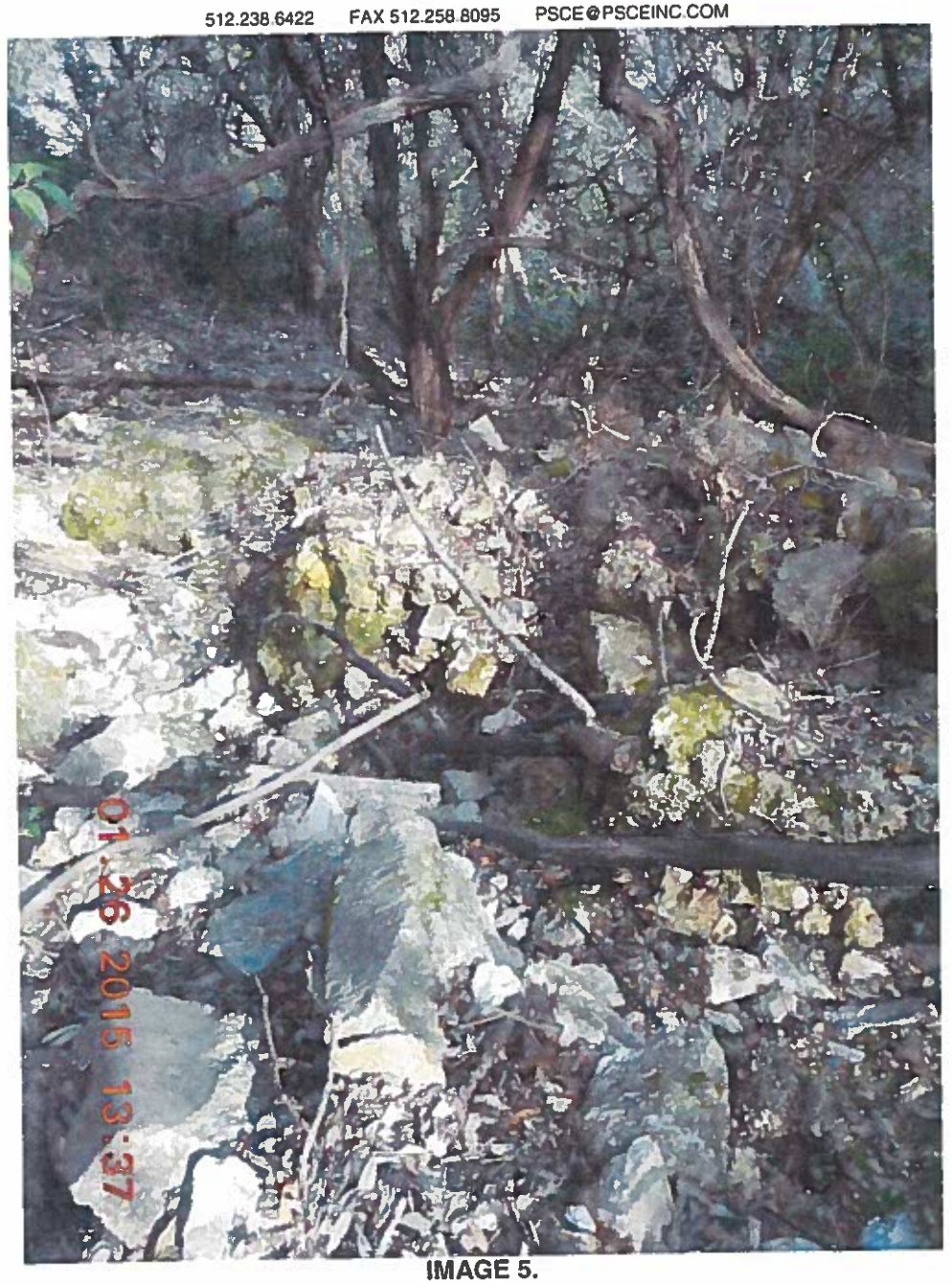


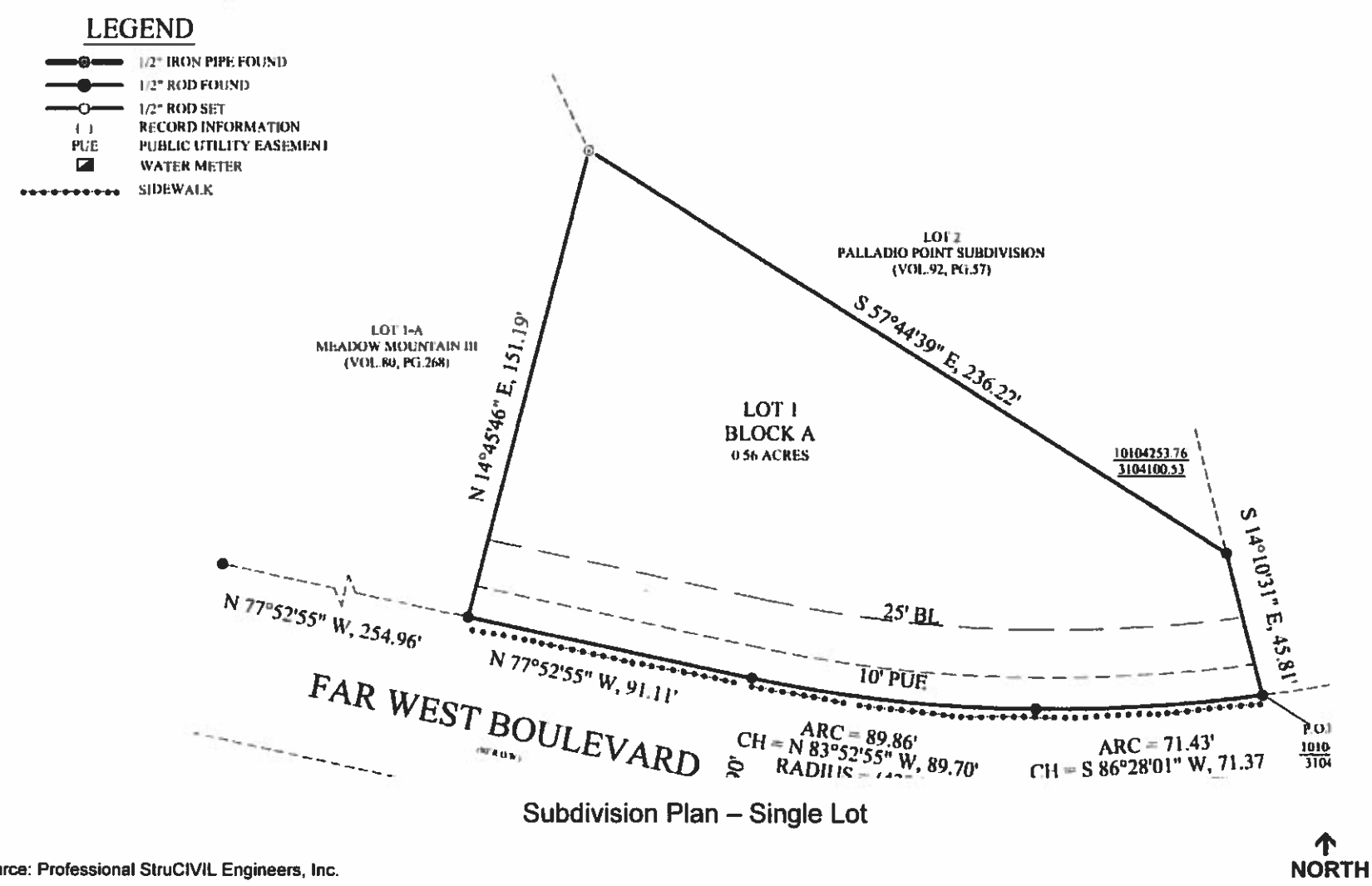
IMAGE 5.

DATE: 01/26/2015
DESCRIPTION: Viewing north (away from Far West Blvd.), storm water drainage path continues, channelized by a shallow depression in the natural topography. Debris is also deposited along the flow path as evident in this image.

PROFESSIONAL STRUCIVIL ENGINEERS, INC.
STRUCTURAL CIVIL ENVIRONMENTAL
12710 RESEARCH BLVD., SUITE #390, AUSTIN, TEXAS 78759
512.238.6422 FAX 512.258.8095 PSCE@PSCEINC.COM

IMAGE 6.

DATE: 01/26/2015
DESCRIPTION: Viewing north/northeast (away from Far West Blvd.), storm water drainage path continues to this point near the northwest corner of the property. Large rock ledges and outcrops are exposed within the drainage area.



Subdivision Plan – Single Lot

Source: Professional StruCIVIL Engineers, Inc.

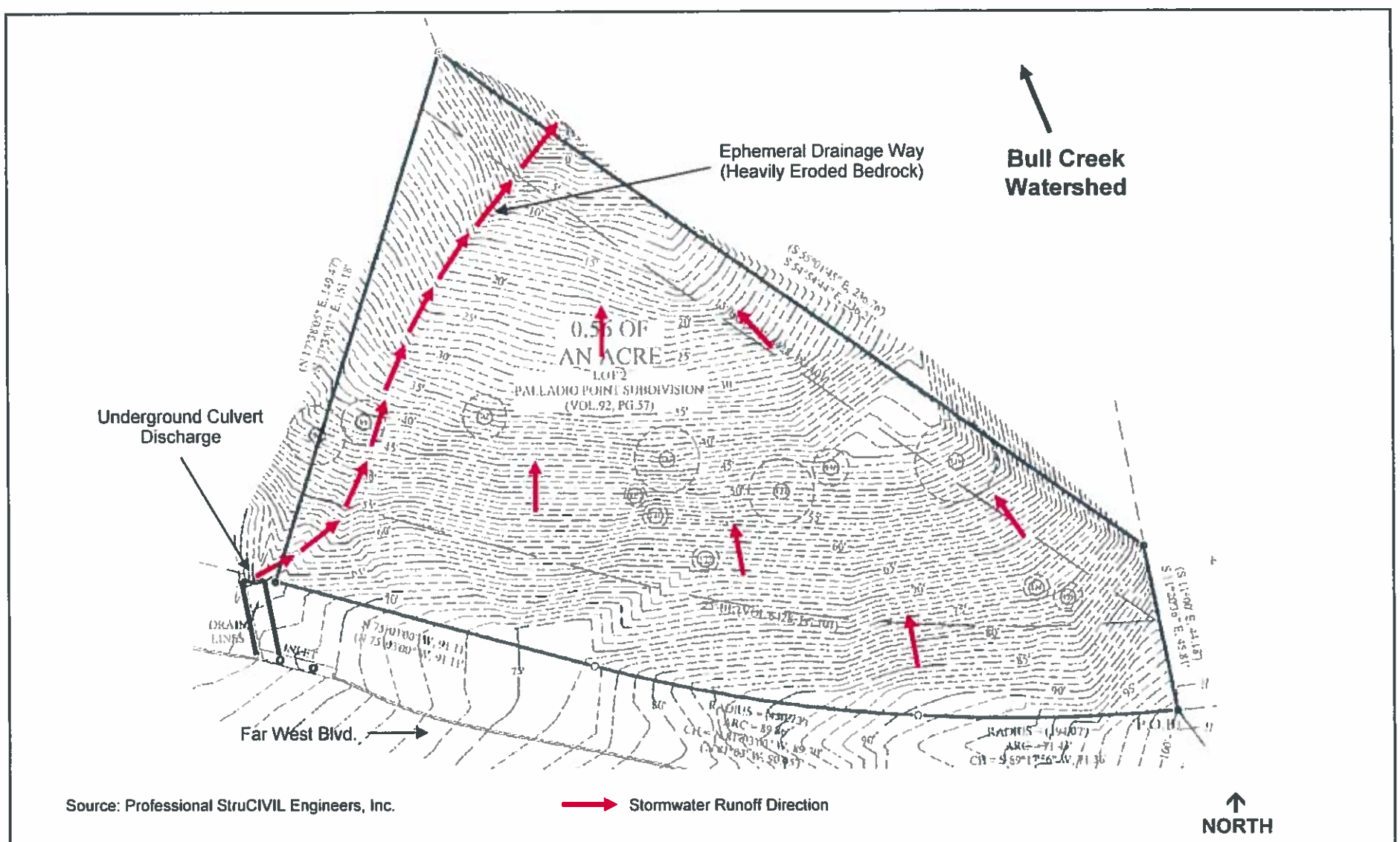
M. TROJAN & ASSOCIATES
Environmental Consultants
8244 Lime Creek Road
Leander, Texas 78641
(512) 258-6606

Scale: No Scale
Date: October 31, 2013
Project: City of Austin EA
MTA Project: SE-13-015

FIGURE 3

SITE SUBDIVISION PLAN

0.56-ACRE UNDEVELOPED RESIDENTIAL LOT
4316 FAR WEST BLVD.
AUSTIN, TRAVIS COUNTY, TEXAS 78731



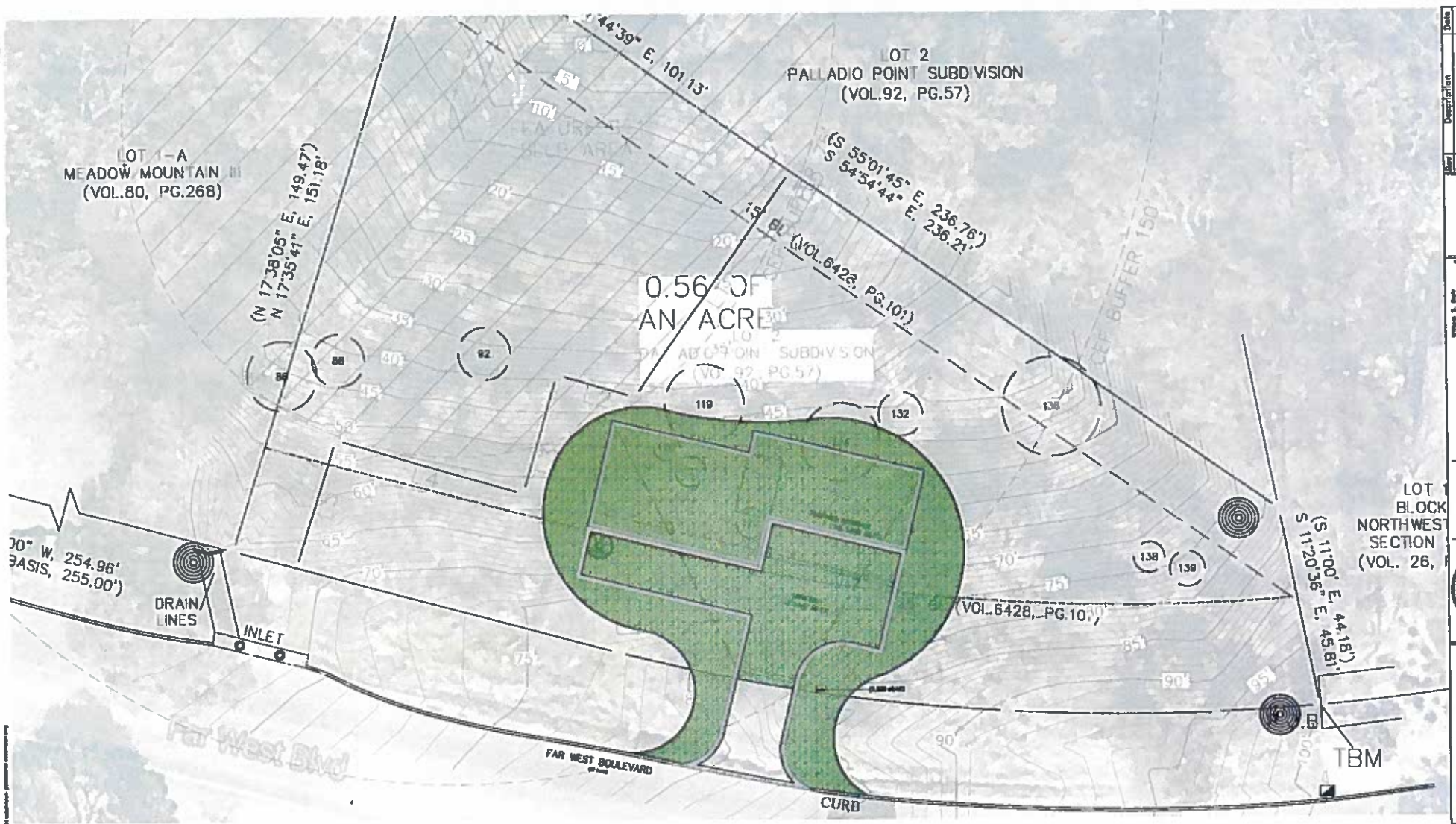
M. TROJAN & ASSOCIATES
Environmental Consultants
8244 Lime Creek Road
Leander, Texas 78641
(512) 258-6606

Scale:	1" = 40' (approx.)
Date:	October 31, 2013
Project:	City of Austin EA
MTA Project:	SE-13-015

FIGURE 4

SITE TOPOGRAPHIC MAP

0.56-ACRE UNDEVELOPED RESIDENTIAL LOT
4316 FAR WEST BLVD.
AUSTIN, TRAVIS COUNTY, TEXAS 78731



PLANT SCHEDULE

SODDED	CODE	QTY	COMMON NAME / BOTANICAL NAME
	NG	5,329 ft²	Native Grass Seed Mix / Shade Friendly Grasses "Shade-Friendly Grass Mix" by Seedsource.com on better Purposes Island Sedges Pine Woodrye Sideoats Grama Virginia Wild rye Plains Bristlegrass White Tridens Eastern Gamagrass Provide 6" topsoil in planting areas with certified agent

*Provide a lbs of seed. This is approximately 5 times the minimum seeding rate recommended by each builder and will give faster and denser coverage.

SHADE-FRIENDLY NATIVE GRASS PHOTOS

-Example photos of seed mix used. Photos by seedsource.com

NOTES

- If establishing vegetation during any stage of a drought, Section 6-4-30 may require a variance. Contact Austin Water Conservation staff at waterusecompyar@austintexas.gov or call (512) 974-2199.
- All landscaped areas are to be protected by 6 inch wheel curbs, wheelstops or other approved barriers as per ECM 2.4.7. [LDC 25-2-1004(A), ECM 2.4.7(A)]
- The Owner will continuously maintain the required landscaping in accordance with LDC Section 25-2-984.
- The Irrigation will comply with City Code Chapter 6-4, Article 2, Division 2 regarding the City's water conservation restrictions.
- Sprinklers are prohibited within 15 feet of transmission poles.
- Shrubbery shall not obstruct access to the base of the transmission structures. Climbing vegetation on electric facilities is prohibited.
- Compost and mulch are prohibited above the concrete foundation of the transmission poles.
- Contractor is responsible for verifying all plant and material quantities.
- Irrigation sleeves shall be run to all landscaped areas prior to concrete pour.
- Spray irrigation in all lawn areas. Intended for supplemental use with rain harvesting system.

NORTH

SCALE 1" = 10'

BLAIR-HILL LANDSCAPE ARCHITECTS

Tabrizi Subdivision
4316 Far West Boulevard
Austin, TX 78731

Native Vegetation Restoration Plan

L1
OF 2

LANDSCAPE PLANTING SPECIFICATIONS

A. Guarantee - All labor, materials and plants will be guaranteed for a period of twelve (12) months after the final acceptance of work by Owner. All plants that have died or are unhealthy shall be replaced no later than 30 days from the anniversary date of the final acceptance. This guarantee does not apply to plant material that dies due to abnormal freezes, hail, abnormal high winds, or other acts of God, vandalism or lack of normal maintenance and watering. This guarantee does not apply to annual plantings.
B. Contractor is to verify all site dimensions and layout prior to the commencement of landscape construction. Any discrepancies between the drawings and the actual site conditions shall be brought to the attention of the owner's representative immediately.
C. Contractor is responsible for verification of the location of all underground utilities, repair to said utilities as a result of the work of the contractor shall be the responsibility of the contractor. Refer to the drawing for any additional information.
D. Contractor is responsible for maintaining positive drainage in all shrub and turf planting areas.
E. All plant material shall conform to the standards of the latest edition of "American Standard for Nursery Stock" by The American Association of Nurserymen and "Grades and Standards" by The Texas Association of Nurserymen. A plant shall be dimensioned as it stands in its natural position. All plants shall be at least the minimum size indicated. Larger stock is acceptable at no additional cost, and providing that the larger plants will not be cut back to size indicated.
F. It is the landscape contractor's responsibility to provide plants free of disease or pests.
G. Space specified quantity of plant materials to evenly fill designated areas, adjusting spacing indicated on the drawings as required. Landscape architect or owner to have final approval of locations of all trees, shrubs and groundcover beds.
H. Contractor is responsible for removing all clods, rocks, concrete, trash and any other debris from beds prior to adding soil ix or plant material.
I. Contractor is responsible for removal of trash and repair of hazardous conditions (tools, open holes, et) on a daily basis by the end of the work day.
J. Water all plantings in bed areas thoroughly on a daily basis until final acceptance.

P. If sodding is to take place the sod should be gathered and planted within a 48 hour period. Lay the sod to form a solid mass with tight fitting joints. Butt ends and sides of sod and offset joints in adjacent courses. Roll sod to ensure good contact with soil. If planting on a slope be sure to lay courses parallel to the contours and secure sod with pins if necessary. Site preparation and maintenance will be the same for hydromulching.
Q. Water sod daily so as to not allow turf blades to wilt. If necessary water twice per day.
R. Apply slow release fertilizer 15-15-15 or equal at a rate of 2 lbs. per 100 s.f. to all turf in planted areas.
S. Contractor shall keep all construction areas and public streets free from accumulation of waste material. Upon completion of construction and prior to final approval contractor shall thoroughly clean the site of all trash, spilled soil, and litter, etc. that has resulted from landscape construction operations. Repair all damage to finish grade including tailings from excavations, wheel ruts, etc. caused from construction. All debris, trash and excess materials and equipment shall be removed from the site prior to final acceptance.
T. Remove all tags, ribbons and wires from all newly installed plant material.

LANDSCAPE MAINTENANCE REQUIREMENTS

The owner shall be responsible for:
A. Regular maintenance of all required landscape areas and plant materials in a vigorous and healthy condition, free from diseases, pests, weeds, and litter. This maintenance shall include weeding, watering, fertilization, pruning, mowing, edging, mulching or other needed maintenance, in accordance with generally accepted horticultural practice.
B. The repair or replacement of required landscape structures (walls, fences, etc.) to a structurally sound condition.
C. The regular maintenance, repair, or replacement, where necessary, of any required screening or buffering.
D. All open space areas that are to be preserved as natural plant communities shall be trimmed, at least once a year, of all exotic vegetation, lawn grasses, trash, or other debris. Natural area should be mulched, pruned and otherwise maintained so that plants are vigorous.

IRRIGATION SPECIFICATIONS

A. An area equal to at least 50% of the total required landscaped area on a project must:
A.1. be undisturbed natural area(s) or undisturbed existing trees with no potable irrigation, or
A.2. be irrigated by stormwater runoff conveyed from impervious surfaces on the site. See Section 2.4.9 (Innovative Water Management for Commercial Landscaping) of the Environmental Criteria Manual for guidance on how to comply with this requirement. Since landscaped areas irrigated by stormwater runoff have different plant water requirements, these areas should have separate zone valves and circuits for an automatic irrigation system (refer to Irrigation Guidelines in Appendix D).
B. Using irrigation methods described in Section E below, the Owner shall be responsible for supplemental irrigation:
B.1. For the first two growing seasons of a newly planted required landscaped area without permanent irrigation (see Section C below). For the purposes of this section, a growing season shall be defined as spring.
B.2. Permanently for all newly planted trees in a required landscape area.
B.3. Permanently for all newly planted required landscaping located in medians, islands, or peninsulas, except as specified in Section C below.

IRRIGATION SPECIFICATIONS (continued)

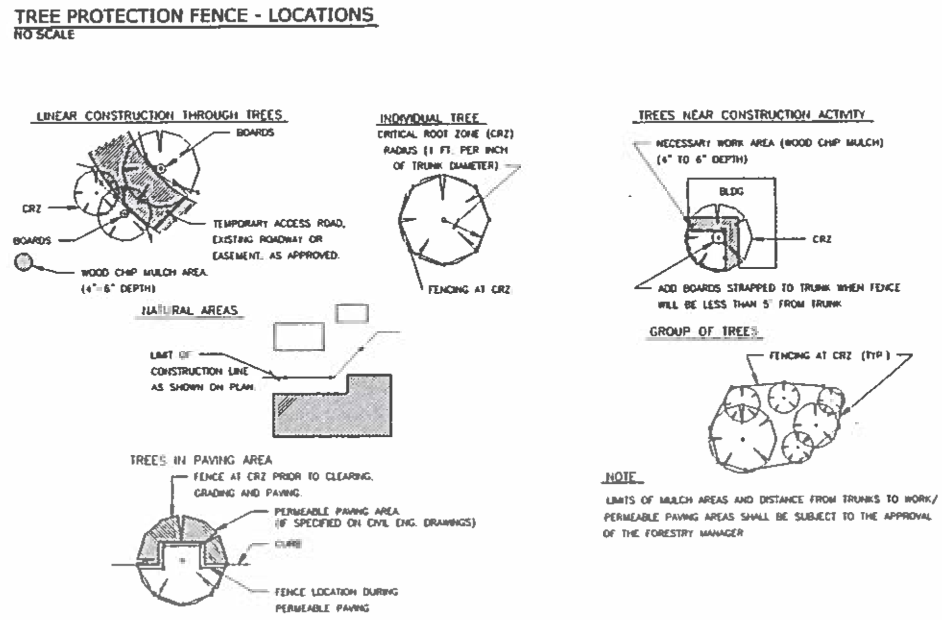
A. An area equal to at least 50% of the total required landscaped area on a project must:
A.1. be undisturbed natural area(s) or undisturbed existing trees with no potable irrigation, or
A.2. be irrigated by stormwater runoff conveyed from impervious surfaces on the site. See Section 2.4.9 (Innovative Water Management for Commercial Landscaping) of the Environmental Criteria Manual for guidance on how to comply with this requirement. Since landscaped areas irrigated by storm water runoff have different plant water requirements, these areas should have separate zone valves and circuits for an automatic irrigation system (refer to Irrigation Guidelines in Appendix D).
B. Using irrigation methods described in Section E below, the Owner shall be responsible for supplemental irrigation.
B.1. For the first two growing seasons of a newly planted required landscaped area without permanent irrigation (see Section C below). For the purposes of this section, a growing season shall be defined as spring.
B.2. Permanently for all newly planted trees in a required landscape area.
B.3. Permanently for all newly planted required landscaping located in medians, islands, or peninsulas, except as specified in Section C below.
C. Permanent irrigation is not required for newly planted landscaping, other than newly planted trees, if the landscaped area is:
C.1. Receiving stormwater runoff in accordance with Section 2.4.9;
C.2. Planted with native and/or adapted plants that are drought tolerant (see the Plant Selection and Plant Species sections in 1.6.7.C of this manual for recommendations);
C.3. Located in areas of the site with low foot-traffic to prevent compaction of the soil, and
C.4. Providing temporary irrigation for the first two growing seasons. Although permanent irrigation is not required under these circumstances, all vegetation must be kept in a healthy condition to achieve permanent vegetative stabilization of the site per Section 1.4.7 of this manual. Permanent vegetative cover stabilizes the soil, reduces damages from sediment and runoff to downstream areas, improves wildlife habitat, and enhances natural beauty.
D. No permanent irrigation is required for all or a portion of a required landscaped area that consists of:
D.1. undisturbed natural area; or
D.2. undisturbed existing trees.
E. Supplemental irrigation required may be provided utilizing one or a combination of the following methods:
E.1. An automatic or manual underground irrigation system (conventional spray, bubblers, drip, otherwise approved;
E.2. A hose attachment within 100 feet of a landscaped area or plant where there is no road or parking pavement between the hose attachment and landscaped area or plant, or
E.3. A temporary and above ground irrigation system in accordance with the design criteria in Section 25-2-1008. If the site plan area is smaller than 0.5 acres, the site may rely solely on a hose attachment for areas requiring permanent supplemental irrigation, including newly-planted trees. Although the site must still comply with the 50% stormwater irrigation requirement, installation of an underground irrigation system, including bubblers for newly-planted trees, is not required.
F. The irrigation methods used shall:
F.1. Provide a moisture level in an amount and frequency adequate to sustain growth of the plan materials on a permanent basis,
F.2. Be in place and operational at the time of the landscape inspection unless an alternative method is approved under Section 25-2-1008 of the LDC; and
F.3. Be maintained and kept operational at all times to provide for efficient water distribution.
F.4. Landscape working plans shall indicate, by a detail a drawing or by specification in a note on the site plan, the nature and location of irrigation which will be used; these should be specific enough to show that adequate irrigation will be provided to all required landscape areas and plant materials and that there is no disturbance to the critical root zones of existing trees.
G. Automatic irrigation systems shall comply with the Irrigation Guidelines. These guidelines shall be noted on the Development Permit (refer to Appendix D) and shall be implemented as part of the landscape inspection.

IRRIGATION NOTES (EMC APPENDIX D)

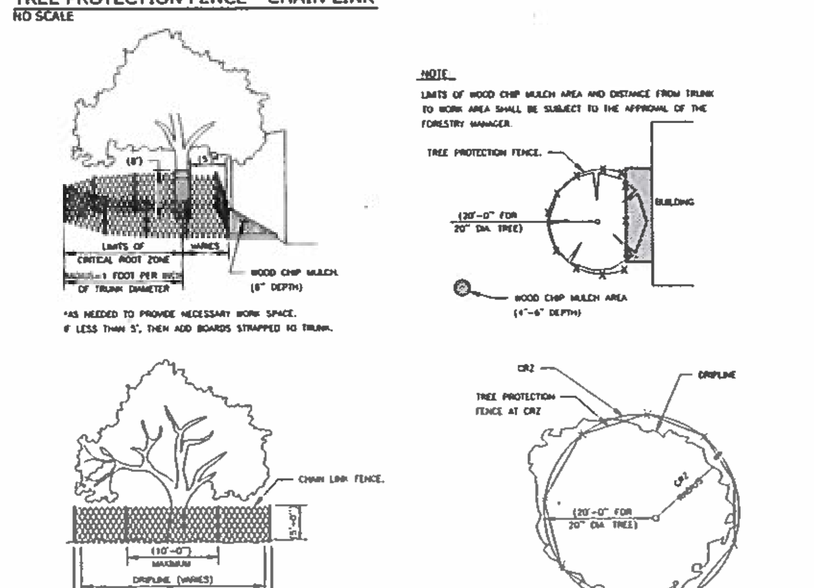
Automatic irrigation systems shall comply with the following requirements. These requirements shall be noted on the Site Development Permit and shall be implemented as part of the landscape inspection.

A. A new commercial and multi-family irrigation system must be designed and installed so that:
A.1. there is not direct overspray onto non-irrigated areas;
A.2. the system does not include spray irrigation on areas less than six (6) feet wide (such as medians, buffer strips, and parking lot islands)
A.3. above-ground irrigation emission devices are set back at least six (6) inches from impervious surfaces;
A.4. the irrigation system has a master valve,
A.5. circuit remote control valves have adjustable flow controls;
A.6. serviceable in-head check valves are adjacent to paved areas where elevation differences may cause low head drainage;
A.7. the irrigation system has a City- approved weather based controller;
A.8. an automatic rain shut-off device shuts off the irrigation system automatically after not more than a one-half inch (1/2") rainfall,
A.9. zone valves and circuits are separated based on plant water requirements,
A.10. an irrigation emission device (such as spray, rotor, or drip emitter) does not exceed the manufacturer's recommended operating pressure, and
A.11. no component of the irrigation system deviates from the manufacturer's recommended use of the product.
B. The maximum spacing between spray or rotary sprinkler heads must not exceed the radius of throw of the head unless manufacturer of the sprinkler head specifically recommends a greater spacing. The radius of throw is determined by reference to the manufacturer's specifications for a specific nozzle at a specific operating pressure.
C. The irrigation installer shall develop and provide an as-built design plan and water budget to the City at the time the final plumbing inspection is performed. The water budget shall include:
C.1. a chart containing zone numbers, precipitation rate, and gallons per minute; and
C.2. the location of the emergency irrigation system shut-off valve. A laminated copy of the water budget shall be permanently installed inside the irrigation controller door.
D. The irrigation installer shall provide a report to the City on a form provided by the Austin Water Utility Department certifying compliance with Subsection 1 when the final plumbing inspection is performed by the City.

TREE PROTECTION FENCE - LOCATIONS
NO SCALE



TREE PROTECTION FENCE - CHAIN LINK
NO SCALE



Rev	Description	Date

BLAIR-HILL LANDSCAPE ARCHITECTS

Tabrizi Subdivision
4316 Far West Boulevard
Austin, TX 78731

Landscape & Irrigation Specifications

L2
OF 2

PROFESSIONAL STRUCIVIL ENGINEERS, INC.
STRUCTURAL CIVIL ENVIRONMENTAL
12710 RESEARCH BLVD., SUITE #390, AUSTIN, TEXAS 78759
512.238.6422 FAX 512.258.8095 PSCE@PSCEINC.COM

VARIANCE REQUEST NO: 1
LDC 25-8-302(A)(1)

PROJECT DESCRIPTION

APPLICANT CONTACT INFORMATION	
Name of Applicant	Bennett Consulting
Street Address	11505 Ridge Drive
City State Zip Code	Austin, Texas 78748
Work Phone	512-784-4961
E-mail Address	jb.rbconsulting@yahoo.com

Variance Case Information

Case Name	Tabrizi Subdivision
Case Number	C8-2013-0177.0A
Address or Location	4316 Far West Blvd.
Environmental Reviewer Name	James Dymkowski
Applicable Ordinance	LDC 25-8-302(a)(1)
Watershed Name	Bull Creek
Watershed Classification	Water Supply Suburban
Edwards Aquifer Recharge Zone	Not within the EARZ
Edwards Aquifer Contributing Zone	Not in the EACZ
Distance to Nearest Classified Waterway	Approx. 0.75 Southwest of Bull Creek
Water and Wastewater service provided by	City of Austin

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Request	The variance request is as follows
Variance #1: Formal Variance is requested from LDC 25-8-302(a)(1), to allow a building on a slope greater than 25%.	

Impervious Cover	Existing	Proposed
Square Footage	0.00	3,061
Acreage	0.00	0.072
Percentage	0.00	12.54%

Provide a general description of the property (slope range, elevation range, summary of vegetation / trees, summary of the geology, CWQZ, WQTZ, CEFs, floodplain, heritage trees, and other notable or outstanding characteristics of the property).	The proposed development includes a subdivision of one lot into two and one single family residence with associated driveway comparable in size to adjacent property owners. This project is located in the Bull Creek watershed, and has a Water Supply Suburban classification by the LDC. The project lies outside the Edwards Aquifer Recharge Zone. The slope range for this property is greater than 30% for the entire site. The elevation range for this property begins at 768 feet to 810 feet. There are dense trees within the area proposed for the single family residential structure. Several trees are proposed to be kept / saved as an added benefit to the site. In addition, a rain collection system will be utilized for this lot that will discharge overflow into the street. No portion of this property is within the WQTZ and no portion of this property is within the CWQZ. There is one CEF identified on this project: Seep (CEF #1) is located at the north-northwestern part of the property. The seep represents a series of seep conduits along a 20-to30-foot segment along the western portion of the lot. The seep area appears to be active following periods of precipitation and inactive during droughts. No floodplain is located on the property.
Clearly indicate in what way the proposed project does not comply with current Code (include maps and exhibits)	Proposed development does not comply with LDC 25-8-302(A)(1). We are requesting the allowance of a building on slope greater than 15%. Refer Exhibit NO: 1 for the location of this variance.

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VARIANCE REQUEST NO: 1
LDC 25-8-302(A)(1)

August 3, 2014

Planning & Development Review Department
City of Austin
505 Barton Spring Road, 4th. Floor
Austin, Texas

Reference: **Variance Request: Driveway on Slope 15%-25%**
Tabrizi Subdivision, 4316 Far West Blvd.
Austin, Texas

Case Number: C8-2013-0177C

This correspondence is in reference to a variance from LDC 25-8-302(A)(1) regarding a building on a slope greater than 25%. The steep topography at certain locations of the development does not allow ingress or egress for the residential structure. Refer to Exhibit No: 1 for the location of slope categories on this site.

The minimum change is necessary to avoid the deprivation of a privilege because of the following reasons:

(i) The proposed development to be compatible with the site's existing topography.

Our request is not based on the method chosen to develop the property, as we are encouraging greater overall environmental protection by proposing to keep / save several of the trees on site with minimal impact and attempting to observe natural character of the sloping land and is the minimum change necessary to allow reasonable use of the property. We also feel that this does not create a significant probability of harmful environmental consequence and will allow the development to achieve equal water quality of other similarly situated properties.

Therefore; we request a formal variance to section 25-8-302(A)(1) development of a building on a slope category greater than 25% within a residential lot.

If you have any question, please call my office at 512-238-6422.

Sincerely,
PROFESSIONAL StruCIVIL ENGINEERS, INC.

STATE OF TEXAS
MIRZA TAHIR BAIG
52577
REGISTERED PROFESSIONAL ENGINEER

Mirza Tahir Baig, P.E.
Principal

PROFESSIONAL STRUCIVIL ENGINEERS, INC.
STRUCTURAL CIVIL ENVIRONMENTAL
12710 RESEARCH BLVD., SUITE #390, AUSTIN, TEXAS 78759
512.238.6422 FAX 512.258.8095 PSCE@PSCEINC.COM

VARIANCE REQUEST NO: 1
LDC 25-8-302(A)(1)

August 3, 2014

James Dymkowski
Planning and Development Review Department
City of Austin
P.O. Box 1088
Austin, Texas 78767

Watershed Variances - Findings of Fact

As required in LDC Section 25-8-41, in order to grant a variance the Land Use Commission must make the following findings of fact: Include an explanation with each applicable finding of fact.

Project: Tabrizi Subdivision

Ordinance Standard: LDC 25-8-302(A)(2)

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

1. The requirement will deprive the applicant of a privilege or the safety of property given to owners of other similarly situated property with approximately contemporaneous development.

   Yes/No

   The requirement will deprive the applicant to comply with

   (i) The proposed development to be compatible with the site's existing topography.

2. The variance:

   a) Is not based on a condition caused by the method chosen by the applicant to develop the property, unless the development method provides greater overall environmental protection than is achievable without the variance;

   Yes/No

   The proposed development provides greater overall environmental protection without the variance as follows:

   Keeping the existing natural grade minimally undisturbed by using four concrete footings to support the development.

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Keeping several trees on the site and inclusion of a rain water collection system that will discharge overflow into the roadway.

b) Is the minimum change necessary to avoid the deprivation of a privilege given to other property owners and to allow a reasonable use of the property;

Yes/No

The variance is the minimum change necessary to avoid the deprivation of a privilege because of the following reasons:

(i) Allows the proposed development to be compatible with the site's existing topography.

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

Yes/No

This development preserves all the environmental features, and does not create a significant probability of harmful environmental consequences. In order to achieve these goals, the proposed development has been moved away from environmental features such as the wet weather seep and canyon rim rocks.

(i) Development provides CEF #1 with a 75 ft buffer

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

Yes/No

Impervious cover is less than 8,000 sq.ft. and is less than 20% of the site, therefore the site complies with the City Ordinance regarding water quality.

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B. Additional Land Use Commission variance determinations for a requirement of Section 25-8-393 (Water Quality Transition Zone), Section 25-8-423 (Water Quality Transition Zone), Section 25-8-453 (Water Quality Transition Zone), or Article 7, Division 1 (Critical Water Quality Zone Restrictions):

1. The criteria for granting a variance in Section A are met;

   Yes/No **N/A**

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

   Yes/No **N/A**

3. The variance is the minimum change necessary to allow a reasonable, economic use of the entire property.

   Yes/No **N/A**

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12710 RESEARCH BLVD., SUITE #390, AUSTIN, TEXAS 78759
512.238.6422 FAX 512.258.8095 PSCE@PSCEINC.COM

VARIANCE REQUEST NO: 2
LDC 25-8-301

PROJECT DESCRIPTION

APPLICANT CONTACT INFORMATION	
Name of Applicant	Bennett Consulting
Street Address	11505 Ridge Drive
City State Zip Code	Austin, Texas 78748
Work Phone	512-784-4961
E-mail Address	jb.rbconsulting@yahoo.com

Variance Case Information

Case Name	Tabrizi Subdivision
Case Number	C8-2013-0177.0A
Address or Location	4316 Far West Blvd.
Environmental Reviewer Name	James Dymkowski
Applicable Ordinance	LDC 25-8-301
Watershed Name	Bull Creek
Watershed Classification	Water Supply Suburban
Edwards Aquifer Recharge Zone	Not within the EARZ
Edwards Aquifer Contributing Zone	Not in the EACZ
Distance to Nearest Classified Waterway	Approx 124' to the Northwest
Water and Wastewater service provided by	City of Austin

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STRUCTURAL CIVIL ENVIRONMENTAL
12710 RESEARCH BLVD., SUITE #390, AUSTIN, TEXAS 78759
512.238.6422 FAX 512.258.8095 PSCE@PSCEINC.COM

Request	The variance request is as follows
Variance #2: Formal Variance is requested from LDC 25-8-301, to allow a driveway for a single family residence on slope greater than 30%.	

Impervious Cover	**Existing**	**Proposed**
Square Footage	0.00	3,061
Acreage	0.00	0.072
Percentage	0.00	12.54%

Provide a general description of the property (slope range, elevation range, summary of vegetation / trees, summary of the geology, CWQZ, WQTZ, CEFs, floodplain, heritage trees, and other notable or outstanding characteristics of the property).	The proposed development includes a subdivision of one lot into two and one single family residence with associated driveway comparable in size to adjacent property owners. This project is located in the Bull Creek watershed, and has a Water Supply Suburban classification by the LDC. The project lies outside the Edwards Aquifer Recharge Zone. The slope range for this property is greater than 30% for the entire site. The elevation range for this property begins at 768 feet to 810 feet. There are dense trees within the area proposed for the single family residential structure. Several trees are proposed to be kept / saved as an added benefit to the site. In addition, a rain collection system will be utilized for this lot that will discharge overflow into the street. No portion of this property is within the WQTZ and no portion of this property is within the CWQZ. There is one CEF identified on this project: Seep (CEF #1) is located at the north-northwestern part of the property. The seep represents a series of seep conduits along a 20-to30-foot segment along the western portion of the lot. The seep area appears to be active following periods of precipitation and inactive during droughts. No floodplain is located on the property.

Clearly indicate in what way the proposed project does not comply with current Code (include maps and exhibits)	Proposed development does not comply with LDC 25-8-301. We are requesting to allow a driveway for a single family residence on a slope greater than 30%. Refer to Exhibit NO: 1 for the location of this variance.

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VARIANCE REQUEST NO: 2
LDC 25-8-301

August 3, 2014

Planning & Development Review Department
City of Austin
505 Barton Spring Road, 4th. Floor
Austin, Texas

Reference: **Variance Request: Driveway on Slope greater than 30%**
Tabrizi Subdivision, 4316 Far West, Austin, Texas

Case Number: C8-2013-0177.0A

Professional StruCIVIL Engineers, Inc. hereby submits a request for a formal variance of the Land Development Code 25-8-301 regarding the parking & driveway in the slope category greater than 30%. Because of the steep topography at certain locations of the development we that does not allow ingress or egress for residential development as allowed by the City Code. Refer to the Exhibit no: 1 for the location of slope category greater than 30%.

The minimum change is necessary to avoid the deprivation of a privilege because of the following reasons:

(i) The proposed development to be compatible with the site's existing topography.

Our request is not based on the method chosen to develop the property, as we are encouraging greater overall environmental protection by proposing to keep / save several of the trees on site with minimal impact and attempting to observe natural character of the sloping land and is the minimum change necessary to allow reasonable use of the property. We also feel that this does not create a significant probability of harmful environmental consequence and will allow the development to achieve equal water quality of other similarly situated properties.

Therefore; we request a formal variance to section 25-8-301 of the City of Austin Land Development code.

If you have any question, please call my office at 512-238-6422.

Sincerely,
PROFESSIONAL StruCIVIL ENGINEERS, INC.

STATE OF TEXAS
MIRZA TAHIR BAIG
62577
REGISTERED PROFESSIONAL ENGINEER

Mirza Tahir Baig, P.E.
Principal

PROFESSIONAL STRUCIVIL ENGINEERS, INC.
STRUCTURAL CIVIL ENVIRONMENTAL
12710 RESEARCH BLVD., SUITE #390, AUSTIN, TEXAS 78759
512.238.6422 FAX 512.258.8095 PSCE@PSCEINC.COM

VARIANCE REQUEST NO: 2
LDC 25-8-301

August 3, 2014

James Dymkowski
Planning and Development Review Department
City of Austin
P.O. Box 1088
Austin, Texas 78767

Watershed Variances - Findings of Fact

As required in LDC Section 25-8-41, in order to grant a variance the Land Use Commission must make the following findings of fact: Include an explanation with each applicable finding of fact.

Project: Tabrizi Subdivision (C8-2013-0177.0A)

Ordinance Standard: LDC 25-8-301

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

1. The requirement will deprive the applicant of a privilege or the safety of property given to owners of other similarly situated property with approximately contemporaneous development.

   Yes/No

   The requirement will deprive the applicant to comply with

   Development of ingress/egress into a single family development on slopes greater than 30%.

2. The variance:

   a) Is not based on a condition caused by the method chosen by the applicant to develop the property, unless the development method provides greater overall environmental protection than is achievable without the variance;

   Yes/No

   The proposed development provides greater overall environmental protection without the variance as follows:

PROFESSIONAL STRUCIVIL ENGINEERS, INC.
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Keeping the existing natural grade minimally undisturbed by using four concrete footings to support the development.

Keeping several trees on the site and inclusion of a rain water collection system that will discharge overflow into the roadway.

b) Is the minimum change necessary to avoid the deprivation of a privilege given to other property owners and to allow a reasonable use of the property;

Yes/No

The variance is the minimum change necessary to avoid the deprivation of a privilege because of the following reasons:

(i) Allows the proposed development to be compatible with the site's existing topography.

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

Yes/No

This development preserves all the environmental features, and does not create a significant probability of harmful environmental consequences. In order to achieve these goals, the proposed development has been moved away from environmental features such as the wet weather seep and canyon rim rocks.

(i) Development provides CEF #1 setback 75ft buffer.

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

Yes/No

The proposed development provides water quality equal to the City Code without the variance.

Impervious cover is less than 8,000 sq.ft. and therefore the site complies with the City Ordinance regarding water quality.

PROFESSIONAL STRUCIVIL ENGINEERS, INC.
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B. Additional Land Use Commission variance determinations for a requirement of Section 25-8-393 (Water Quality Transition Zone), Section 25-8-423 (Water Quality Transition Zone), Section 25-8-453 (Water Quality Transition Zone), or Article 7, Division 1 (Critical Water Quality Zone Restrictions):

1. The criteria for granting a variance in Section A are met;

   Yes/No **N/A**

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

   Yes/No **N/A**

3. The variance is the minimum change necessary to allow a reasonable, economic use of the entire property.

   Yes/No **N/A**

PROFESSIONAL STRUCIVIL ENGINEERS, INC.
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12710 RESEARCH BLVD., SUITE #390, AUSTIN, TEXAS 78759
512.238.6422 FAX 512.258.8095 PSCE@PSCEINC.COM

VARIANCE REQUEST NO: 3
LDC 25-8-281(C)(1)(a)

PROJECT DESCRIPTION

APPLICANT CONTACT INFORMATION	
Name of Applicant	Bennett Consulting
Street Address	11505 Ridge Drive
City State Zip Code	Austin, Texas 78748
Work Phone	512-784-4961
E-mail Address	jb.rbconsulting@yahoo.com

Variance Case Information

Case Name	Tabrizi Subdivision
Case Number	C8-2013-0177.0A
Address or Location	4316 Far West Blvd.
Environmental Reviewer Name	James Dymkowski
Applicable Ordinance	LDC 25-8-281(C)(1)(a)
Watershed Name	Bull Creek
Watershed Classification	Water Supply Suburban
Edwards Aquifer Recharge Zone	Not within the EARZ
Edwards Aquifer Contributing Zone	Not in the EACZ
Distance to Nearest Classified Waterway	Approx. 124' to the Northwest
Water and Wastewater service provided by	City of Austin

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Request	The variance request is as follows
Variance #3: Formal Variance is requested from LDC 25-8-281(C)(1)(a) to allow the CEF buffer reduction from 150'-0" to 75'-0"	

Impervious Cover	**Existing**	**Proposed**
Square Footage	0.00	3,061
Acreage	0.00	0.072
Percentage	0.00	12.54%

Provide a general description of the property (slope range, elevation range, summary of vegetation / trees, summary of the geology, CWQZ, WQTZ, CEFs, floodplain, heritage trees, and other notable or outstanding characteristics of the property).	The proposed development includes a subdivision of one lot into two and one single family residence with associated driveway comparable in size to adjacent property owners. This project is located in the Bull Creek watershed, and has a Water Supply Suburban classification by the LDC. The project lies outside the Edwards Aquifer Recharge Zone. The slope range for this property is greater than 30% for the entire site. The elevation range for this property begins at 768 feet to 810 feet. There are dense trees within the area proposed for the single family residential structure. Several trees are proposed to be kept / saved as an added benefit to the site. In addition, a rain collection system will be utilized for this lot that will discharge overflow into the street. No portion of this property is within the WQTZ and no portion of this property is within the CWQZ. There is one CEF identified on this project: Seep (CEF #1) is located at the north-northwestern part of the property. The seep represents a series of seep conduits along a 20-to30-foot segment along the western portion of the lot. The seep area appears to be active following periods of precipitation and inactive during droughts. No floodplain is located on the property.

Clearly indicate in what way the proposed project does not comply with current Code (include maps and exhibits)	Proposed development does not comply with LDC 25-8-281(C)(1)(a). We are requesting a variance that will allow a required CEF buffer reduction from 150'-0" to 75'-0".

PROFESSIONAL STRUCIVIL ENGINEERS, INC.
STRUCTURAL CIVIL ENVIRONMENTAL
12710 RESEARCH BLVD., SUITE #390, AUSTIN, TEXAS 78759
512.238.6422 FAX 512.258.8095 PSCE@PSCEINC.COM

VARIANCE REQUEST NO: 3
LDC 25-8-281(C)(1)(a)

August 3, 2014

Planning & Development Review Department
City of Austin
505 Barton Spring Road, 4th. Floor
Austin, Texas

Reference: **Variance Request: CEF Buffer Reduction**
Tabrizi Subdivision, 4316 Far West, Austin, Texas

Case Number: C8-2013-0177.0A

Professional StruCIVIL Engineers, Inc. hereby submits a request for a formal variance of the Land Development Code 25-8-281(C)(1)(a) regarding the buffer for a critical environmental features (CEF). An environmental assessment (ERSI) was performed on the site and identified a CEF located on the north western area of the site. PSCE is also proposing a residential development adjacent to this lot; therefore, we respectfully request a formal variance for this development.

The seep is located in the northwestern corner of the site and can be observed during wet weather. The development is proposed toward the middle and east of the lot. Since this requirement must be met and if the variance is not allowed, the applicant will be deprived of the same privilege factor provided to other similarly situated properties.

Our request is not based on the method chosen to develop the property, as we are encouraging greater overall environmental protection by proposing to keep / save several of the trees on site with minimal impact and attempting to observe natural character of the sloping land and is the minimum change necessary to allow reasonable use of the property. We also feel that this does not create a significant probability of harmful environmental consequence and will allow the development to achieve equal water quality of other similarly situated properties.

Therefore; we request a formal variance to section 25-8-281(C)(1)(a) of the City of Austin Land Development code, for a buffer decrease of 75'-0" of a CEF found within a residential lot.

If you have any question, please call my office at 512-238-6422.

Sincerely,
PROFESSIONAL StruCIVIL ENGINEERS, INC.

STATE OF TEXAS
MIRZA TAHIR BAIG
82577
REGISTERED
PROFESSIONAL ENGINEER

Mirza Tahir Baig, P.E.
Principal

PROFESSIONAL STRUCIVIL ENGINEERS, INC.
STRUCTURAL CIVIL ENVIRONMENTAL
12710 RESEARCH BLVD., SUITE #390, AUSTIN, TEXAS 78759
512.238.6422 FAX 512.258.8095 PSCE@PSCEINC.COM

VARIANCE REQUEST NO: 3
LDC 25-8-251

August 3, 2014

James Dymkowski
Planning and Development Review Department
City of Austin
P.O. Box 1088
Austin, Texas 78767

Watershed Variances - Findings of Fact

As required in LDC Section 25-8-41, in order to grant a variance the Land Use Commission must make the following findings of fact: Include an explanation with each applicable finding of fact.

Project: Tabrizi Subdivision (C8-2013-0177.0A)

Ordinance Standard: LDC 25-8-281(C)(1)(A)

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

1. The requirement will deprive the applicant of a privilege or the safety of property given to owners of other similarly situated property with approximately contemporaneous development.

   Yes/No

   The requirement will deprive the applicant to comply with

   Development of this property and the CEF Buffer Requirement.

2. The variance:

   a) Is not based on a condition caused by the method chosen by the applicant to develop the property, unless the development method provides greater overall environmental protection than is achievable without the variance;

   Yes/No

PROFESSIONAL STRUCIVIL ENGINEERS, INC.
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512.238.6422 FAX 512.258.8095 PSCE@PSCEINC.COM

The proposed development provides greater overall environmental protection without the variance as follows:

Keeping the existing natural grade minimally undisturbed by using four concrete footings to support the development.

Keeping several trees on the site and inclusion of a rain water collection system that will discharge overflow into the roadway.

b) Is the minimum change necessary to avoid the deprivation of a privilege given to other property owners and to allow a reasonable use of the property;

Yes/No

The variance is the minimum change necessary to avoid the deprivation of a privilege because of the following reasons:

(i) Allows the proposed development to be compatible with the site's existing topography.

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

Yes/No

This development preserves all the environmental features, and does not create a significant probability of harmful environmental consequences. In order to achieve these goals, the proposed development has been moved away from environmental features such as the wet weather seep and canyon rim rocks.

(i) Development provides CEF #1 setback 75ft buffer.

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

Yes/No

The proposed development provides water quality equal to the City Code without the variance.

Impervious cover is less than 8,000 sq.ft. and therefore the site complies with the City Ordinance regarding water quality.

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512.238.6422 FAX 512.258.8095 PSCE@PSCEINC.COM

B. Additional Land Use Commission variance determinations for a requirement of Section 25-8-393 (Water Quality Transition Zone), Section 25-8-423 (Water Quality Transition Zone), Section 25-8-453 (Water Quality Transition Zone), or Article 7, Division 1 (Critical Water Quality Zone Restrictions):

1. The criteria for granting a variance in Section A are met;

   Yes/No **N/A**

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

   Yes/No **N/A**

3. The variance is the minimum change necessary to allow a reasonable, economic use of the entire property.

   Yes/No **N/A**

PROFESSIONAL STRUCIVIL ENGINEERS, INC.
STRUCTURAL CIVIL ENVIRONMENTAL
12710 RESEARCH BLVD., SUITE #390, AUSTIN, TEXAS 78759
512.238.6422 FAX 512.258.8095 PSCE@PSCEINC.COM

VARIANCE REQUEST NO: 4
LDC 25-8-424(B)(1)

PROJECT DESCRIPTION

APPLICANT CONTACT INFORMATION	
Name of Applicant	Bennett Consulting
Street Address	11505 Ridge Drive
City State Zip Code	Austin, Texas 78748
Work Phone	512-784-4961
E-mail Address	jb.rbconsulting@yahoo.com

Variance Case Information

Case Name	Tabrizi Subdivision
Case Number	C8-2013-0177.0A
Address or Location	4316 Far West Blvd.
Environmental Reviewer Name	James Dymkowski
Applicable Ordinance	LDC 25-8-424(B)(1)
Watershed Name	Bull Creek
Watershed Classification	Water Supply Suburban
Edwards Aquifer Recharge Zone	Not within the EARZ
Edwards Aquifer Contributing Zone	Not in the EACZ
Distance to Nearest Classified Waterway	Approx. 124' to the Northwest
Water and Wastewater service provided by	City of Austin

PROFESSIONAL STRUCIVIL ENGINEERS, INC.
STRUCTURAL CIVIL ENVIRONMENTAL
12710 RESEARCH BLVD., SUITE #390, AUSTIN, TEXAS 78759
512.238.6422 FAX 512.258.8095 PSCE@PSCEINC.COM

Request	The variance request is as follows	
Variance #4: Formal Variance is requested from LDC 25-8-424(B)(1) Applicant proposes to exceed the maximum impervious cover limitation to develop this site.		
Impervious Cover	**Existing**	**Proposed**
Square Footage	0.00	3,061
Acreage	0.00	0.072
Percentage	0.00	12.54%

Provide a general description of the property (slope range, elevation range, summary of vegetation / trees, summary of the geology, CWQZ, WQTZ, CEFs, floodplain, heritage trees, and other notable or outstanding characteristics of the property).	The proposed development includes a subdivision of one lot into two and one single family residence with associated driveway comparable in size to adjacent property owners. This project is located in the Bull Creek watershed, and has a Water Supply Suburban classification by the LDC. The project lies outside the Edwards Aquifer Recharge Zone. The slope range for this property is greater than 30% for the entire site. The elevation range for this property begins at 768 feet to 810 feet. There are dense trees within the area proposed for the single family residential structure. Several trees are proposed to be kept / saved as an added benefit to the site. In addition, a rain collection system will be utilized for this lot that will discharge overflow into the street. No portion of this property is within the WQTZ and no portion of this property is within the CWQZ. There is one CEF identified on this project: Seep (CEF #1) is located at the north-northwestern part of the property. The seep represents a series of seep conduits along a 20-to30-foot segment along the western portion of the lot. The seep area appears to be active following periods of precipitation and inactive during droughts. No floodplain is located on the property.
Clearly indicate in what way the proposed project does not comply with current Code (include maps and exhibits)	Proposed development does not comply with LDC 25-8-424(B)(1). We are requesting to allow a additional impervious cover for the development on this property. Refer to Exhibit NO: 1 for the location of this variance.

PROFESSIONAL STRUCIVIL ENGINEERS, INC.
STRUCTURAL CIVIL ENVIRONMENTAL
12710 RESEARCH BLVD., SUITE #390, AUSTIN, TEXAS 78759
512.238.6422 FAX 512.258.8095 PSCE@PSCEINC.COM

VARIANCE REQUEST NO: 4

LDC 25-8-424(b)(1)

August 3, 2014

Planning & Development Review Department
City of Austin
505 Barton Spring Road, 4th. Floor
Austin, Texas

Reference: **Variance Request: Impervious Cover**
Tabrizi Subdivision, 4316 Far West, Austin, Texas

Case Number: C8-2013-0177.0A

Professional StruCIVIL Engineers, Inc. hereby submits a request for a formal variance of the Land Development Code 25-8-424(b)(1) regarding the impervious cover limitations of this lot. This project was submitted prior to the revision to the code and is therefore not compliant with the previous City of Austin Land Development Code.

The minimum change is necessary to avoid the deprivation of a privilege because of the following reasons:

(i) The proposed development to be compatible with the site's existing topography.

Our request is not based on the method chosen to develop the property as we are encouraging greater overall environmental protection by proposing to keep / save several of the trees on site with minimal impact and attempting to observe the natural character of the land and is the minimum change necessary to allow reasonable use of the property. We also feel that this does not create a significant probability of harmful environmental consequence and will allow the development to achieve equal water quality of other similarly situated properties

Therefore; we request a formal variance to section 25-8-424(b)(1) of the City of Austin Land Development code.

If you have any question, please call my office at 512-238-6422.

Sincerely,
PROFESSIONAL StruCIVIL ENGINEERS, INC.

STATE OF TEXAS
MIRZA TAHIR BAIG
82577
REGISTERED
PROFESSIONAL ENGINEER

Mirza Tahir Baig, P.E.
Principal

PROFESSIONAL STRUCIVIL ENGINEERS, INC.
STRUCTURAL CIVIL ENVIRONMENTAL
12710 RESEARCH BLVD., SUITE #390, AUSTIN, TEXAS 78759
512.238.6422 FAX 512.258.8095 PSCE@PSCEINC.COM

VARIANCE REQUEST NO: 4
LDC 25-8-424(b)(1)

August 3, 2014

James Dymkowski
Planning and Development Review Department
City of Austin
P.O. Box 1088
Austin, Texas 78767

Watershed Variances - Findings of Fact

As required in LDC Section 25-8-41, in order to grant a variance the Land Use Commission must make the following findings of fact: Include an explanation with each applicable finding of fact.

Project: Tabrizi Subdivision (C8-2013-0177.0A)

Ordinance Standard: LDC 25-8-424(b)(1)

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

1. The requirement will deprive the applicant of a privilege or the safety of property given to owners of other similarly situated property with approximately contemporaneous development.

   Yes/No

   The requirement will deprive the applicant to comply with

   The impervious cover requirement for this watershed.

2. The variance:

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a) Is not based on a condition caused by the method chosen by the applicant to develop the property, unless the development method provides greater overall environmental protection than is achievable without the variance;

Yes/No

The proposed development provides greater overall environmental protection without the variance as follows:

Keeping the existing natural grade minimally undisturbed by using four concrete footings to support the development.

Keeping several trees on the site and inclusion of a rain water collection system that will discharge overflow into the roadway.

b) Is the minimum change necessary to avoid the deprivation of a privilege given to other property owners and to allow a reasonable use of the property;

Yes/No

The variance is the minimum change necessary to avoid the deprivation of a privilege because of the following reasons:

(i) Allows the proposed development to be compatible with the site's existing topography.

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

Yes/No

This development preserves all the environmental features, and does not create a significant probability of harmful environmental consequences. In order to achieve these goals, the proposed development has been moved away from environmental features such as the wet weather seep and canyon rim rocks.

(i) Development provides CEF #1 setback 75ft buffer.

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

Yes/No

PROFESSIONAL STRUCIVIL ENGINEERS, INC.
STRUCTURAL CIVIL ENVIRONMENTAL
12710 RESEARCH BLVD., SUITE #390, AUSTIN, TEXAS 78759
512.238.6422 FAX 512.258.8095 PSCE@PSCEINC.COM

Impervious cover is less than 8,000 sq.ft.and therefore the site complies with the City Ordinance regarding water quality.

B. Additional Land Use Commission variance determinations for a requirement of Section 25-8-393 (Water Quality Transition Zone), Section 25-8-423 (Water Quality Transition Zone), Section 25-8-453 (Water Quality Transition Zone), or Article 7, Division 1 (Critical Water Quality Zone Restrictions):

1. The criteria for granting a variance in Section A are met;

   Yes/No **N/A**

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

   Yes/No **N/A**

3. The variance is the minimum change necessary to allow a reasonable, economic use of the entire property.

   Yes/No **N/A**

TABRIZI SUBDIVISION

A VARIANCE TO SECTION 25-8-281(C)(1)(a), OF THE LAND DEVELOPMENT CODE, WAS GRANTED BY THE ZONING AND PLATTING COMMISSION ON _____

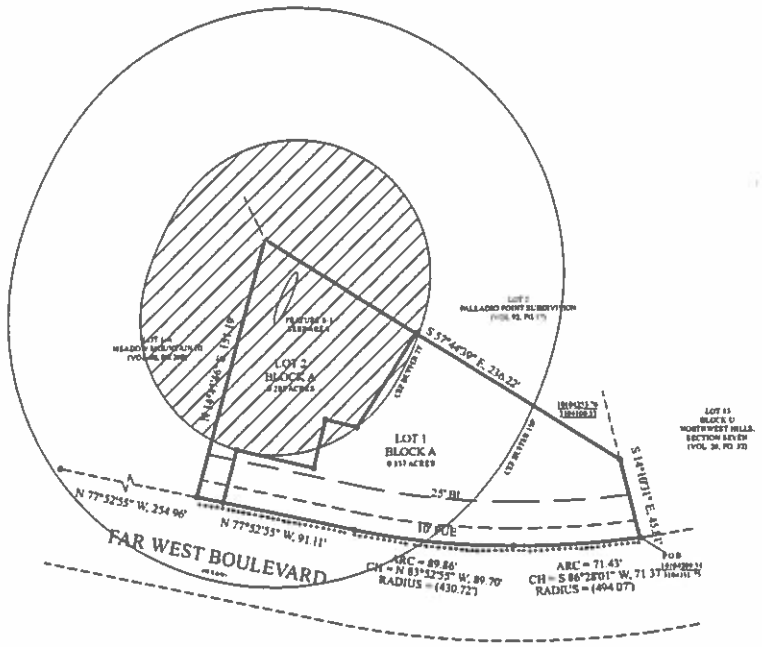
A VARIANCE TO SECTION 25-8-424(B)(1), OF THE LAND DEVELOPMENT CODE, WAS GRANTED BY THE ZONING AND PLATTING COMMISSION ON _____

A VARIANCE TO SECTION 25-8-301, OF THE LAND DEVELOPMENT CODE, WAS GRANTED BY THE ZONING AND PLATTING COMMISSION ON _____

A VARIANCE TO SECTION 25-8-302(A)(1), OF THE LAND DEVELOPMENT CODE, WAS GRANTED BY THE ZONING AND PLATTING COMMISSION ON _____

LEGEND

- 1/2" IRON PIPE FOUND
- 1/2" ROD FOUND
- 1/2" ROD SET
- ( ) RECORD INFORMATION
- PUE PUBLIC UTILITY EASEMENT
- WATER METER
- SIDEWALK



50 0 50 100 150

GRAPHIC SCALE

SCALE 1"=50'

BEING 0.56 OF AN ACRE OF LAND, OUT OF THE T.J. CHAMBERS SURVEY NUMBER 304, ABSTRACT NUMBER 198, TRAVIS COUNTY, TEXAS, SAME BEING THAT CERTAIN ALL TABRIZI CALLED 0.574 ACRE TRACT RECORDED IN DOCUMENT NUMBER 2013136833, OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS, AND BEING A PORTION OF THAT CERTAIN 200.153 ACRE TRACT RECORDED IN VOLUME 7079, PAGE 1636, DEED RECORDS, TRAVIS COUNTY, TEXAS, SAID 0.56 OF AN ACRE OF LAND TO BE MORE PARTICULARLY DESCRIBED AS FOLLOWS

BEGINNING at an iron rod found on the northerly right-of-way line Far West Boulevard, at the southwest corner of Lot 13 Block U, Northwest Hills, Section Seven, a subdivision recorded in Volume 26, Page 72, Plat Records, said county, being in a curve to the right having a radius of 494.07 feet, same being the southeast corner of said 0.574 acre tract, for the southeast corner hereof,

THENCE along said right-of-way line and the southerly line of said 0.574 acre tract, the following 3 calls,

1. along said curve to the right whose chord bears, South 89 degrees 17 minutes 16 seconds West, 71.36 feet to an iron rod set at the end of said curve to the right, at the beginning of another curve to the right having a radius of 430.72 feet,
2. along said curve to the right whose chord bears, North 81 degrees 03 minutes 00 seconds West, 89.70 feet to an iron rod set at the end of said curve to the right,
3. North 75 degrees 03 minutes 00 seconds West, 91.11 feet to an iron rod found on said line, at the southeast corner of Lot 1-A, Meadow Mountain III, a subdivision recorded in Volume 80, Page 268, Plat Records, said county, same being the southwest corner of said 0.574 acre tract, for the southwest corner hereof,

THENCE North 17 degrees 35 minutes 41 seconds East, along the westerly line of said Lot 1-A and the westerly line of said 0.574 acre tract, 151.18 feet to an iron rod found on the southerly line of Lot 2, Palladio Point Subdivision, recorded at Volume 92, Page 57, Plat Records, said county, the northeast corner of said Lot 1-A, same being the northwest corner of said 0.574 acre tract, for the northwest corner hereof,

THENCE South 54 degrees 54 minutes 44 seconds East, along the southerly line of said Lot 2 and the northerly line of said 0.574 acre tract, 236.21 feet to an iron rod found in the westerly line of said Lot 13, same being the northeast corner of said 0.574 acre tract, for the northeast corner hereof,

THENCE South 14 degrees 20 minutes 36 seconds East, along the westerly line of said Lot 13 and the easterly line of said 0.574 acre tract, 43.81 feet to the POINT OF BEGINNING.

LAND TABLE

TOTAL ACREAGE: 0.56 ACRES
NUMBER OF BLOCKS: 1 NUMBER OF LOTS: 1
LOT 1 BLOCK A, RESIDENTIAL 0.56 ACRES

STATE OF TEXAS
COUNTY OF TRAVIS

I, EDWARD RUMSEY, AM AUTHORIZED UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF SURVEYING AND DO HEREBY CERTIFY THAT THIS PLAT COMPLIES WITH THE SURVEY RELATED PORTIONS OF CHAPTER 25 OF THE AUSTIN CITY CODE OF 1999, AS AMENDED, AND TO THE BEST OF MY KNOWLEDGE IS TRUE AND CORRECT AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE ON THE GROUND UNDER MY SUPERVISION

DATED 09-10-2013

EDWARD RUMSEY, RPLS # 5729
ALLSTAR LAND SURVEYING
9020 ANDERSON MILL RD
AUSTIN, TX 78729
512-249-8149

STATE OF TEXAS
COUNTY OF TRAVIS

I, MIRZA TAHIR BAIG, AM AUTHORIZED UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF ENGINEERING, AND HEREBY CERTIFY THAT THIS PLAT IS FEASIBLE FROM AN ENGINEERING STANDPOINT AND COMPLIES WITH THE ENGINEERING RELATED PORTIONS OF CHAPTER 25, AUSTIN CITY CODE AS AMENDED

NO PORTION OF THIS TRACT IS WITHIN THE BOUNDARIES OF DESIGNATED FLOOD HAZARD AREAS AS SHOWN ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY RATE MAP NO 48453C 0455H, DATED 9-26-2008

05-10-2014
DATE

MIRZA TAHIR BAIG
PROFESSIONAL EnvCIVIL ENGINEERS, INC.
1270 RESEARCH BLVD STE 390
AUSTIN, TX 78759
512-238-6422

LOCATION MAP
NOT TO SCALE

SUBMITTAL DATE OCTOBER 10, 2013
CASE # C8-2013-0177.0A

TABRIZI SUBDIVISION

NOTES

1 NO LOT SHALL BE OCCUPIED UNTIL THE STRUCTURE IS CONNECTED TO THE CITY OF AUSTIN WATER AND WASTEWATER UTILITY SYSTEM

2. THE WATER AND WASTEWATER UTILITY SYSTEM SERVING THIS SUBDIVISION MUST BE IN ACCORDANCE WITH THE CITY OF AUSTIN UTILITY DESIGN CRITERIA THE WATER AN WASTEWATER UTILITY PLAN MUST BE REVIEWED AND APPROVED BY THE AUSTIN WATER UTILITY ALL WATER AND WASTEWATER CONSTRUCTION MUST BE INSPECTED BY THE CITY OF AUSTIN THE LANDOWNER MUST PAY THE CITY INSPECTION FEE WITH THE UTILITY CONSTRUCTION

3 BUILDING SETBACK LINES SHALL BE IN ACCORDANCE WITH THE CITY OF AUSTIN ZONING ORDINANCE REQUIREMENTS

4 NO OBJECTS, INCLUDING BUT NOT LIMITED TO, BUILDINGS, FENCES, OR LANDSCAPING SHALL BE ALLOWED IN A DRAINAGE EASEMENT EXCEPT AS APPROVED BY TRAVIS COUNTY (AND OTHER APPROPRIATE JURISDICTION)

5 ALL DRAINAGE EASEMENTS ON PRIVATE PROPERTY SHALL BE MAINTAINED BY THE PROPERTY OWNER OR HIS ASSIGNS

6 PROPERTY OWNER SHALL PROVIDE FOR ACCESS TO DRAINAGE EASEMENTS AS MAY BE NECESSARY AND SHALL NOT PROHIBIT ACCESS BY GOVERNMENTAL AUTHORITIES

7 THE OWNER OF THIS SUBDIVISIONS, AND HIS OR HER SUCCESSORS AND ASSIGNS, ASSUME RESPONSIBILITY FOR PLANS FOR CONSTRUCTION OF SUBDIVISION IMPROVEMENTS WHICH COMPLY WITH APPLICABLE CODES AND REQUIREMENTS OF THE CITY OF AUSTIN THE OWNER UNDERSTANDS AND ACKNOWLEDGES THAT PLAT VACATION OR REPLATTING MAY BE REQUIRED, AT THE OWNER'S SOLE EXPENSE, IF PLANS TO CONSTRUCT THIS SUBDIVISION DO NOT COMPLY WITH SUCH CODES AND REQUIREMENTS

8. PRIOR TO CONSTRUCTION, EXCEPT DETACHED SINGLE FAMILY ON ANY LOT IN THIS SUBDIVISION, A SITE DEVELOPMENT PERMIT MUST BE OBTAINED FROM THE CITY OF AUSTIN

9 ALL STREETS, DRAINAGE, SIDEWALKS, EROSION CONTROLS, AND WATER AND WASTEWATER LINES ARE REQUIRED TO BE CONSTRUCTED AND INSTALLED TO CITY OF AUSTIN STANDARDS

10 AUSTIN ENERGY HAS THE RIGHT TO CUT AND TRIM TREES AND SHRUBBERY AND REMOVE OBSTRUCTIONS TO THE EXTENT NECESSARY TO KEEP THE EASEMENTS CLEAR OF OBSTRUCTIONS. AUSTIN ENERGY WILL PERFORM ALL TREE WORK IN COMPLIANCE WITH THE CITY OF AUSTIN LAND DEVELOPMENT CODE.

11 THE OWNER DEVELOPER OF THIS SUBDIVISION / LOT MAY PROVIDE AUSTIN ENERGY ANY EASEMENT AND OR ACCESS REQUIRED FOR THE INSTALLATION AND ONGOING MAINTENANCE OF OVERHEAD AND UNDERGROUND ELECTRIC FACILITIES WITHIN OR ALONG THE PERIMETER OF THIS SUBDIVISION / LOT THESE EASEMENTS / ACCESS ARE REQUIRED TO PROVIDE ELECTRIC SERVICE TO THE BUILDING AND WILL NOT BE LOCATED AS TO CAUSE THE SITE TO BE OUT OF COMPLIANCE WITH THE CITY OF AUSTIN LAND DEVELOPMENT CODE.

12 THE OWNER SHALL BE RESPONSIBLE FOR INSTALLATION OF TEMPORARY EROSION, REVEGETATION AND TREE PROTECTION IN ADDITION, THE OWNER SHALL BE RESPONSIBLE FOR ANY INITIAL PRUNING AND TREE REMOVAL THAT IS WITHIN TEN FEET OF THE CENTER LINE OF THE PROPOSED OVERHEAD ELECTRICAL FACILITIES DESIGNED TO PROVIDE ELECTRIC SERVICE TO THIS PROJECT THE OWNER SHALL INCLUDE AUSTIN ENERGY'S WORK WITHIN THE LIMITS OF CONSTRUCTION FOR THIS PROJECT

13 THIS PROJECT IS SUBJECT TO THE VOID AND WATER FLOW MITIGATION RULE (CITY OF AUSTIN ENVIRONMENTAL CRITERIA MANUAL AND CITY OF AUSTIN STANDARD SPECIFICATIONS MANUAL).

14 THIS SUBDIVISION PLAT WAS APPROVED AND RECORDED BEFORE THE CONSTRUCTION AND ACCEPTANCE OF STREETS AND OTHER SUBDIVISION IMPROVEMENTS PURSUANT TO THE TERMS OF A SUBDIVISION CONSTRUCTION AGREEMENT BETWEEN THE SUBDIVIDER AND THE CITY OF AUSTIN, DATED _____ 20___. THE SUBDIVIDER IS RESPONSIBLE FOR THE CONSTRUCTION OF ALL STREETS AND FACILITIES NEEDED TO SERVE THE LOTS WITHIN THE SUBDIVISION. THIS RESPONSIBILITY MAY BE ASSIGNED IN ACCORDANCE WITH THE TERMS OF THAT AGREEMENT FOR THE CONSTRUCTION AGREEMENT PERTAINING TO THIS SUBDIVISION, SEE THE SEPARATE INSTRUMENT RECORDED IN DOC# _____, IN THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS

15 PUBLIC SIDEWALKS, BUILT TO CITY OF AUSTIN STANDARDS, ARE REQUIRED ALONG THE FOLLOWING STREETS AND AS SHOWN BY A DOTTED LINE ON THE FACE OF THE PLAT: FAR WEST BOULEVARD THE SIDEWALKS ARE REQUIRED TO BE CONSTRUCTED BY THE PROPERTY OWNER AFTER THE ABUTTING ROADWAY IS IMPROVED AND CONCRETE CURBS ARE IN PLACE. FAILURE TO CONSTRUCT THE SIDEWALKS MAY RESULT IN THE WITHHOLDING OF CERTIFICATES OF OCCUPANCY, BUILDING PERMITS, OR UTILITY CONNECTIONS BY THE GOVERNING BODY OR UTILITY COMPANY

16 FOR A MINIMUM TRAVEL DISTANCE OF 25 FEET FROM THE ROADWAY EDGE, DRIVEWAY GRADES MAY EXCEED 14% ONLY WITH SPECIFIC APPROVAL OF SURFACE AND GEOMETRIC DESIGN PROPOSALS BY THE CITY OF AUSTIN AND TRAVIS COUNTY

17 THE LANDOWNER IS RESPONSIBLE FOR PROVIDING THE SUBDIVISION INFRASTRUCTURE, INCLUDING THE WATER AND WASTEWATER UTILITY IMPROVEMENTS

18 EROSION / SEDIMENTATION CONTROLS ARE REQUIRED FOR ALL CONSTRUCTION ON EACH LOT, INCLUDING SINGLE FAMILY AND DUPLEX CONSTRUCTION, PURSUANT TO THE CITY OF AUSTIN LAND DEVELOPMENT CODE AND THE ENVIRONMENTAL CRITERIA MANUAL (ECM).

19 THE OWNER OF THE PROPERTY IS RESPONSIBLE FOR MAINTAINING CLEARANCES REQUIRED BY THE NATIONAL ELECTRIC SAFETY CODE, OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION (OSHA) REGULATIONS, CITY OF AUSTIN RULES AND TEXAS STATE LAWS PERTAINING TO CLEARANCES WHEN WORKING IN CLOSE PROXIMITY TO OVERHEAD POWER LINES AND EQUIPMENT AUSTIN ENERGY WILL NOT RENDER ELECTRIC SERVICE UNLESS REQUIRED CLEARANCES ARE MAINTAINED ALL COSTS INCURRED BECAUSE OF FAILURE TO COMPLY WITH THE REQUIRED CLEARANCES WILL BE CHARGED TO THE OWNER

20 OFF-STREET LOADING AND UNLOADING FACILITIES SHALL BE PROVIDED ON ALL COMMERCIAL AND INDUSTRIAL LOTS

21 PRIOR TO DEVELOPMENT WITHIN THIS SUBDIVISION, DRAINAGE PLANS WILL BE SUBMITTED TO THE CITY OF AUSTIN AND TRAVIS COUNTY RAINFALL RUNOFF WILL BE HELD TO PREDEVELOPMENT LEVELS BY PONDING OR OTHER APPROVED MEANS

22 ALL ACTIVITIES WITH THE CEF BUFFER MUST COMPLY WITH THE CITY OF AUSTIN LAND DEVELOPMENT CODE AND CRITERIA MANUALS. NATURAL VEGETATIVE COVER MUST BE RETAINED TO THE MAXIMUM EXTENT PRACTICABLE, CONSTRUCTION IS PROHIBITED, AND WASTEWATER DISPOSAL OR IRRIGATION IS PROHIBITED

23 WATER QUALITY CONTROLS ARE REQUIRED FOR ALL DEVELOPMENT PURSUANT TO THE LAND DEVELOPMENT CODE

24 THE MONUMENTS OF THIS PLAT HAVE BEEN ROTATED TO THE NAD 83 / 93 HARN - TEXAS CENTRAL ZONE AND NAVD 88

25 LOT #2 SHALL BE UNDEVELOPED AND SHALL BE DEDICATION TO CEF

STATE OF TEXAS
COUNTY OF TRAVIS

KNOW ALL MEN BY THESE PRESENTS THAT ALI TABRIZI, BEING OWNER OF THAT CERTAIN 0.56 ACRE TRACT OF LAND, OUT OF THE T. J. CHAMBERS SURVEY NUMBER 56A, ABSTRACT NUMBER 190, TRAVIS COUNTY, TEXAS, AS CONVEYED BY GENERAL WARRANTY DEED RECORDED IN DOCUMENT NUMBER 2013136033, OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS DO HEREBY SUBDIVIDE SAID DESCRIBED LAND PURSUANT TO CHAPTER 212 OF THE TEXAS LOCAL GOVERNMENT CODE, TO BE KNOWN AS *TABRIZI SUBDIVISION*, AND DO HEREBY DEDICATE TO THE PUBLIC THE USE OF STREETS AND EASEMENTS SHOWN HEREON, SUBJECT TO ANY EASEMENTS OR RESTRICTIONS HERETOFORE GRANTED AND NOT RELEASED

WITNESS MY HAND THIS _____ DAY OF _____, 2014

_____
ALI TABRIZI
10005 PICKFAIR COVE
AUSTIN, TX 78750

STATE OF TEXAS
COUNTY OF TRAVIS

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED, ALI TABRIZI, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS _____ DAY OF _____, 2014

_____
NOTARY PUBLIC IN AND FOR TRAVIS COUNTY, TEXAS
MY COMMISSION EXPIRES _____

APPROVAL FOR ACCEPTANCE

THIS SUBDIVISION PLAT IS LOCATED WITHIN THE JURISDICTION OF THE CITY OF AUSTIN ON THIS THE _____ DAY OF _____, 2014

ACCEPTED AND AUTHORIZED FOR RECORD BY THE DIRECTOR, PLANNING AND DEVELOPMENT REVIEW DEPARTMENT, CITY OF AUSTIN, TRAVIS COUNTY, TEXAS. THIS THE ____ DAY OF _____, 2014 A.D

_____
GREG GUTERMSEY, DIRECTOR
PLANNING AND DEVELOPMENT REVIEW DEPARTMENT

ACCEPTED AND AUTHORIZED FOR RECORD BY THE ZONING AND PLATTING COMMISSION OF THE CITY OF AUSTIN, TEXAS THIS THE ____ DAY OF _____, 2014 A.D

_____ _____
BETTY BAKER, CHAIRPERSON CYNTHIA DANKS, SECRETARY

STATE OF TEXAS
COUNTY OF TRAVIS

I, DANA DEBEAUVOIR, CLERK OF TRAVIS COUNTY, TEXAS, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT OF WRITING AND ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR RECORD IN MY OFFICE ON THE _____ DAY OF _____, 2014, A.D. AT _____ O'CLOCK, ____ M., DULY RECORDED ON THE _____ DAY OF _____, 2014, A.D. AT _____ O'CLOCK, ____ M., PLAT RECORDS OF SAID COUNTY AND STATE IN DOCUMENT # _____ OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY

WITNESS MY HAND AND SEAL OF OFFICE OF THE COUNTY CLERK, THIS _____ DAY OF _____, 2014, A.D.

DANA DEBEAUVOIR, COUNTY CLERK
TRAVIS COUNTY, TEXAS

_____
DEPUTY

LANDSCAPE PLANTING SPECIFICATIONS

A Guarantee - All labor, materials and plants will be guaranteed for a period of twelve (12) months after the final acceptance of work by Owner. All plants that have died or are unhealthy shall be replaced no later than 30 days from the anniversary date of the final acceptance. This guarantee does not apply to plant material that dies due to abnormal freezes, hail, abnormal high winds, or other acts of God, vandalism or lack of normal maintenance and watering. This guarantee does not apply to annual plantings.
B. Contractor is to verify all site dimensions and layout prior to the commencement of landscape construction. Any discrepancies between the drawings and the actual site conditions shall be brought to the attention of the owner's representative immediately.
C. Contractor is responsible for verification of the location of all underground utilities, repair to said utilities as a result of the work of the contractor shall be the responsibility of the contractor. Refer to the drawing for any additional information.
D Contractor is responsible for maintaining positive drainage in all shrub and turf planting areas.
E All plant material shall conform to the standards of the latest edition of "American Standard for Nursery Stock" by The American Association of Nurserymen and "Grades and Standards" by The Texas Association of Nurserymen. A plant shall be dimensioned as it stands in its natural position. All plants shall be at least the minimum size indicated. Larger stock is acceptable at no additional cost, and providing that the larger plants will not be cut back to size indicated.
F. It is the landscape contractor's responsibility to provide plants free of disease or pests.
G Space specified quantity of plant materials to evenly fill designated areas, adjusting spacing indicated on the drawings as required. Landscape architect or owner to have final approval of locations of all trees, shrubs and groundcover beds.
H Contractor is responsible for removing all clods, rocks, concrete, trash and any other debris from beds prior to adding soil is or plant material.
I Contractor is responsible for removal of trash and repair of hazardous conditions (tools, open holes, et.) on a daily basis by the end of the work day.
J Water all plantings in bed areas thoroughly on a daily basis until final acceptance.
P If sodding is to take place the sod should be gathered and planted within a 48 hour period. Lay the sod to form a solid mass with tight fitting joints. Butt ends and sides of sod and offset joints in adjacent courses. Roll sod to ensure good contact with soil. If planting on a slope be sure to lay courses parallel to the contours and secure sod with pins if necessary. Site preparation and maintenance will be the same for hydromulching.
Q Water sod daily so as to not allow turf blades to wilt. If necessary water twice per day.
R. Apply slow release fertilizer 15-15-15 or equal at a rate of 2 lbs. per 100 s.f. to all turf or planted areas.
S Contractor shall keep all construction areas and public streets free from accumulation of waste material. Upon completion of construction and prior to final approval contractor shall thoroughly clean the site of all trash, spilled sod, and litter, etc. that has resulted from landscape construction operations. Repair all damage to finish grade including tailings from excavations, wheel ruts, etc. caused from construction. All debris, trash and excess materials and equipment shall be removed from the site prior to final acceptance.
T Remove all tags, ribbons and wires from all newly installed plant material.

LANDSCAPE MAINTENANCE REQUIREMENTS

The owner shall be responsible for:
A Regular maintenance of all required landscape areas and plant materials in a vigorous and healthy condition, free from diseases, pests, weeds, and litter. This maintenance shall include weeding, watering, fertilization, pruning, mowing, edging, mulching or other needed maintenance, in accordance with generally accepted horticultural practice.
B The repair or replacement of required landscape structures (walls, fences, etc.) to a structurally sound condition.
C The regular maintenance, repair, or replacement, where necessary, of any required screening or buffering.
D All open space areas that are to be preserved as natural plant communities shall be trimmed, at least once a year, of all exotic vegetation, lawn grasses, trash, or other debris. Natural area should be mulched, pruned and otherwise maintained so that plants are vigorous.

IRRIGATION SPECIFICATIONS

A An area equal to at least 50% of the total required landscaped area on a project must:
A.1. be undisturbed natural area(s) or undisturbed existing trees with no potable irrigation, or
A.2. be irrigated by stormwater runoff conveyed from impervious surfaces on the site. See Section 2.4.9 (Innovative Water Management for Commercial Landscaping) of the Environmental Criteria Manual for guidance on how to comply with this requirement. Since landscaped areas irrigated by stormwater runoff have different plant water requirements, these areas should have separate zone valves and circuits for an automatic irrigation system (refer to Irrigation Guidelines in Appendix O).
B. Using irrigation methods described in Section E below, the Owner shall be responsible for supplemental irrigation:
B.1. For the first two growing seasons of a newly planted required landscaped area without permanent irrigation (see Section C below). For the purposes of this section, a growing season shall be defined as spring.
B.2. Permanently for all newly planted trees in a required landscape area
B.3. Permanently for all newly planted required landscaping located in medians, islands, or peninsulas, except as specified in Section C below.

IRRIGATION SPECIFICATIONS (continued)

A. An area equal to at least 50% of the total required landscaped area on a project must:
A.1. be undisturbed natural area(s) or undisturbed existing trees with no potable irrigation, or
A.2. be irrigated by stormwater runoff conveyed from impervious surfaces on the site. See Section 2.4.9 (Innovative Water Management for Commercial Landscaping) of the Environmental Criteria Manual for guidance on how to comply with this requirement. Since landscaped areas irrigated by storm water runoff have different plant water requirements, these areas should have separate zone valves and circuits for an automatic irrigation system (refer to Irrigation Guidelines in Appendix O).
B. Using irrigation methods described in Section E below, the Owner shall be responsible for supplemental irrigation:
B.1. For the first two growing seasons of a newly planted required landscaped area without permanent irrigation (see Section C below). For the purposes of this section, a growing season shall be defined as spring.
B.2. Permanently for all newly planted trees in a required landscape area
B.3. Permanently for all newly planted required landscaping located in medians, islands, or peninsulas, except as specified in Section C below.
C. Permanent irrigation is not required for newly planted landscaping, other than newly planted trees, if the landscaped area is:
C.1. Receiving stormwater runoff in accordance with Section 2.4.9;
C.2. Planted with native and/or adapted plants that are drought tolerant (see the Plant Selection and Plant Species sections in 1.6.7.C of this manual for recommendations),
C.3. Located in areas of the site with low foot-traffic to prevent compaction of the soil; and
C.4. Providing temporary irrigation for the first two growing seasons. Although permanent irrigation is not required under these circumstances, all vegetation must be kept in a healthy condition to achieve permanent vegetative stabilization of the site per Section 1.4.7 of this manual. Permanent vegetative cover stabilizes the soil, reduces damages from sediment and runoff to downstream areas, improves wildlife habitat, and enhances natural beauty.
D. No permanent irrigation is required for all or a portion of a required landscaped area that consists of:
D.1. undisturbed natural area; or
D.2. undisturbed existing trees.
E. Supplemental irrigation required may be provided utilizing one or a combination of the following methods:
E.1. An automatic or manual underground irrigation system (conventional spray, bubblers, drip, otherwise approved;
E.2. A hose attachment within 100 feet of a landscaped area or plant where there is no road or parking pavement between the hose attachment and landscaped area or plant; or
E.3. A temporary and above ground irrigation system in accordance with the design criteria in Section 25-2-1008 If the site plan area is smaller than 0.5 acres, the site may rely solely on a hose attachment for areas requiring permanent supplemental irrigation, including newly-planted trees. Although the site must still comply with the 50% stormwater irrigation requirement, installation of an underground irrigation system, including bubblers for newly-planted trees, is not required
F. The irrigation methods used shall:
F.1. Provide a moisture level in an amount and frequency adequate to sustain growth of the plan materials on a permanent base;
F.2. Be in place and operational at the time of the landscape inspection unless an alternative method is approved under Section 25-2-1008 of the LDC; and
F.3. Be maintained and kept operational at all times to provide for efficient water distribution.
F.4. Landscape working plans shall indicate, by a detail a drawing or by specification in a note on the site plan, the nature and location of irrigation which will be used; these should be specific enough to show that adequate irrigation will be provided to all required landscape areas and plant materials and that there is no disturbance to the critical root zones of existing trees.
G. Automatic irrigation systems shall comply with the Irrigation Guidelines. These guidelines shall be noted on the Development Permit (refer to Appendix O) and shall be implemented as part of the landscape inspection.

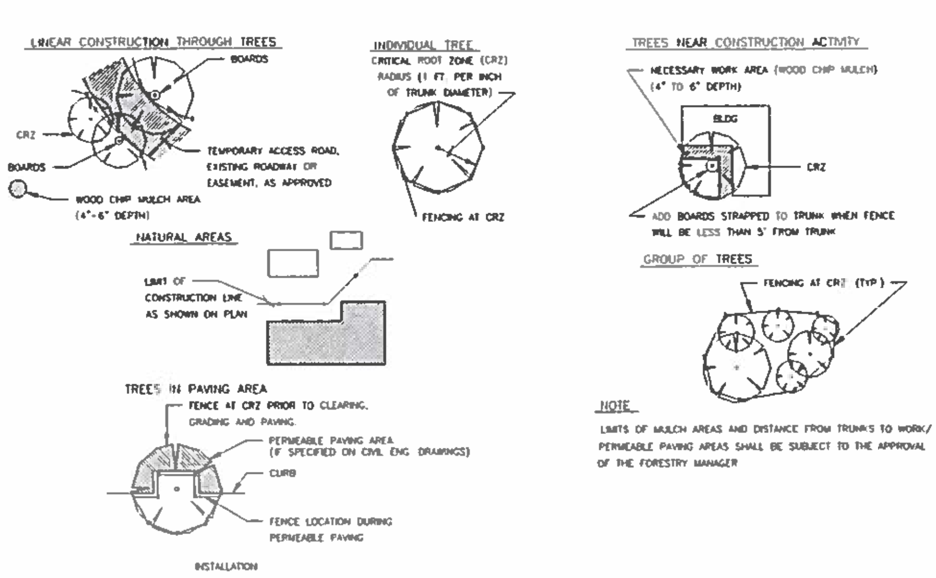
IRRIGATION NOTES (EMC APPENDIX O)

Automatic irrigation systems shall comply with the following requirements. These requirements shall be noted on the Site Development Permit and shall be implemented as part of the landscape inspection:

A. A new commercial and multi-family irrigation system must be designed and installed so that:
A.1. there is not direct overspray onto non-irrigated areas;
A.2. the system does not include spray irrigation on areas less than six (6) feet wide (such as medians, buffer strips, and parking lot islands)
A.3. above-ground irrigation emission devices are set back at least six (6) inches from impervious surfaces;
A.4 the irrigation system has a master valve;
A.5 circuit remote control valves have adjustable flow controls;
A.6. serviceable in-head check valves are adjacent to paved areas where elevation differences may cause low head drainage;
A.7. the irrigation system has a City- approved weather based controller;
A.8. an automatic rain shut-off device shuts off the irrigation system automatically after not more than a one-half inch (1/2") rainfall;
A.9 zone valves and circuits are separated based on plant water requirements;
A.10. an irrigation emission device (such as spray, rotor, or drip emitter) does not exceed the manufacturer's recommended operating pressure, and
A.11. no component of the irrigation system deviates from the manufacturer's recommended use of the product
B. The maximum spacing between spray or rotary sprinkler heads must not exceed the radius of throw of the head unless manufacturer of the sprinkler head specifically recommends a greater spacing. The radius of throw is determined by reference to the manufacturer's specifications for a specific nozzle at a specific operating pressure.
C. The irrigation installer shall develop and provide an as-built design plan and water budget to the City at the time the final plumbing inspection is performed. The water budget shall include:
C.1. a chart containing zone numbers, precipitation rate, and gallons per minute; and
C.2. the location of the emergency irrigation system shut-off valve. A laminated copy of the water budget shall be permanently installed inside the irrigation controller door.
D. The irrigation installer shall provide a report to the City on a form provided by the Austin Water Utility Department certifying compliance with Subsection 3 when the final plumbing inspection is performed by the City.

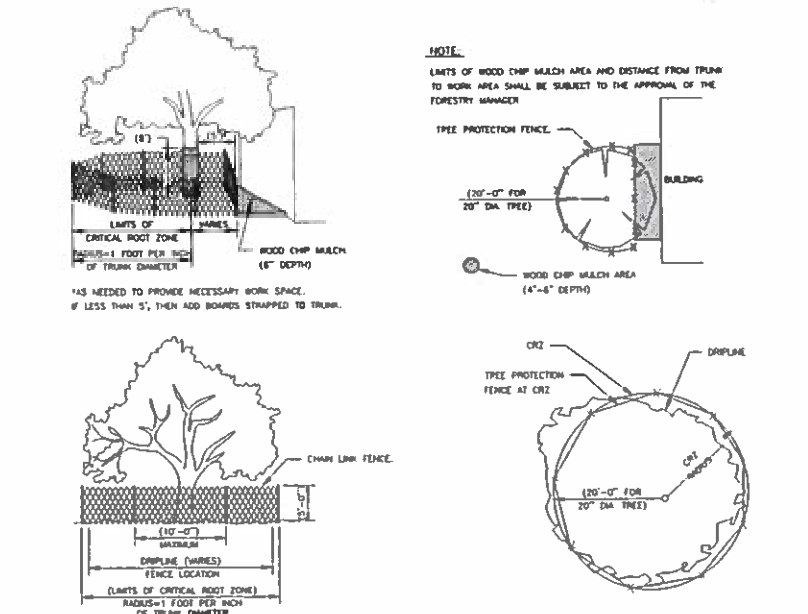
TREE PROTECTION FENCE - LOCATIONS

NO SCALE



TREE PROTECTION FENCE - CHAIN LINK

NO SCALE



Date	Rev	Description

BLAIR-HILL LANDSCAPE ARCHITECTS

Tabrizi Subdivision
4316 Far West Boulevard
Austin, TX 78731

Landscape & Irrigation Specifications

L2
OF 2

B - H
Blair-Hill
Landscape
Architects

Blair-Hill Landscape Architects

P.O. Box 82514
Austin, Texas
78708-2514

Phone (512) 589-7873
Will@B-HLA.com

www.B-HLA.com

TO: Whom it may concern
RE: Tabrizi Subdivision
DATE: February 16, 2015

Whom it may concern,

The following summarizes proposed plant material within the Natural Vegetation Restoration Plan presented for the Tabrizi Subdivision project. The various levels of light break down the site and vegetation into these areas:

Building Perimeter: A grass seed mix had been provided in all disturbed areas around the building perimeter which contains species that are indigenous to this region. These species thrive in shaded areas as well as sunny areas, and both warm and cool weather varieties have been provided. These native grasses are adapted to local soils, and an additional 3" of topsoil, and erosion control netting will be provided in all areas shown to be re-vegetated. The landscape plan calls for an application rate of five times the minimum suggested. This will ensure faster and denser coverage. The intent of this restoration plan is to maintain the existing ecology of the land and surrounding habitat with native low water plant material.

Underneath Driveway: Below the driveway will be the most heavily shaded area. Mondo grass has been provided for its high shade tolerance, low maintenance requirements, and evergreen coverage.

Underneath House: Basket Grass has been provided below the house for its high shade tolerance, low maintenance, and low water qualities. This plant material will also serve as a vegetative filter strip to stabilize and retain the additional topsoil provided. A three inch layer of mulch has been provided to help prevent wind and water erosion while also improving water retention of the soil as the plant material becomes established.

Thank you and please feel free to contact me with any questions.

Sincerely,

Will Blair

Will Blair | President, RLA, LEED® AP
Blair-Hill Landscape Architects
(512) 589-7873 | Will@B-HLA.com
P.O. Box 82514, Austin, TX 78708-2514

If you have any complaints regarding the services above, The Texas Board of Architectural Examiners has jurisdiction over complaints regarding the professional practices of persons registered as landscape architects in Texas. Contact information Texas Board of Architectural Examiner, PO Box 12337, Austin, Texas 78711-2337, telephone (512) 305-9000, fax (512) 305-8900

Pictures By: www.seedsource.com

Building Perimeter:

A grass seed mix had been provided in all disturbed areas around the building perimeter which contains species that are indigenous to this region. These species thrive in shaded areas as well as sunny areas, and both warm and cool weather varieties have been provided. These native grasses are adapted to local soils, and an additional 3" of topsoil, and erosion control netting will be provided in all areas shown to be re-vegetated. The landscape plan calls for an application rate of five times the minimum suggested. This will ensure faster and denser coverage. The intent of this restoration plan is to maintain the existing ecology of the land and surrounding habitat with native low water plant material.

Picture By: City of Austin Grow Green Guide

Underneath Driveway:

Below the driveway will be the most heavily shaded area. Mondo grass has been provided for its high shade tolerance, low maintenance requirements, and evergreen coverage.

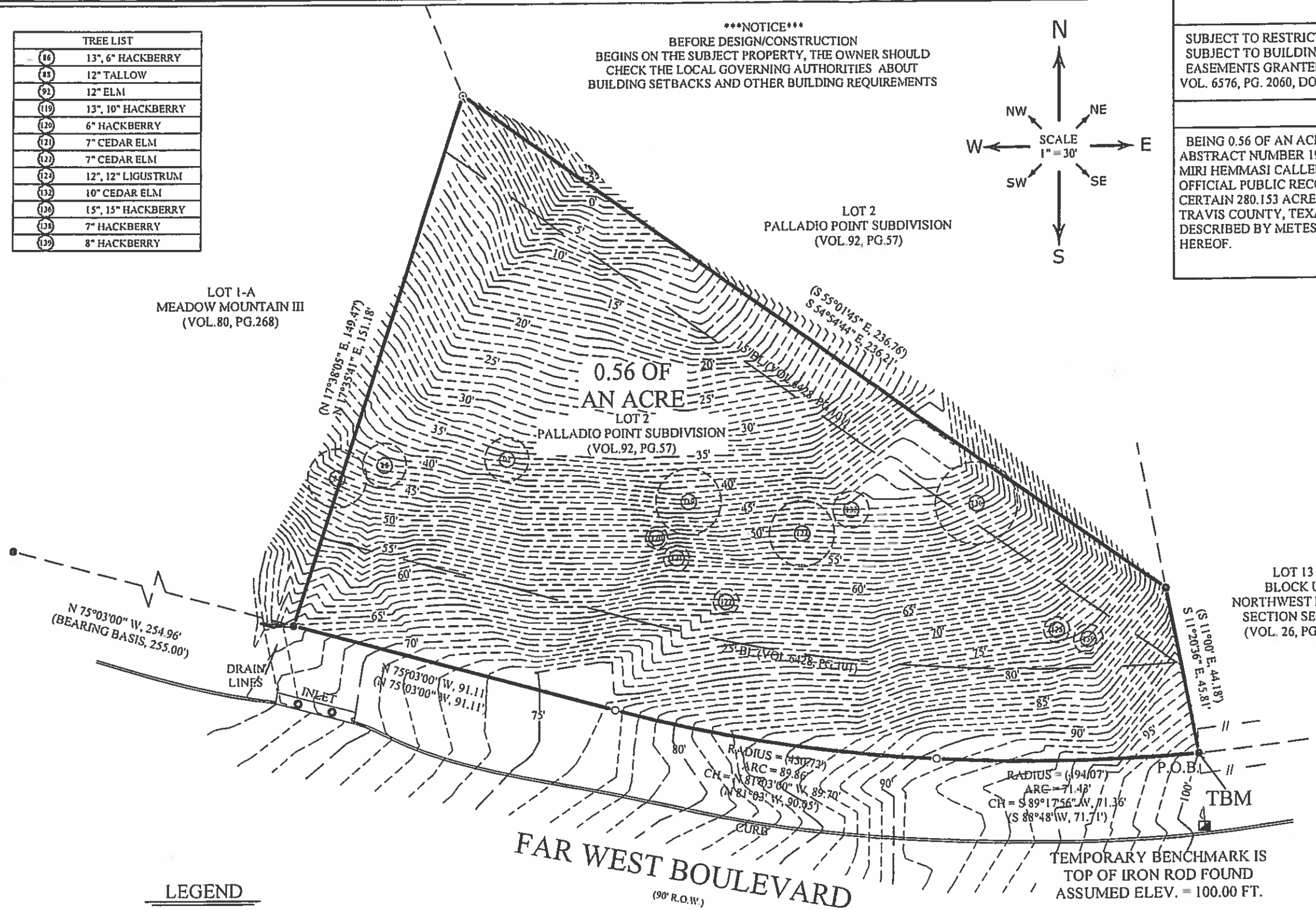
Picture By: City of Austin Grow Green Guide

Underneath House:

Basket Grass has been provided below the house for its high shade tolerance, low maintenance, and low water qualities. This plant material will also serve as a vegetative filter strip to stabilize and retain the additional topsoil provided. A three inch layer of mulch has been provided to help prevent wind and water erosion while also improving water retention of the soil as the plant material becomes established.

TREE LIST	
86	13", 6" HACKBERRY
88	12" TALLOW
92	12" ELM
119	13", 10" HACKBERRY
120	6" HACKBERRY
121	7" CEDAR ELM
122	7" CEDAR ELM
124	12", 12" LIGUSTRUM
132	10" CEDAR ELM
136	15", 15" HACKBERRY
138	7" HACKBERRY
139	8" HACKBERRY

NOTICE
BEFORE DESIGN/CONSTRUCTION
BEGINS ON THE SUBJECT PROPERTY, THE OWNER SHOULD
CHECK THE LOCAL GOVERNING AUTHORITIES ABOUT
BUILDING SETBACKS AND OTHER BUILDING REQUIREMENTS



TEMPORARY BENCHMARK IS
TOP OF IRON ROD FOUND
ASSUMED ELEV. = 100.00 FT.

RESTRICTIONS

SUBJECT TO RESTRICTIONS IN VOL. 6428, PG. 101, VOL. 6889, PG. 1210.
SUBJECT TO BUILDING SETBACK LINES IN VOL. 6428, PG. 101.
EASEMENTS GRANTED TO THE CITY OF AUSTIN IN VOL. 3063, PG. 432, VOL. 4175, PG. 1640, VOL. 6576, PG. 2060, DOES NOT AFFECT.

LEGAL DESCRIPTION

BEING 0.56 OF AN ACRE OF LAND, OUT OF THE T.J. CHAMBERS SURVEY NUMBER 504, ABSTRACT NUMBER 198, TRAVIS COUNTY, TEXAS, SAME BEING THAT CERTAIN MAJID AND MIRI HEMMASI CALLED 0.574 ACRE TRACT RECORDED IN DOCUMENT NUMBER 2007199973, OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS, AND BEING A PORTION OF THAT CERTAIN 280.153 ACRE TRACT RECORDED IN VOLUME 7079, PAGE 1636, DEED RECORDS, TRAVIS COUNTY, TEXAS, SAID 0.56 OF AN ACRE OF LAND TO BE MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS IN EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

STATE OF TEXAS
REGISTERED
EDWARD RUMSEY
5729
PROFESSIONAL
LAND SURVEYOR

TO THE LIEN HOLDER AND / OR OWNERS OF THE PREMISES SURVEYED I DO HEREBY CERTIFY THAT THIS SURVEY WAS THIS DAY MADE ON THE GROUND UNDER MY SUPERVISION AND TO THE BEST OF MY KNOWLEDGE OF THE PROPERTY LEGALLY DESCRIBED HEREON CERTIFIED ONLY TO BUILDING LINES AND EASEMENTS AS PER PLAT. THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF AN ABSTRACT OF TITLE.

LEGEND

—⊙—	1/2" IRON PIPE FOUND
—●—	1/2" ROD FOUND
—○—	1/2" ROD SET
— // —	WOOD FENCE
( )	RECORD INFORMATION
	WATER METER
	MANHOLE
P.O.B.	POINT OF BEGINNING
BL	BUILDING LINE

ALLSTAR Land Surveying
9020 ANDERSON MILL RD
AUSTIN, TEXAS 78729
(512) 249-8149 PHONE
(512) 331-5217 FAX
WWW.ALLSTARLANDSURVEYING.COM

F.I.R.M. MAP INFORMATION

THIS PROPERTY DOES NOT LIE WITHIN THE 100 YEAR FLOOD-PLAIN, AND HAS A ZONE "X" RATING AS SHOWN ON THE FLOOD INSURANCE RATE MAPS F.I.R.M. MAP NO. 48453C0435H PANEL: 0435H DATED: SEPTEMBER 26, 2008 THIS CERTIFICATION IS FOR INSURANCE PURPOSES ONLY AND IS NOT A GUARANTEE THAT THIS PROPERTY WILL OR WILL NOT FLOOD CONTACT YOUR LOCAL FLOOD PLAIN ADMINISTRATOR FOR THE CURRENT STATUS OF THIS TRACT.

ADDRESS

SEYED MIRI & MAJID HEMMASI
4316 FAR WEST BOULEVARD
AUSTIN, TRAVIS COUNTY, TEXAS

SURVEY DATE:	AUGUST 05, 2013	FIELDED BY:	REX NOWLIN	08/05/2013
TITLE CO.:	-	CALC. BY:	EDWARD RUMSEY	05/02/2011
G.F. NO.:	-	DRAWN BY:	SEAN SUTTON	08/06/2013
JOB NO.:	A0710013-A0410511	RPLS CHECK:	EDWARD RUMSEY	08/06/2013