



ITEM FOR ENVIRONMENTAL COMMISSION AGENDA

BOARD MEETING

DATE REQUESTED: FEBRUARY 3, 2016

NAME & NUMBER OF PROJECT: BOWIE HIGH SCHOOL PRACTICE FIELDS
SP-2014-0465DX

NAME OF APPLICANT OR ORGANIZATION: Austin Independent School District
Florence Rice - 512-414-8950

LOCATION: 3900 - 1/2 West Slaughter Lane - District 8

PROJECT FILING DATE: November 17, 2014

DSD/ENVIRONMENTAL STAFF: Jim Dymkowski, 974-2707
James.Dymkowski@austintexas.gov

DSD/ CASE MANAGER: Nikki Hoelter, 974-2863
Nikki.Hoelter@austintexas.gov

WATERSHED: Slaughter Creek Watershed (Barton Springs Zone)
Drinking Water Protection Zone

ORDINANCE: Watershed Protection Ordinance - (Current Code) and
The Agreement between the City of Austin and the
Austin Independent School District (1/12/2012)

REQUEST: Variance requests are as follows:
1. To allow approximately 17,000 square feet of
a natural grass multi-sport/practice field to be
within the water quality transition zone of a minor
classified waterway within a Barton Springs Zone
watershed. LDC Section 25-8-482 (A) (1)

STAFF RECOMMENDATION: Recommend approval.

REASONS FOR RECOMMENDATION: Findings of fact have not been met; however, the proposed location of the field reduces the magnitude of the variance needed, encroachment into adjacent water quality controls, and is consistent with the agreement between AISD and the City of Austin. Thus the variance is recommended by the Environmental Officer.



MEMORANDUM

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

FROM: Jim Dymkowski, Environmental Review Specialist Senior
Development Review Services Department

DATE: February 3, 2016

SUBJECT: Bowie High School Practice Fields – SP-2014-0465DX

On the February 3rd agenda is a request for the consideration of one variance; To allow approximately 17,000 square feet of a natural grass multi-sport practice field to be within the water quality transition zone of a minor classified waterway within a Barton Springs Zone watershed. LDC Section 25-8-482 (A) (1)

Description of Property

The property consists of approximately 45 acres of undisturbed land owned by the Austin Independent School District at the north side of the intersection of Slaughter Lane and Wolftrap Drive. It is located in the Slaughter Creek Watershed, which is classified as Barton Springs Zone within the Drinking Water Protection Zone. It is within the City of Austin full purpose jurisdiction. It does lie within the Edward's Aquifer Recharge Zone. An unnamed natural channel of a minor classified waterway of Slaughter Creek traverses the site. The confluence of this tributary and Slaughter Creek is approximately 2.5 miles southeast of the site. The property is bordered to the north by City of Austin Preserve land, to the south by Slaughter Lane, to the east by commercial development, and to the west by multi-family development. Water service is provided by the City of Austin. There is no wastewater service to the site as it is not permitted through a 2012 site specific interlocal agreement between the City and the Austin Independent School District (AISD).

In 2012 AISD and the City of Austin entered into an additional site specific interlocal agreement (see applicant's backup) establishing the development standards for the potential construction of up to two practice fields on the Bowie site as the existing interlocal agreement for school development did not include this property or this type

of development. AISD in turn agreed to construct an iron fence to separate and protect the City of Austin Jody Cave Preserve tract, prohibit vehicular access on the AISD property, along with other efforts to preserve the tract to the greatest extent feasible. This agreement included a potential location of up to two fields north of the minor waterway and the current proposed location. It allowed the additional construction of a pedestrian crossing within the minor waterway and its buffer setbacks, and an emergency access drive access from Brodie Lane to the east that needed no waterway crossing to service the fields. The agreement did not specifically grant any field construction within the waterway buffers but did not prohibit AISD from pursuing a variance under applicable City regulations.

Existing Topography/Soil Characteristics/Vegetation

The site is within the Fredericksburg soils group, which is comprised of shallow clay soils overlying limestone. The land is relatively flat with slope in the 1-3 percent range sloping toward the classified waterway. Predominant trees onsite are Live oak, Cedar elm, and Ashe Juniper. There are numerous heritage and protected trees onsite. The 45-acre site is more heavily wooded in the northeast quadrant, which is outside of any proposed activity. The City Arborist has administratively approved the removal of one heritage size Live oak at 27.5 inches in diameter and the project proposes the removal of 110.5 inches of protected sized (19 – 23.9 inch) trees.

Critical Environmental Features/Endangered Species

As listed in the applicant's Environmental Resource Inventory, there are seven critical environmental features (CEF's) identified on the site consisting of five karst recharge features and two wetland features. Of these onsite features, the one directly adjacent to the project is wetland feature G12. Current code requires a 150 foot buffer on this feature. The project has requested and received administrative approval to reduce the buffer width directly adjacent to the project but increasing the buffer width in other areas therefore maintaining the same overall buffer area. As this feature also falls within the limits of the onsite classified waterway it is also protected by the standard fifty foot critical water quality and 100 foot water quality transition zone waterway buffers. Two additional karst recharge features and one wetland feature were found within 150 feet of the property. There is also an unused water well approximately 100 feet outside of the project boundary.

The property does lie within the endangered species survey areas and the applicant was notified to contact the appropriate agency for the potential of additional permitting through those agencies.

Description of Project

The proposed project includes the construction of one natural grass multi-sport practice field, a second partial natural grass practice field, Save Our Springs (SOS) code

compliant retention/water quality infiltration areas, and a new cross walk at the intersection of Slaughter Lane and Wolftrap Drive.

Environmental Code Variance Request

The following variance to the land development code is being requested to allow approximately 17,000 square feet of a natural grass multi-sport/practice field to be within the water quality transition zone of a minor classified waterway within a Barton Springs Zone watershed.

1. To allow a development other than that described in Article 7, Division 1, 25-8-261 (Critical Water Quality Zone Restrictions). LDC Section 25-8-482 (A) (1)

Recommendation

The Findings of Fact have not been met (see attached Findings), however, the agreement between AISD and the City of Austin contemplated locating fields in a location on the property that has a greater overall environmental impact the Environmental Officer is recommending approval of the variance (see attached memo)



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

Project:	Bowie High School Practice Fields - SP-2014-0465DX
Ordinance Standard:	Land Development Code Section 25-8-482 (A) (1)
Variance Request:	To allow approximately 17,000 square feet of a natural grass full size multi-sport/practice field to be within the water quality transition zone of a minor classified waterway within a Barton Springs Zone watershed

Justification:

A. Land Use Commission variance determinations from Chapter 25-8, Subchapter A – Water Quality 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.

No. Currently, Bowie High School immediately south of the project, maintains two full sized multi-sport fields. The project could be sited to further limit water quality transition zone encroachment by limiting the project to one practice field.

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. The variance is caused by the method chosen by the applicant. The number of fields requires encroachment into the water quality transition zone of the minor classified waterway that traverses the property. This is not the location proposed in the 2012 site specific interlocal agreement between the City and AISD. But, this location does propose less overall site disturbance, reduces potential heritage and protected sized tree removal, and provides

additional undisturbed land adjacent to critical environmental features and preserve lands.

- 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;

No. Currently, Bowie High School immediately south of the project, maintains two full sized multi-sport fields. The project could be designed to further limit water quality transition zone encroachment by limiting the project to one practice field.

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

Yes. The proposed use is a low impact type that is providing SOS standard water quality for the development and has agreed to an IPM plan to prohibit fertilizers and pesticides.

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

Yes. Development with the variance will result in water quality that is at least equal to the water quality achievable without the variance. The project will comply with SOS standards for the two practice fields.

- 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 above criteria for granting a variance are met;

No, conditions of Article 7, Division 1, are not being met unless the variance is granted.

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

No. Currently, Bowie High School immediately south of the project, maintains two full sized multi-sport fields. Staff believes this project could be sited to further limit water quality transition zone encroachment by limiting the project to one practice field.

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

No. Currently, Bowie High School immediately south of the project, maintains two full sized multi-sport fields. Staff believes this project could be sited to further limit water quality transition zone encroachment by limiting the project to one practice field.

Environmental Reviewer:


Jim Dymkowski

Environmental Program Coordinator:


Sue Barnett

Environmental Officer:


Chuck Leshiak

Date: 1/26/16

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

Attachments

- A Driving Directions
- B Location Map
- C Environmental Features Map
- D Site Photographs

Attachment A

Bowie High School Practice Fields Driving Directions

From City Hall, go west on Cesar Chavez St. merge onto TX-1 Loop S - 5 min (2.1 mi)

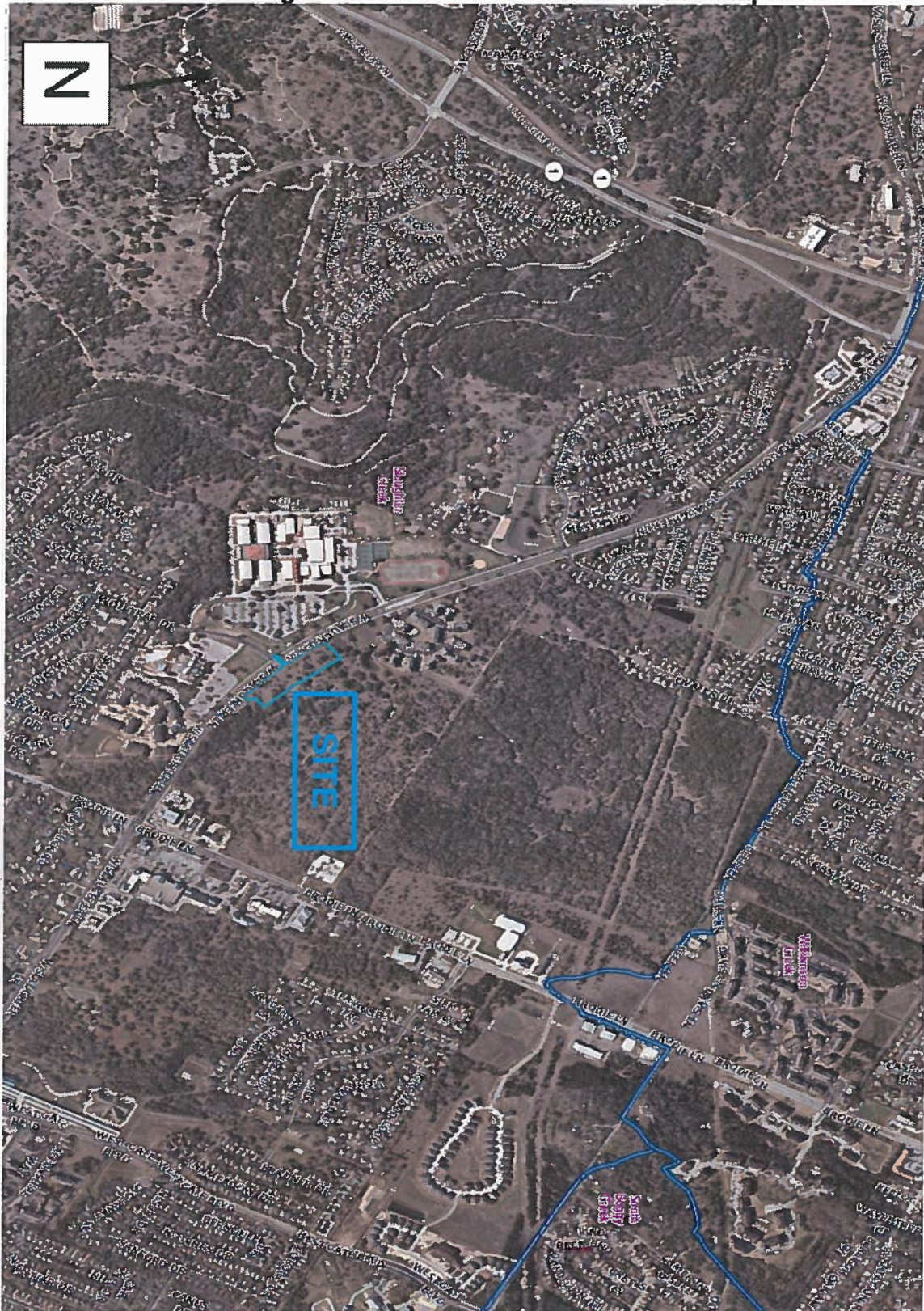
Follow TX-1 Loop S to W Slaughter Ln take exit and go left back over TX-1 - 9 min (8.0 mi)

Drive to W Slaughter Ln - 4 min (1.7 mi)

Site will be on left directly across from Bowie High School

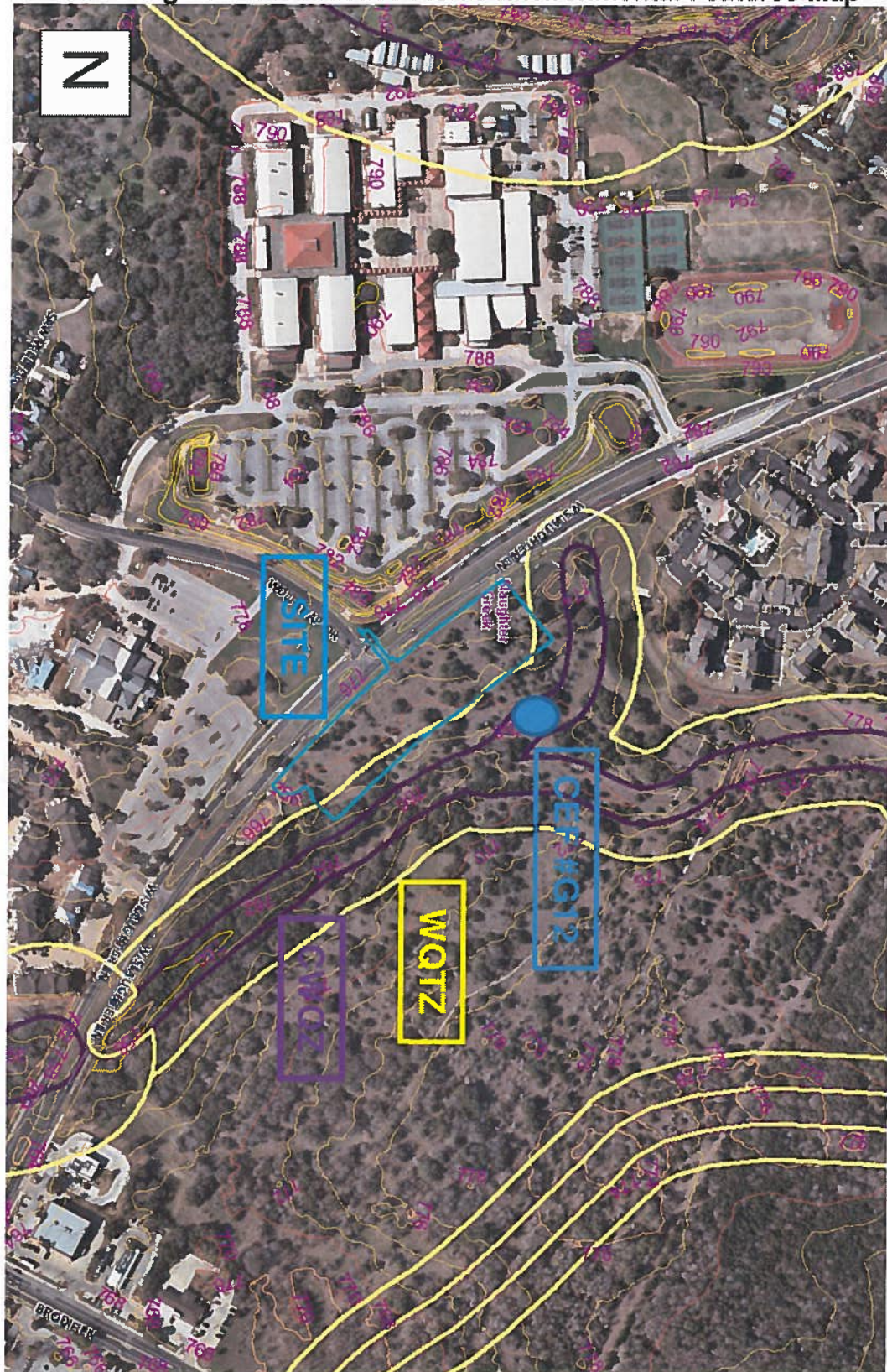
Attachment B

Bowie High School Practice Fields Location Map



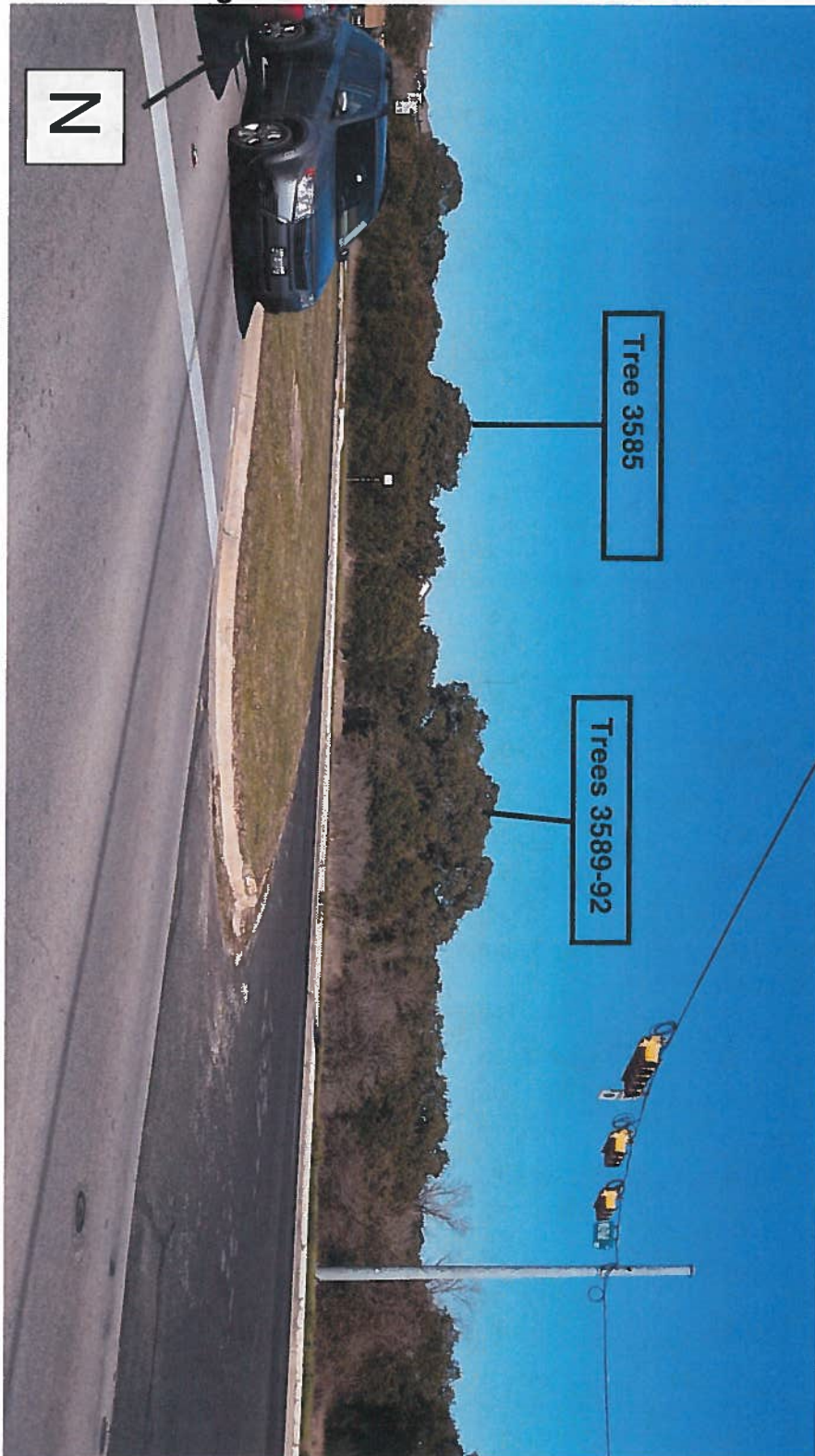
Attachment C

Bowie High School Practice Fields Environmental Features Map



Attachment D

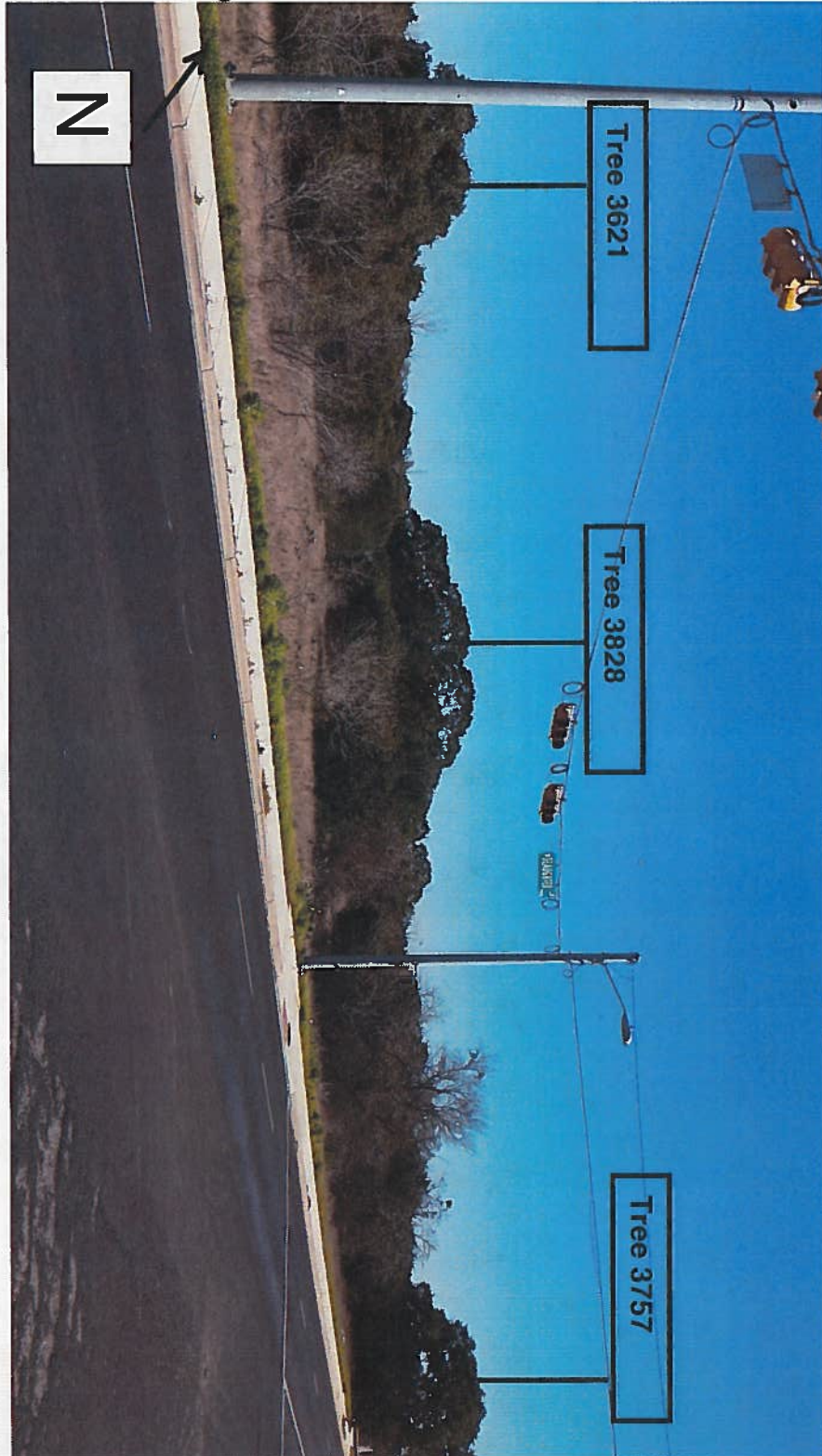
Bowie High School Practice Fields Site Photos



Slaughter Ln. looking northwest into site at west grass partial practice field

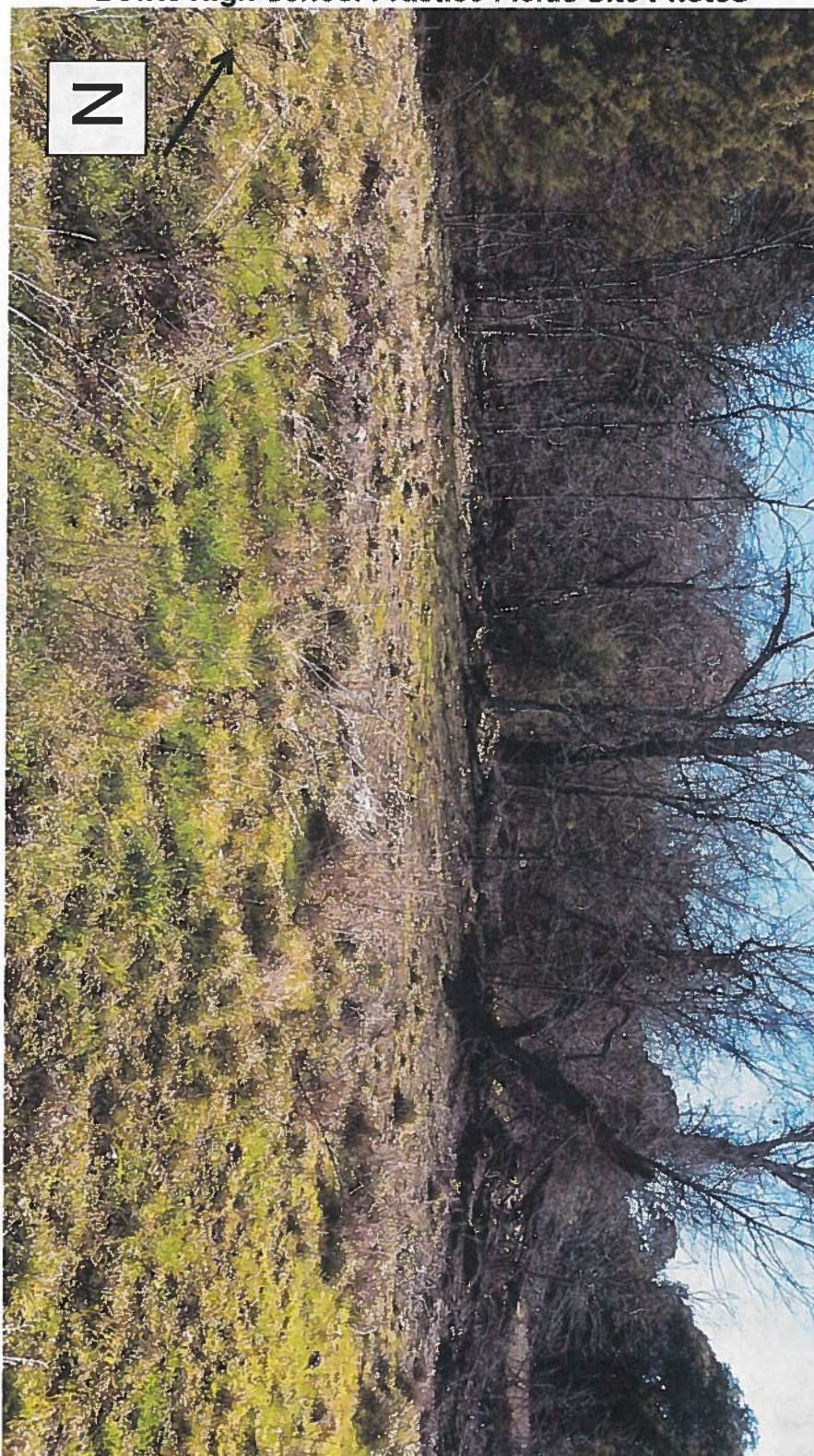
Attachment D - Continued

Bowie High School Practice Fields Site Photos



Slaughter Ln. looking northeast into site at proposed full size grass practice field

Attachment D - Continued
Bowie High School Practice Fields Site Photos



Wetland Critical Environmental Feature (CEF) #G12 within minor classified waterway onsite

Attachment D - Continued

Bowie High School Practice Fields Site Photos



Minor classified waterway running through site

Attachment D - Continued
Bowie High School Practice Fields Site Photos



View of grass field location in the water quality transition zone looking west

Attachment D - Continued
Bowie High School Practice Fields Site Photos



View of grass field location in the water quality transition zone looking east



Chan & Partners Engineering, LLC

4319 James Casey Street, Suite 300 Austin, Texas 78745

Phone (512) 480-8155 Fax (512) 480-8811

TBPE Firm Registration No. F-13013

www.chanpartners.com

September 2, 2015

Case Manager
Watershed Protection & Development Review Department
City of Austin
P.O.Box 1088
Austin, TX 78767

RE: AISD Bowie High School Practice Fields
Variance Request Letter

Dear Case Manager,

On behalf of the Austin Independent School District (AISD), Chan & Partners Engineering, LLC (CPE) is submitting this variance letter request for the construction of the AISD Bowie High School practice fields. The following provides supporting information on the requested Land Development Code (LDC) variance for your review and consideration.

Section 25-8-482 Water Quality Transition Zone

This section of the LDC prohibits development within the water quality transition zone that lies over the Edwards Aquifer recharge zone. Although practice fields create an open space and do not increase impervious cover, athletic fields are excluded as open space in the Barton Springs Zone per section 25-8-261(B)(1). Per section 25-8-41(B), the Land Use Commission may grant a variance from a requirement of section 25-8-482 after determining the variance prevents a reasonable, economic use of the property and it is the minimum change necessary to allow a reasonable, economic use of the property. Reasonable economic use of the property is defined through the City of Austin/AISD interlocal development agreement for this site.

As discussed above, the proposed location of the practice fields provides the least environmental impact to the property and associated environmental features when compared to other field location options. If the practice fields were located on the north side of the creek, as contemplated in the interlocal agreement, a low water crossing for pedestrian and emergency vehicle access would need to be constructed in the tributary. The limits of construction and disturbed area would be greater, the number of tree inches removed would increase, and the setbacks from other environmental features would be reduced. Conversely, constructing the fields near Slaughter Lane will expand a contiguous undisturbed area by adding approximately 40 acres from this site with an adjacent 25-acre city of Austin tract being preserved for Jacob's Cave and other features, along with the 167-acre Blowing Sink Research Management Area; resulting in approximately 230-acres of contiguous undisturbed land in the recharge zone.

CHAN & PARTNERS ENGINEERING, LLC

Consulting Civil Engineers

Allowing the athletic fields near Slaughter Lane, while requiring a variance, will improve the overall protection of critical environmental features and water quality of the Edwards Aquifer, when compared to other field location options, which may not require a variance.

Thank you for your time and consideration of the variance being requested.

Sincerely,

CHAN & PARTNERS ENGINEERING, LLC



Tom Curran, P.E.
Vice-President



ENVIRONMENTAL BOARD VARIANCE APPLICATION TEMPLATE

Insert Applicant Variance Request Letter here.

PROJECT DESCRIPTION

Applicant Contact Information

Name of Applicant	Austin Independent School District
Street Address	812 San Antonio Street
City State ZIP Code	Austin Texas 78701
Work Phone	512-414-8950 (attn.: Flo Rice)
E-Mail Address	FRice@austinisd.org

Variance Case Information

Case Name	Bowie High School Practice Fields
Case Number	SP-2014-0465DX
Address or Location	3900-1/2 West Slaughter Lane
Environmental Reviewer Name	Mr. Jim Dymkowski
Applicable Ordinance	Land Development Code 25-8-482 Water Quality Transition Zone
Watershed Name	Slaughter Creek
Watershed Classification	<input type="checkbox"/> Urban <input type="checkbox"/> Suburban <input type="checkbox"/> Water Supply Suburban <input type="checkbox"/> Water Supply Rural <input checked="" type="checkbox"/> Barton Springs Zone
Edwards Aquifer Recharge Zone	<input checked="" type="checkbox"/> Barton Springs Segment <input type="checkbox"/> Northern Edwards Segment <input type="checkbox"/> Not in Edwards Aquifer Zones

Edwards Aquifer Contributing Zone	<input type="checkbox"/> Yes <input type="checkbox"/> No
Distance to Nearest Classified Waterway	120-feet to minor waterway
Water and Waste Water service to be provided by	City of Austin (water only, wastewater not applicable)
Request	The variance request is as follows (Cite code references: Per Section 25-8-482, development activities are not permitted in the Water Quality Transition Zone within the Barton Springs Zone. The request is to allow a portion of a natural grass field to play on within the transition zone. Per section Section 25-8-261(B)(1), a grass playfield is considered a development activity within the Barton Springs Zone.

Impervious cover	Existing	Proposed
square footage:	___0___	___0___
acreage:	___0___	___0___
percentage:	___0___	___0___
Provide general description of the property (slope range, elevation range, summary of vegetation / trees, summary of the geology, CWQZ, WQTZ, CEFs, floodplain, heritage trees, any other notable or outstanding characteristics of the property)	<p>The site is within the Fredericksburg soils group, which is comprised of shallow clay soils overlying limestone. The land is relatively flat with slope in the 1-3 percent range. Vegetation is mostly open grasses with clumps of cedar and oak trees scattered about, some of which classify as heritage trees. The 45-acre site is more heavily wooded in the northeast quadrant, which is outside of any proposed activity. There is a minor tributary traversing the site with a Critical Water Quality Zone. Floodplain drainage easements were dedicated during the land subdivision process in 2003. An Environmental Resource Inventory was recently performed and identified a CEFs such as wetlands and solution cavities, with buffer zones being established and respected.</p>	

Clearly indicate in what	A portion of the proposed grass playfield is within the Water
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way the proposed project does not comply with current Code (include maps and exhibits)	Quality Transition Zone. Since the playfield is considered a development activity, it requires a variance from code (Section 25-8-482)
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FINDINGS OF FACT

As required in LDC Section 25-8-41, in order to grant a variance the Land Use Commission must make the following findings of fact:

Include an explanation with each applicable finding of fact.

Project: Bowie High School Practice Field

Ordinance:

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

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

Yes/No In 2012, the City of Austin and AISD executed a site specific interlocal agreement to protect the environmentally sensitive area while allowing for the construction of up to two natural grass practice fields. AISD in turn agreed to construct an iron fence to separate and protect the City of Austin Jody Cave preserve tract, prohibit vehicular access on the AISD property, along with other environmental awareness efforts to preserve the tract to the greatest extent feasible. The proposed activity is in accordance with the agreement and the variance helps to provide a better overall environmental protection plan for the area as it leaves 42 contiguous acres of the site undisturbed in its native state adjacent to the city's Jody Cave and Blowing Sink preserve tracts. The result is over 230 contiguous areas of land in the recharge zone being left in its natural state.

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 location of the proposed play field area, located adjacent to Slaughter Lane, provides the highest level of environmental protection to the overall tract and area. By locating the playfield in close proximity to the arterial road, school, and apartments, a larger contiguous area of undeveloped land will remain in its natural environment. The proposed method provides greater overall environmental protection than is achievable without the variance.

- 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 accomplish at least one full sized football or soccer practice field on the 45-acre site.

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

Yes/No The proposed activity on the property does not create a significant probability of harmful environmental consequence. The play field area will be natural grass, with downstream native buffer zones. AISD has an approved Integrated Pest Management Plan (IPM) with the city that is utilized on all of its properties. AISD is also incorporating downstream Best Management Practices to promote retention, filtration, and infiltration of stormwater runoff.

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 variance results in water quality that is at least equal if not better to the water quality achievable without the variance if the practice field area was placed elsewhere on the property. The variance reduces the area of disturbance, reduces the number of trees removed, and eliminates the need to cross the minor tributary, which would result in construction and permanent activities within the Critical Water Quality Zone.

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 See above.

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

Yes/No The site specific interlocal agreement between the city of Austin and AISD outlines the intended use and protection of the property. The proposed use is consistent with the interlocal agreement and the variance enables reasonable use while providing better overall environmental protection in the area.

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

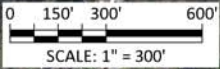
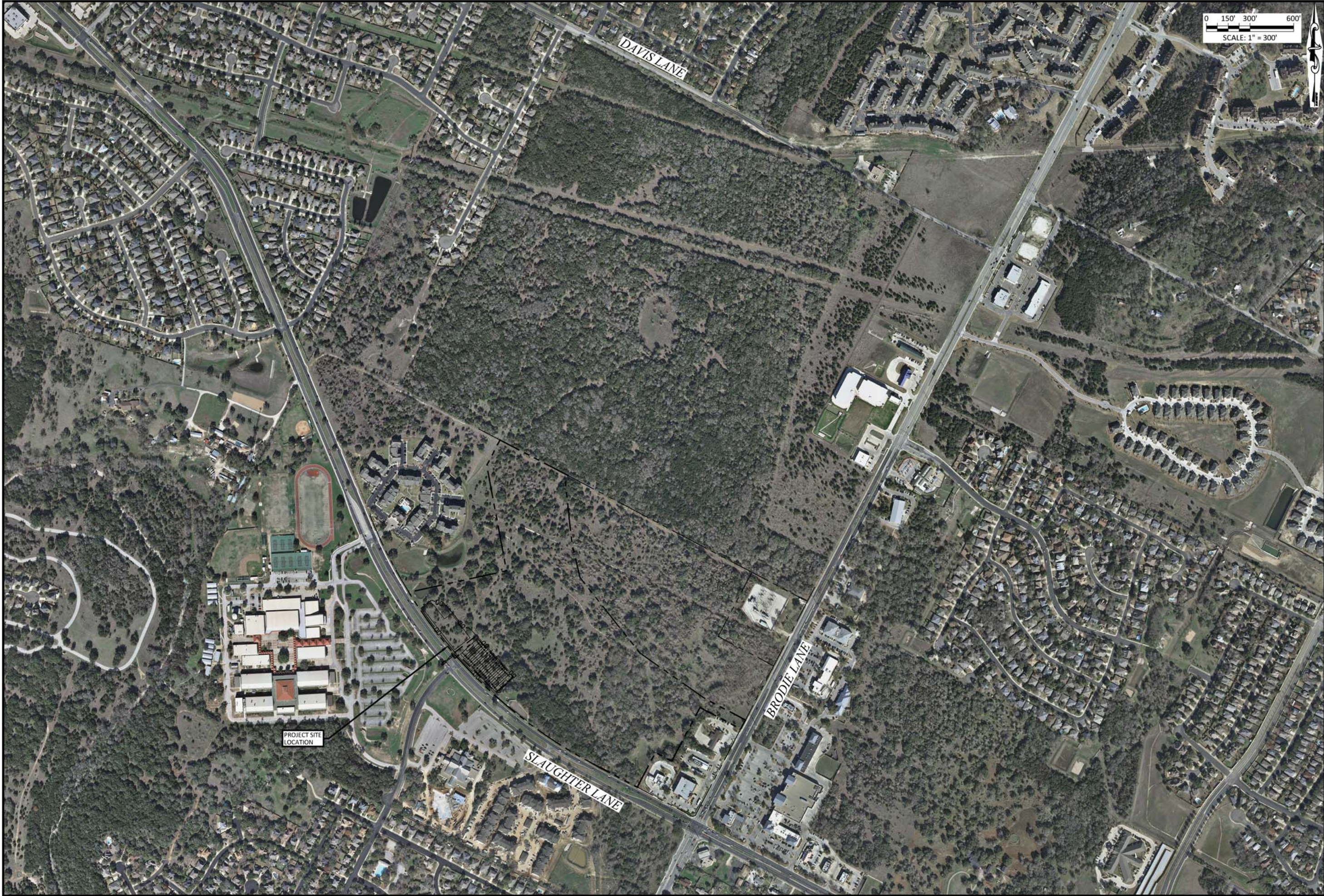
Yes/No The variance is the minimum change necessary while allowing use of the property.

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

Exhibits for Board Backup and/or Presentation

Please attach and paginate.

- Aerial photos of the site (backup and presentation)
- Site photos (backup and presentation)
- Aerial photos of the vicinity (backup and presentation)
- Context Map—A map illustrating the subject property in relation to developments in the vicinity to include nearby major streets and waterways (backup and presentation)
- Topographic Map - A topographic map is recommended if a significant grade change on the subject site exists or if there is a significant difference in grade in relation to adjacent properties. (backup and presentation)
- For cut/fill variances, a plan sheet showing areas and depth of cut/fill with topographic elevations. (backup and presentation)
- Site plan showing existing conditions if development exists currently on the property (presentation only)
- Proposed Site Plan- full size electronic or at least legible 11x17 showing proposed development, include tree survey if required as part of site or subdivision plan (backup and presentation)
- Environmental Map – A map that shows pertinent features including Floodplain, CWQZ, WQTZ, CEFs, Setbacks, Recharge Zone, etc. (backup and presentation)
- An Environmental Assessment pursuant to ECM 1.3.0 (if required by 25-8-121) (backup only)
- Applicant's variance request letter (backup only)



CPE

CHAN & PARTNERS

CONSULTING CIVIL ENGINEERS

CHAN & PARTNERS
ENGINEERING, LLC
4319 JAMES CASEY STREET, #300
AUSTIN, TEXAS 78745
512-480-9155 (PH) • 512-480-9811 (FAX)
E-mail: info@chanpartners.com
WWW.CHANPARTNERS.COM
TEXAS REGISTRATION NO. F-13013

THOMAS F. CURRAN
61905
LICENSED PROFESSIONAL ENGINEER

1/11/2016

NO.	CORRECTION DESCRIPTION	APPROVED BY	DATE

BOWIE HIGH SCHOOL PRACTICE FIELDS

SITE IMPROVEMENTS

SITE LOCATION MAP

ISSUE DATE: 12/10/2015

PROJECT NO: 1069

DESIGNED BY: TC

DRAWN BY: CD

CHECK BY: AW

COPYRIGHT 2016:
CHAN & PARTNERS ENGINEERING, LLC.
CLIENT: ASD



Legend

Water Well (58-50-411)

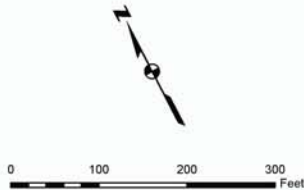
Critical Environmental Features

CEF Limits

Proposed Setback

Property Line

Adjoining Tracts



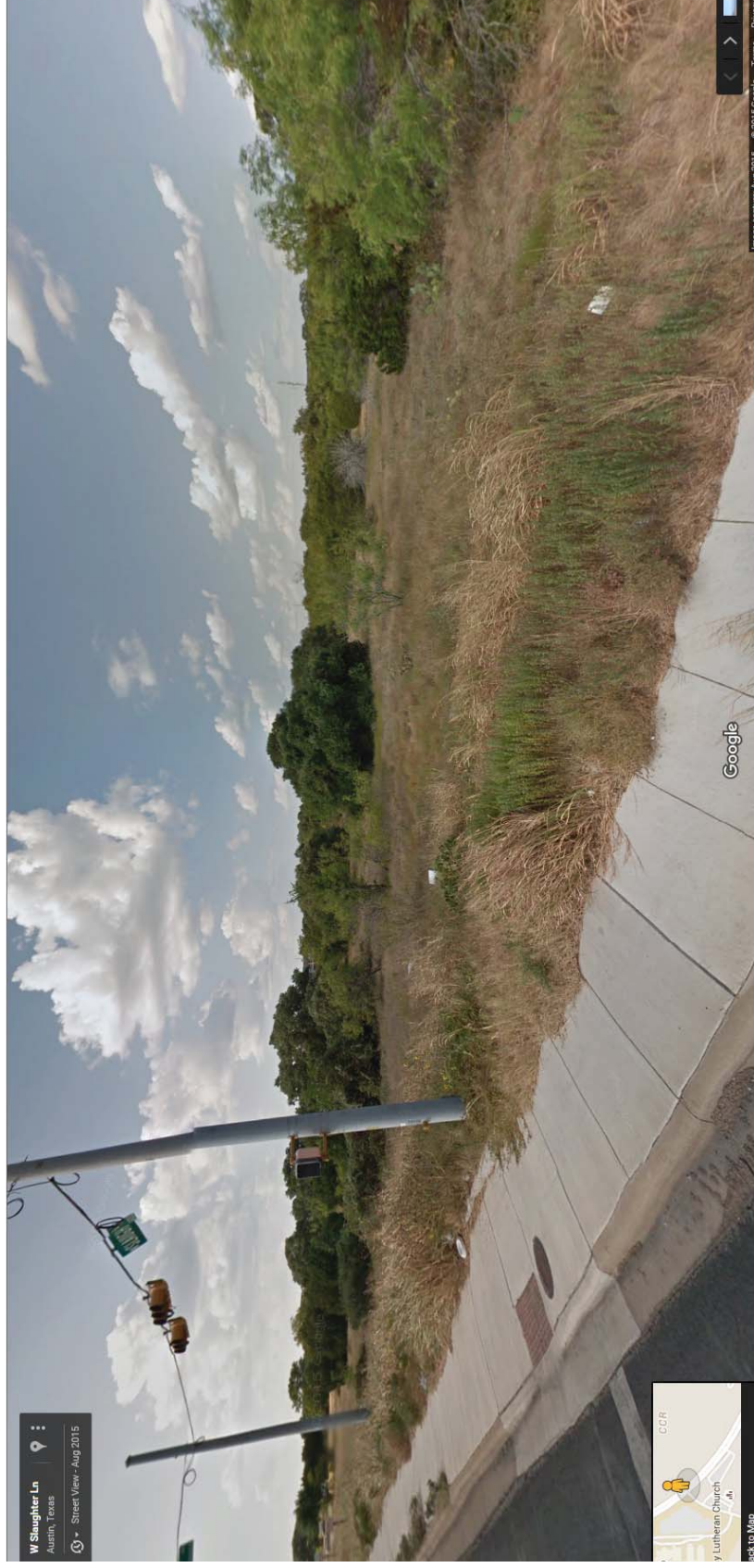
CRITICAL ENVIRONMENTAL FEATURES
AND WELL LOCATION MAP

ALSD BOWIE HIGH SCHOOL PRACTICE FIELDS
WEST SLAUGHTER LANE, AUSTIN, TEXAS

J. Jackson Harper, P.G.
Geological & Hydrogeological Consulting
403 N. Lake Hills Drive • Austin, Texas 78733-3115
Tel: (512) 943-8671 • Fax: (512) 963-9690

DESIGNED BY: JH				
REVIEWED BY: JH				
PROJECT NO.: 14008.01				
RELEASED: 08/08/2014				

Bowie High School Practice Field Site Photos



Google Street View at proposed pedestrian crossing of Slaughter Lane at Wolf Trap Drive. Location of proposed fields in background.



Tree #3621 – 27.5 inch Live Oak. Administrative variance requested for removal. Mitigation at 300%. Tree rated by arborist as fair, small crown, covered in vines, some basal decay.



Tree #3621 – looking up at crown



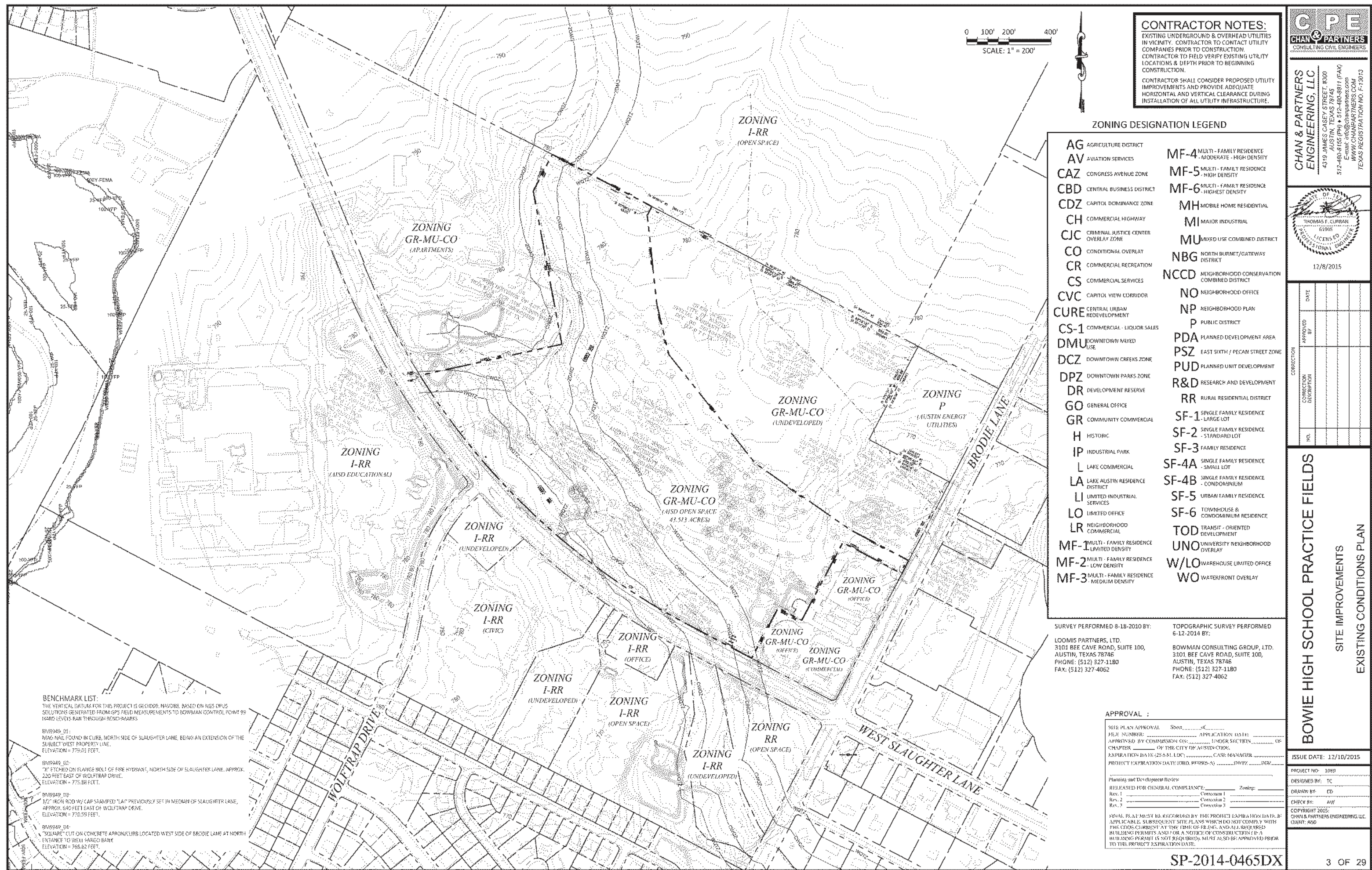
Wetland feature G05 – close to center of property on
north side of channel



Centerline of channel – with proposed layout, a crossing is not required.



Photo representing typical site conditions for western two-thirds of the site. Eastern third is more heavily wooded.





C P E
CHAN & PARTNERS
CONSULTING CIVIL ENGINEERS
REGISTERED PROFESSIONAL ENGINEERS

**CHAN & PARTNERS
ENGINEERING, LLC**

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TEXAS REGISTRATION NO. F-13013



CORRECTION			
NO.	CORRECTION DESCRIPTION	APPROVED BY	DATE

SCHOOL PRACTICE FIELDS

SITE IMPROVEMENTS

SITE PLAN

FLOODPLAIN NOTE:

FLOODPLAIN BOUNDARY BASED ON
BURY & PARTNERS 2003 DRAINAGE
REPORT FOR THE CCR108 SUBDIVISION.

APPENDIX Q-1: NET SITE AREA

Total gross site area	=	45.513 Acres
Site Deductions:		
Critical water quality zone (CWQZ)		10.81 Acres
Water quality transition zone (WQTZ)		9.57 Acres
Wastewater irrigation areas		0.00 Acres
Deduction subtotal		20.18 Acres
Upland area (Gross area minus total deductions)	=	25.33 Acres
Net Site Area Calculation:		
Area of Uplands with Slopes Q-15%	24.77 ac X 100% =	24.77 Acres
Area of Uplands with Slopes 15-25%	0.31 ac X 40% =	0.12 Acres
Area of Uplands with Slopes 25-35%	0.20 ac X 20% =	0.04 Acres
Area of Uplands with Slopes > 35%	0.04 ac X 0% =	0.00 Acres
Net Site Area (subtotal)	=	24.93 Acres

APPENDIX Q-2: IMPERVIOUS COVER

Allowable Impervious Cover			
Impervious cover allowed at	$0.00\% \times \text{XWQTZ} =$	<u>0.00 Acres</u>	0.03 acres allowed per CDA/ASD site development agreement. 1/4 acre with 1/4 ACROW = allowable i.e.
Impervious cover allowed at	$0.12\% \times \text{NSA} =$	<u>0.03 Acres</u>	
Deductions for perimeter roadway =		<u>0 Acres</u>	
Total impervious cover	$1,307 \text{ sf} =$	<u>0.03 Acres</u>	

Allowable Impervious Cover Breakdown by Slope Category	
Total percentage <15% =	24.33%

Total acreage 15-25% =	0.31 ac	X 10% =	0.03 Acres
Total acreage 25-35% =	0.20 ac	X 0% =	0.00 Acres

Proposed Total Impervious Cover

Impervious cover in WQJIZ =	0.00 ac	=	0.00%
Impervious cover in Uplands Zone =	0.01 ac	=	0.03%
Total proposed impervious cover =	0.00 ac	=	0.00% (NSA)

Proposed Impervious Cover on Slopes

		IMPERVIOUS COVER		Driveways			
		Building/ And Other		Roadways			
		Impervious Cover					
Slope Categories	Acres	Ac.	% of Category	Ac	% of Category	Total Ac.	% of Category
0-15%	24.77	0.01	0.03%	0.00	0.00%	0.01	0.03%
15-25%	0.31	0.00	0.00%	0.00	0.00%	0.00	0.00%
25-35%	0.20	0.00	0.00%	0.00	0.00%	0.00	0.00%
Over 35%	0.04	0.00	0.00%	0.00	0.00%	0.00	0.00%
Total Site Area	25.31	0.01	0.03%	0.00	0.00%	0.01	0.03%

PROPERTY CALCULATIONS - OVERALL:

SITE AREA		45.513 AC	
ZONING:		GR-MU-CO	
FAR:	EXISTING	PROPOSED	
IMPERVIOUS COVER:	0.00:1	0.00:1	
TOTAL BLDG/ROOF	- SF	- SF	0.00 AC
SIDEWALKS/MISC.	- SF	375 SF	0.01 AC
PARKING/DRIVES	- SF	- SF	0.00 AC
TOTAL I.C.	- SF	375 SF	0.01 AC
ALLOWABLE I.C.		1,306.8 SF	0.03 AC
MAXIMUM HEIGHT:		- FT	
BUILDING COVERAGE:	- SF	- SF	0.00 AC

(Per COA/AISD Site Development Agreement executed by City Manager on 1/15/12, TMH 46376)

APPROVAL :

SITE PLAN APPROVAL _____ DATE _____
FILE NUMBER _____ APPLICATION DATE _____
APPROVED BY COMMISSION ON _____ UNDER SECTION _____ OF
CHAPTER _____ OF THE CITY OF AUSTIN CODE
EXPIRATION DATE (25-51, LOC) _____ CASE NUMBER _____
PROJECT EXPIRATION DATE (ORD. 983905-A) _____ DWPY _____ DWPY _____

Planning and Development Review

RELEASED FOR GENERAL COMPLIANCE: _____ Zoning: _____

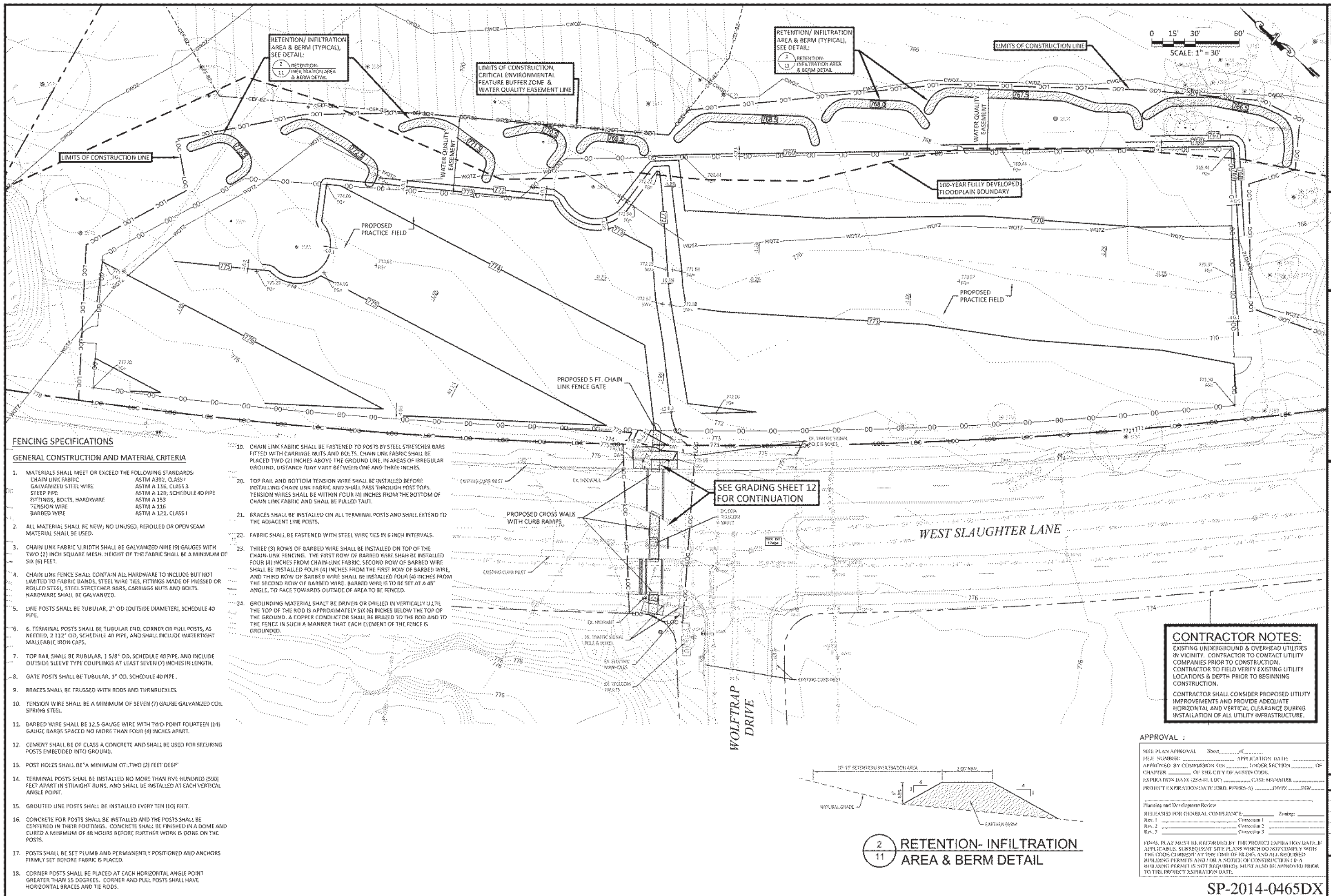
Rev. 1 _____ Correction 1 _____

Rev. 2 _____ Correction 2 _____

Rev. 3 _____ Correction 3 _____

FINAL PLAT MUST BE RECORDED BY THE PROJECT EXPIRATION DATE IF APPLICABLE. SUBSEQUENT SITE PLANS WHICH DO NOT COMPLY WITH THE CODES CURRENT AT THE TIME OF FILING, AND ALL REQUIRED BUILDING PERMITS AND/or A NOTICE OF CONSTRUCTION (E-A BUILDING PERMIT IS NOT REQUIRED), MUST ALSO BE APPROVED PRIOR TO THE PROJECT EXPIRATION DATE.

SP-2014-0465DX



FENCING SPECIFICATIONS

GENERAL CONSTRUCTION AND MATERIAL CRITERIA

1. MATERIALS SHALL MEET OR EXCEED THE FOLLOWING STANDARDS:
CHAIN LINK FABRIC: ASTM A392, CLASS 1
GALVANIZED STEEL WIRE: ASTM A 118, CLASS 3
STEEL PIPE: ASTM A 120, SCHEDULE 40 PIPE
FITTINGS, BOLTS, HARDWARE: ASTM A 353
TENSION WIRE: ASTM A 316
BARBED WIRE: ASTM A 121, CLASS 1
2. ALL MATERIAL SHALL BE NEW; NO UNUSED, REROLLED OR OPEN SEAM MATERIAL SHALL BE USED.
3. CHAIN LINK FABRIC WIDTH SHALL BE GALVANIZED NINE (9) GAUGES WITH TWO (2) INCH SQUARE MESH. HEIGHT OF THE FABRIC SHALL BE A MINIMUM OF SIX (6) FEET.
4. CHAIN LINK FENCE SHALL CONTAIN ALL HARDWARE TO INCLUDE BUT NOT LIMITED TO FABRIC BANDS, STEEL WIRE TIES, FITTINGS MADE OF PRESSED OR ROLLED STEEL, STEEL STRETCHER BARS, CARRIAGE NUTS AND BOLTS. HARDWARE SHALL BE GALVANIZED.
5. LINE POSTS SHALL BE TUBULAR, 2" OD (OUTSIDE DIAMETER), SCHEDULE 40 PIPE.
6. 6. TERMINAL POSTS SHALL BE TUBULAR END, CORNER OR PULL POSTS, AS NEEDED, 2 1/2" OD, SCHEDULE 40 PIPE, AND SHALL INCLUDE WATERTIGHT MAILLEABLE IRON CAPS.
7. TOP RAIL SHALL BE RIBBULAR, 1 5/8" OD, SCHEDULE 40 PIPE, AND INCLUDE OUTSIDE SLEEVE TYPE COUPLINGS AT LEAST SEVEN (7) INCHES IN LENGTH.
8. GATE POSTS SHALL BE TUBULAR, 3" OD, SCHEDULE 40 PIPE.
9. BRACES SHALL BE TRUSSED WITH RODS AND TURNBUCKLES.
10. TENSION WIRE SHALL BE A MINIMUM OF SEVEN (7) GAUGE GALVANIZED COIL SPRING STEEL.
11. BARBED WIRE SHALL BE 12.5 GAUGE WIRE WITH TWO-POINT FOURTEEN (14) GAUGE BARBS SPACED NO MORE THAN FOUR (4) INCHES APART.
12. CEMENT SHALL BE OF CLASS A CONCRETE AND SHALL BE USED FOR SECURING POSTS EMBEDDED INTO GROUND.
13. POST HOLES SHALL BE A MINIMUM OF TWO (2) FEET DEEP.
14. TERMINAL POSTS SHALL BE INSTALLED NO MORE THAN FIVE HUNDRED (500) FEET APART IN STRAIGHT RUNS, AND SHALL BE INSTALLED AT EACH VERTICAL ANGLE POINT.
15. GROUTED LINE POSTS SHALL BE INSTALLED EVERY TEN (10) FEET.
16. CONCRETE FOR POSTS SHALL BE INSTALLED AND THE POSTS SHALL BE CENTERED IN THEIR FOOTINGS. CONCRETE SHALL BE FINISHED IN A DOME AND CURED A MINIMUM OF 48 HOURS BEFORE FURTHER WORK IS DONE ON THE POSTS.
17. POSTS SHALL BE SET PLUMB AND PERMANENTLY POSITIONED AND ANCHORS FIRMLY SET BEFORE FABRIC IS PLACED.
18. CORNER POSTS SHALL BE PLACED AT EACH HORIZONTAL ANGLE POINT GREATER THAN 35 DEGREES. CORNER AND PULL POSTS SHALL HAVE HORIZONTAL BRACES AND THE RODS.

19. CHAIN LINK FABRIC SHALL BE FASTENED TO POSTS BY STEEL STRETCHER BARS FITTED WITH CARRIAGE NUTS AND BOLTS. CHAIN LINK FABRIC SHALL BE PLACED TWO (2) INCHES ABOVE THE GROUND LINE. IN AREAS OF IRREGULAR GROUND, DISTANCE MAY VARY BETWEEN ONE AND THREE INCHES.
20. TOP RAIL AND BOTTOM TENSION WIRE SHALL BE INSTALLED BEFORE INSTALLING CHAIN LINK FABRIC AND SHALL PASS THROUGH POST TOPS. TENSION WIRES SHALL BE WITHIN FOUR (4) INCHES FROM THE BOTTOM OF CHAIN LINK FABRIC AND SHALL BE PULLED TAUT.
21. BRACES SHALL BE INSTALLED ON ALL TERMINAL POSTS AND SHALL EXTEND TO THE ADJACENT LINE POSTS.
22. FABRIC SHALL BE FASTENED WITH STEEL WIRE TIES IN 6 INCH INTERVALS.
23. THREE (3) ROWS OF BARBED WIRE SHALL BE INSTALLED ON TOP OF THE CHAIN LINK FENCING. THE FIRST ROW OF BARBED WIRE SHALL BE INSTALLED FOUR (4) INCHES FROM CHAIN LINK FABRIC. SECOND ROW OF BARBED WIRE SHALL BE INSTALLED FOUR (4) INCHES FROM THE FIRST ROW OF BARBED WIRE, AND THIRD ROW OF BARBED WIRE SHALL BE INSTALLED FOUR (4) INCHES FROM THE SECOND ROW OF BARBED WIRE. BARBED WIRE IS TO BE SET AT A 45° ANGLE, TO FACE TOWARDS OUTSIDE OF AREA TO BE FENCED.
24. GROUNDING MATERIAL SHALL BE DRIVEN OR DRILLED IN VERTICALLY UNTIL THE TOP OF THE ROD IS APPROXIMATELY SIX (6) INCHES BELOW THE TOP OF THE GROUND. A COPPER CONDUCTOR SHALL BE BRAZED TO THE ROD AND TO THE FENCE IN SUCH A MANNER THAT EACH ELEMENT OF THE FENCE IS GROUNDING.

SEE GRADING SHEET 12 FOR CONTINUATION

CONTRACTOR NOTES:
EXISTING UNDERGROUND & OVERHEAD UTILITIES IN VICINITY. CONTRACTOR TO CONTACT UTILITY COMPANIES PRIOR TO CONSTRUCTION.
CONTRACTOR TO FIELD VERIFY EXISTING UTILITY LOCATIONS & DEPTH PRIOR TO BEGINNING CONSTRUCTION.
CONTRACTOR SHALL CONSIDER PROPOSED UTILITY IMPROVEMENTS AND PROVIDE ADEQUATE HORIZONTAL AND VERTICAL CLEARANCE DURING INSTALLATION OF ALL UTILITY INFRASTRUCTURE.

APPROVAL :

SITE PLAN APPROVAL	Sheet	11
FILE NUMBER	APPLICATION DATE	
APPROVED BY COMMISSION ON	UNDER SECTION	OF
CHAPTER	OF THE CITY OF AUSTIN CODE	
EXPIRATION DATE (25-5-51)	CASE NUMBER	
PROJECT EXPIRATION DATE (2010, 09-09-05-A)	PROJECT	

Planning and Development Review	Zoning
RELEASED FOR GENERAL COMPLIANCE	
Rev. 1	Correction 1
Rev. 2	Correction 2
Rev. 3	Correction 3

FINAL PLANS MUST BE RECORDED BY THE PROJECT EXPIRATION DATE. IF APPLICABLE, SUBSEQUENT SITE PLANS WHICH DO NOT COMPLY WITH THE CODES CURRENT AT THE TIME OF RECORDING, AND ALL NEW RECORDS BUILDING PERMITS AND / OR A NOTICE OF CONSTRUCTION (NOC) A BUILDING PERMIT IS NOT REQUIRED, MUST ALSO BE APPROVED PRIOR TO THE PROJECT EXPIRATION DATE.

CHAN & PARTNERS ENGINEERING, LLC
4319 JAMES CASEY STREET #300
AUSTIN, TEXAS 78745
512-480-9165 (PH) 512-480-9811 (FAX)
E-MAIL: info@chanpartners.com
WWW.CHANPARTNERS.COM
TEXAS REGISTRATION NO. F-70013

THOMAS F. CURRAN
LICENSED PROFESSIONAL ENGINEER
12/6/2015

NO.	CORRECTION DESCRIPTION	DATE

BOWIE HIGH SCHOOL PRACTICE FIELDS

SITE IMPROVEMENTS
FIELD GRADING PLAN

ISSUE DATE: 12/10/2015

PROJECT NO:	1083
DESIGNED BY:	TC
DRAWN BY:	CD
CHECK BY:	ayf
COPYRIGHT 2015:	CHAN & PARTNERS ENGINEERING, LLC
CLIENT:	ASG

SP-2014-0465DX

11 OF 29



CHAN & PARTNERS
ENGINEERING, LLC

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WWW.CHANPARTNERS.COM
TEXAS REGISTRATION NO. F-10013

THOMAS F. CURRAN
65006
PROFESSIONAL ENGINEER

12/6/2015

CORRECTION	DATE
NO.	
DESCRIPTION	

BOWIE HIGH SCHOOL PRACTICE FIELDS

SITE IMPROVEMENTS

OVERALL TREE PLAN

ISSUE DATE: 12/10/2015

PROJECT NO.: 1083

DESIGNED BY: TC

DRAWN BY: CD

CHECK BY: ASJ

COPYRIGHT 2015: CHAN & PARTNERS ENGINEERING, LLC

CLIENT: ASJ

APPROVAL :

SITE PLAN APPROVAL _____

FILE NUMBER: _____ APPLICATION DATE: _____

APPROVED BY COMMISSION ON: _____ UNDER SECTION _____ OF CHAPTER _____ OF THE CITY OF AUSTIN CODE.

EXPIRATION DATE: (25-5-81, LOC) _____ CASE MANAGER: _____

PROJECT EXPIRATION DATE: (ORD. 892925-A) _____ (TWP) _____ (SW) _____

Planning and Development Review

RELEASED FOR GENERAL COMPLIANCE: _____ Zoning: _____

Rev. 1 _____ Correction 1 _____

Rev. 2 _____ Correction 2 _____

Rev. 3 _____ Correction 3 _____

FINAL PLANS MUST BE RECORDED BY THE PROJECT EXPIRATION DATE. IF APPLICABLE, SUBSEQUENT SITE PLANS WHICH DO NOT COMPLY WITH THE CODES CURRENT AT THE TIME OF RECORDING, AND ALL SUBSEQUENT BUILDING PERMITS AND / OR A NOTICE OF CONSTRUCTION (I.E. A BUILDING PERMIT IS NOT REQUIRED), MUST ALSO BE APPROVED PRIOR TO THE PROJECT EXPIRATION DATE.

SP-2014-0465DX

IF THIS SHEET IS NOT 34" X 22", IT IS A REDUCED PRINT.

Dec 08, 2015 - 4:15pm

Drawing name: J:\2014-Bowie HS Practice Fields\00-DRAWINGS\PERMIT\2009-CES-PLAN-TREES.dwg

6 OF 29

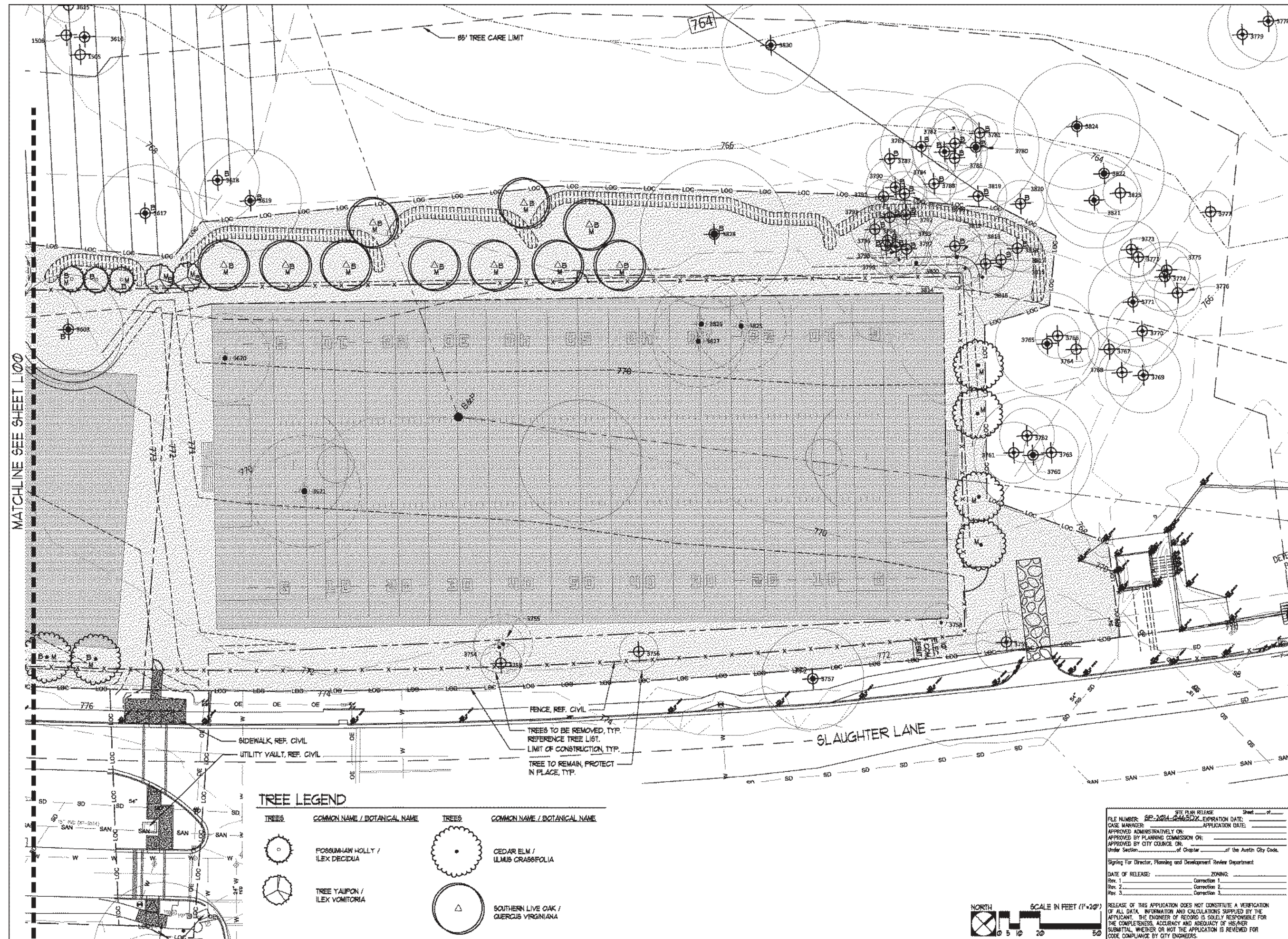
Site Plan - 4



**CITY SUBMITTAL
 LANDSCAPE PLAN**

**BOWIE HIGH SCHOOL
 PRACTICE FIELDS
 AISD, AUSTIN, TX**

REVISIONS	DATE	DESCRIPTION
1		
2		
3		
4		
5		
6		
7		
8		
9		
10		



SITE DEVELOPMENT PERMIT IRRIGATION NOTES:

1. 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.
 - 2.1. THERE IS NOT DIRECT OVERSPRAY ONTO NON-IRRIGATED AREAS.
 - 2.2. THE SYSTEM DOES NOT INCLUDE SPRAY IRRIGATION ON AREAS LESS THAN SIX (6) FEET WIDE (SUCH AS MEDIANS, BUFFER STRIPS, AND PARKING LOT ISLANDS).
 - 2.3. ABOVE-GROUND IRRIGATION EMISSION DEVICES ARE SET BACK AT LEAST SIX (6) INCHES FROM IMPERVIOUS SURFACES.
 - 2.4. THE IRRIGATION SYSTEM HAS A MASTER VALVE. CIRCUIT REMOTE CONTROL VALVES HAVE ADJUSTABLE FLOW CONTROLS.
 - 2.5. SERVICEABLE IN-HEAD CHECK VALVES ARE ADJACENT TO PAVED AREAS WHERE ELEVATION DIFFERENCES MAY CAUSE LOW HEAD DRAINAGE. THE IRRIGATION SYSTEM HAS A CITY-APPROVED WEATHER BASED CONTROLLER.
 - 2.6. AN AUTOMATIC RAIN SHUT-OFF DEVICE SHUTS OFF THE IRRIGATION SYSTEM AUTOMATICALLY AFTER NOT MORE THAN A ONE-HALF INCH (1/2") RAINFALL.
 - 2.7. ZONE VALVES AND CIRCUITS ARE SEPARATED BASED ON PLANT WATER REQUIREMENTS.
 - 2.8. AN IRRIGATION EMISSION DEVICE (SUCH AS SPRAY, ROTOR, OR DRIP EMITTER) DOES NOT EXCEED THE MANUFACTURER'S RECOMMENDED OPERATING PRESSURE.
 - 2.9. NO COMPONENT OF THE IRRIGATION SYSTEM DEVIATES FROM THE MANUFACTURER'S RECOMMENDED USE OF THE PRODUCT.
 - 2.10. 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.
 - 2.11. 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:
 - 4.1. A CHART CONTAINING ZONE NUMBERS, PRECIPITATION RATE, AND GALLONS PER MINUTE; AND
 - 4.2. 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.
 - 2.12. 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.

SITE DEVELOPMENT PERMIT LANDSCAPE NOTES:

1. ALL LANDSCAPED AREAS TO BE PROTECTED BY 6" INCH CUBES, WHEEL-STOPPS OR OTHER APPROVED BARRIERS PER ECM 7.4.7.
2. THE OWNER WILL CONTINUOUSLY MAINTAIN THE REQUIRED LANDSCAPING IN ACCORDANCE WITH LDC 25-2-384.
3. EXISTING TREES TO BE SAVED SHALL BE PROTECTED BY FENCING BEFORE CONSTRUCTION BEGINS. NO EQUIPMENT OR MATERIALS SHALL BE STORED OR OPERATED WITHIN THE FENCED-IN AREAS. FENCES SHALL BE AT THE DRIP LINE AND COMPLETELY SURROUND THE TREE OR CLUSTERS OF TREES. NO BURNING OF DEBRIS, CLEANING FLUIDS, CONCRETE SPILLS, ETC. WILL BE ALLOWED WITHIN THESE AREAS.
4. BUFFERING OF THE STREET YARD WILL BE ACCOMPLISHED THROUGH THE COMBINATION OF TREES, SHRUBS, GRADE CHANGES, AND FENCES.
5. GRADE CHANGES THAT DO NOT APPEAR ON THE SITE PLANS SHALL BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT BY THE GENERAL CONTRACTOR PRIOR TO CONSTRUCTION.
6. TRENCHING SHALL NOT OCCUR WITHIN THE FENCED DRIP LINE AREAS OF EXISTING TREES.
7. SHRUB MATERIAL NOT TO EXCEED 36" O.C. UNLESS OTHERWISE SPECIFIED. GROUNDCOVERS NOT TO EXCEED 18" O.C. DURING THE TIME OF MARCH 5-OCTOBER 5. INSTALLATION OF HYDROMULCH SHALL BE COMMON BERMUDA OR SAHARA BERMUDA FOR OCTOBER 16-MARCH 14. INSTALLATION OF HYDROMULCH SHALL BE ANNUAL OR PERENNIAL RYE WITH A SPRING APPLICATION OF COMMON BERMUDA OR SAHARA BERMUDA.
8. EDGING SHALL BE PLACED AT ALL GROUNDCOVER BEDS THAT ARE ADJACENT TO LAWNS.
9. ALL LAWN AREAS WITHIN THE LIMITS OF CONSTRUCTION SHALL BE RE-VEGETATED WITH BERMUDA SOD OR RYE UNLESS NATIVE RESTORATION MIX IS SPECIFIED.
10. NOT MORE THAN 50% OF THE TREES AND 50% OF SHRUBS PROPOSED WILL BE OF THE SAME SPECIES.
11. AN AUTOMATIC IRRIGATION SYSTEM SHALL BE INSTALLED. SEE IRRIGATION NOTES IN THESE DRAWINGS FOR REQUIREMENT.
12. IF ESTABLISHING VEGETATION DURING ANY STAGE OF DROUGHT, SECTION 6-4-30 MAY REQUIRE A VARIANCE. CONTACT AUSTIN WATER CONSERVATION STAFF AT (512-914-2188 OR AT WATERUSECOMFVAR@AUSTINTEXAS.GOV.

LANDSCAPE CERTIFICATION

I, MIKE FISHER, DO HEREBY CERTIFY THAT THE PLANS FOR THE DEVELOPMENT PROJECT LOCATED AT SLAUGHTER LANE AND WOLFTRAP DRIVE SATISFY THE REQUIREMENTS OF LDC 25-2 OF THE CITY OF AUSTIN LAND DEVELOPMENT CODE (LANDSCAPE ORDINANCE) AND ALL AMENDMENTS.

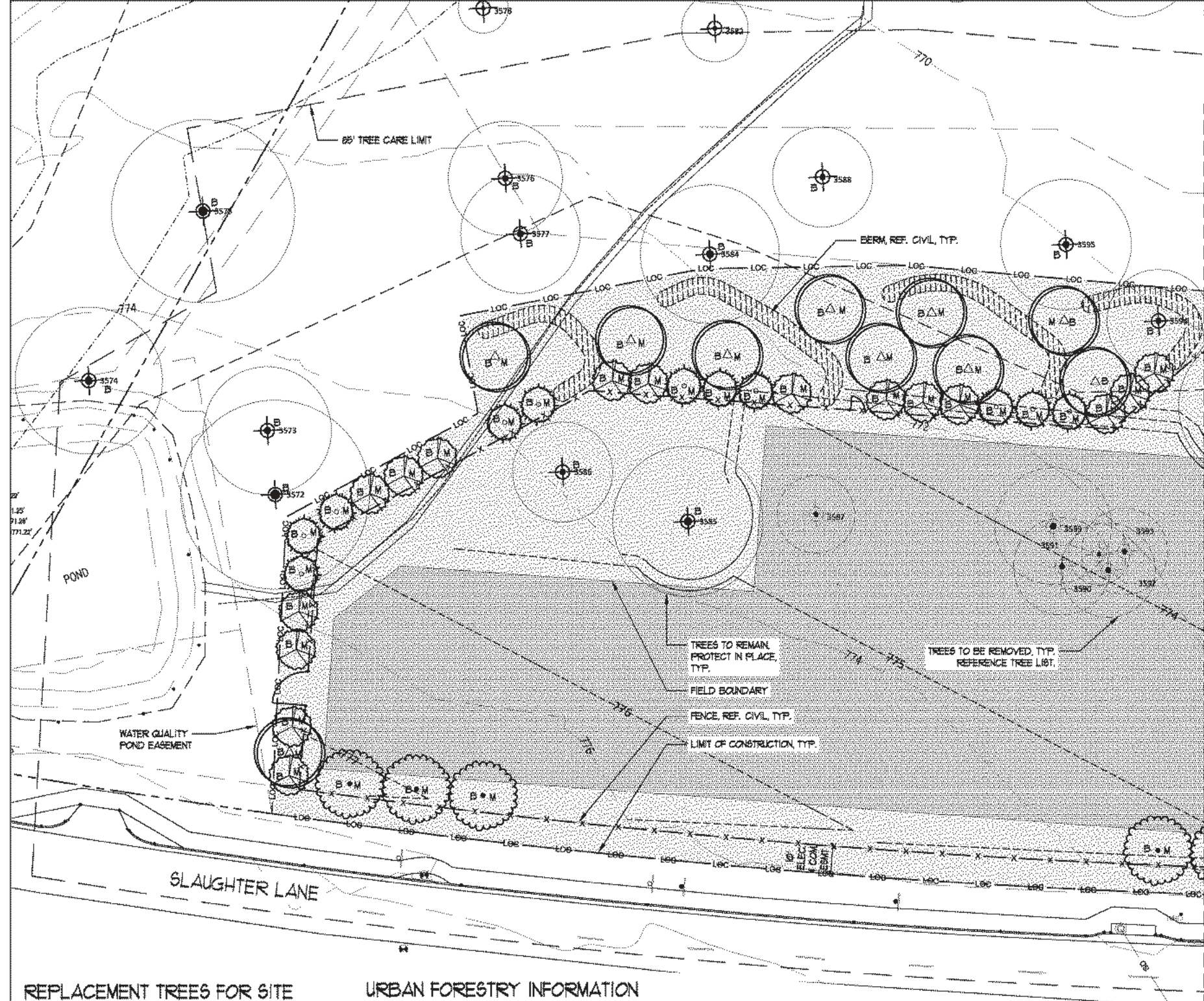
MIKE FISHER
COLEMAN & ASSOCIATES
DATE: 12/07/2015

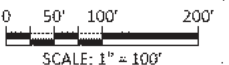
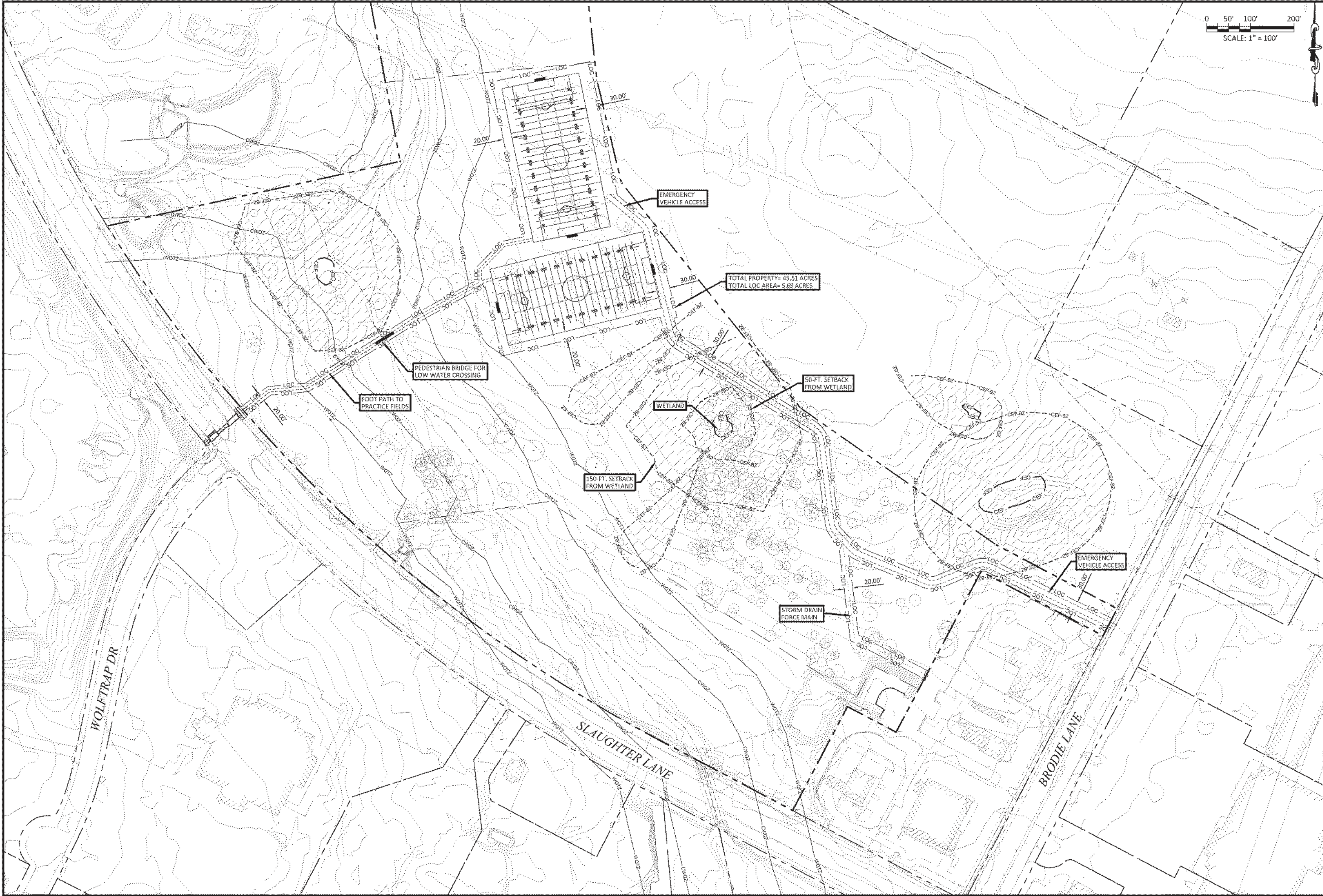
ALL RESPONSIBILITY FOR THE ADEQUACY OF THESE PLANS REMAINS WITH THE LANDSCAPE ARCHITECT WHO PREPARED THEM. IN REVIEWING THESE PLANS, THE CITY OF AUSTIN MUST RELY ON THE ADEQUACY OF THE WORK OF THE LANDSCAPE ARCHITECT.

FILE NUMBER: 102-15-0017
CASE MANAGER: APPLICATION DATE: 12/07/2015
APPROVED BY PLANNING COMMISSION ON: 12/07/2015
APPROVED BY CITY COUNCIL ON: 12/07/2015
Under Section _____ of Chapter _____ of the Austin City Code.

Signing For Director, Planning and Development Review Department
DATE OF RELEASE: 12/07/2015
Rev. 1: Correction 1
Rev. 2: Correction 2
Rev. 3: Correction 3

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





CPE

CHAN & PARTNERS

CONSULTING CIVIL ENGINEERS

CHAN & PARTNERS

ENGINEERING, LLC

4319 JAMES CASEY STREET, #300

AUSTIN, TEXAS 78745

512-480-9165 (PH) • 512-480-9811 (FAX)

E-mail: info@chanpartners.com

WWW.CHANPARTNERS.COM

TEXAS REGISTRATION NO. F-70013

THOMAS F. CURRAN

65006

PROFESSIONAL ENGINEER

12/22/2015

NO.	CORRECTION	DESCRIPTION	APPROVED BY	DATE

BOWIE HIGH SCHOOL PRACTICE FIELDS

SITE IMPROVEMENTS

ALTERNATIVE FIELD LAYOUT

ISSUE DATE: 12/10/2015

PROJECT NO: 1083

DESIGNED BY: TC

DRAWN BY: CD

CHECK BY: ANF

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CHAN & PARTNERS ENGINEERING, LLC.

CURTIN, ASSOC.

**AGREEMENT BETWEEN THE CITY OF AUSTIN AND
THE AUSTIN INDEPENDENT SCHOOL DISTRICT
ESTABLISHING SITE DEVELOPMENT STANDARDS
FOR THE BOWIE HIGH SCHOOL PRACTICE FIELDS**

STATE OF TEXAS

§

COUNTY OF TRAVIS

§

§ **KNOW ALL
BY THESE PRESENTS:**

This agreement establishing site development standards for the Bowie High School practice fields ("Agreement") is made and entered into by and between the City of Austin, Texas, a home-rule city and Municipal Corporation in Travis County, Texas ("City"), and the Austin Independent School District ("AISD") under the provisions of the Local Government Code, Section 212.902.

RECITALS

WHEREAS, the City and AISD entered into that certain School District Land Development Standards Agreement dated September 22, 1994 under the provisions of the Local Government Code, Section 212.902 and have amended that agreement from time to time; and

WHEREAS, AISD has agreed to accept donation of property located at the intersection of Slaughter Lane and Brodie Lane for use as athletic and band practice fields for Bowie High School, said property being more particularly described by metes and bounds and survey plat in **EXHIBIT A** attached hereto and made a part hereof (the "Bowie Site"); and

WHEREAS, the City proposes to accept donation of property located north of and adjacent to the Bowie Site, for use as a nature preserve, said property being more particularly described by metes and bounds and survey plat in **EXHIBIT B** attached hereto and made a part hereof (the "City Property"); and

WHEREAS, the City and AISD desire to minimize the impact of the use of the Bowie Site on sensitive environmental features and nearby existing residences; and

WHEREAS, a team of City staff and AISD staff have reviewed the potential for development of the Bowie Site for practice fields and have recommended that the site be subject to the site development standards set forth in this Agreement;

NOW, THEREFORE, in consideration of the foregoing premises, the mutual covenants set forth herein and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the City and AISD agree as follows:

ARTICLE I - REGULATIONS, GENERALLY

Development of the Bowie Site is subject to the site development standards established in Article II of this Agreement, the School District Land Development Standards Agreement, as amended from time to time, and the City's ordinances and rules, including the City of Austin Land Development Code ("City Code"), to the extent applicable in accordance with the School District Land Development Standards Agreement. If a conflict exists between this Agreement and the School District Land Development Standards Agreement, this Agreement controls. Except as provided in Article II of this Agreement and the School District Land Development Standards Agreement, development of the Bowie Site shall comply with the requirements of the City Code. AISD may seek variances to City Code requirements for development of the Bowie Site as provided under City Code.

ARTICLE II - SITE SPECIFIC REGULATIONS

Development of the Bowie Site shall comply with the following:

1. AISD may construct up to two practice fields on the Bowie Site provided that each site is in a location mutually agreed upon by AISD and the City, and each field can be constructed in compliance with the regulations applicable to development of the Bowie Site as described in Article I.
2. No zoning change is required for the practice fields, provided the use is limited as described in Article III.
3. AISD will submit a site plan compliant with the regulations specified in Article I of this Agreement.
4. Impervious cover may not exceed the amount explicitly allocated to the Bowie Site in the conveyance of the Bowie Site to AISD--estimated to be 1,306.8 square feet (0.03 acres) of impervious cover.
5. Land that is designated on the plat or on a site plan on file with the City as part of a water quality control may not be used by AISD as a practice field.
6. Pedestrian access is limited to a single walking trail, which may include a concrete low water crossing across the creek. The pedestrian trail must be included in the site plan submitted by AISD in connection with development of the fields. Other than the walking trail, no sidewalks or drives may be constructed across the creek. Bollards shall be placed on either side of the creek crossing to prevent vehicular use.
7. No permanent vehicular access is allowed, with the exception of a single emergency access to enter from Brodie Lane, located outside both the critical water quality zone and the water quality transition zone.

8. Site clearance is limited to the practice fields and access routes.
9. Toilets are not allowed on the Bowie Site at any time.
10. No lighting, whether permanent or temporary using a generator, is allowed on the Bowie Site.
11. Pesticide, herbicide, and fertilizer may not be used on the Bowie Site. An irrigation system may be installed, composting of 6 inches is allowed, and nematodes and boiling water may be used to control fire ants.
12. AISD will revegetate any cleared areas with native turf types deemed appropriate after AISD's consultation with the Lady Bird Johnson Wildflower Center or other resource acceptable to the City.

ARTICLE III - ADDITIONAL REQUIREMENTS

1. AISD shall erect signs on the site to adequately notify the public of the limitations on the use and the sensitive nature of the property. There shall be at least three types of signs, as described below; the numbers, locations, and specific language of the signs shall be determined after consultation between AISD and the City.
 - a) One type of sign shall advise of the environmentally sensitive nature of the area, the prohibition of fertilizer or pesticide use, and the limit of use for Bowie High School band or athletic practice.
 - b) One type of sign shall be placed on bollards at the creek crossing to advise that no motorized vehicles or bikes may use the crossing—pedestrians only.
 - c) One type of sign shall be placed on the fence between the Bowie Site and the City Property to advise that the City Property is a preserve with no public access.
2. AISD shall construct fencing in compliance with the specifications attached hereto as **EXHIBIT C**, and in the locations indicated in **EXHIBIT D** attached hereto.
 - a) The fencing along the boundary between the Bowie Site and the City Property must be complete before work of any kind may proceed on the Bowie Site.
 - b) The fencing along the Bowie Site's boundary with Slaughter Lane may be delayed until after completion of development of the fields, but shall be constructed before the fields may be used by AISD.
3. AISD shall coordinate with the City Neighborhood Connectivity Program to ensure that sidewalks are constructed in the rights-of-way along the Bowie Site's boundary with Slaughter Lane and Brodie Lane.

4. Use of the Bowie Site is limited to activities for which Bowie High School students receive academic credit.
5. The Bowie Site shall be used for Bowie High School sport or band practice only; there will be no use of the fields by outside parties, AISD schools-other than in conjunction with Bowie High School practices, competitive games, non-school events, or the like.
6. Band practice on the Bowie Site may not occur any day until after 11:00 a.m. and must end not later than 8:00 p.m.

ARTICLE IV - CITY RESPONSIBILITIES

1. The City shall construct sidewalks in the right-of-way along the City Property's boundary with Brodie Lane.
2. The City Neighborhood Connectivity Program will work with AISD to provide funding for construction of sidewalks along the Bowie Site boundary with Slaughter Lane and Brodie Lane.

ARTICLE V - GENERAL PROVISIONS

Resolution of any issue or dispute relating to this Agreement shall be governed by the Dispute Resolution provision in the School District Land Development Standards Agreement.

IN WITNESS WHEREOF, this Agreement is made and executed to be effective upon execution by the authorized representatives of AISD and the City.


CITY OF AUSTIN:

By:  Date: 1.15.12
Marc Ott
City Manager

AUSTIN INDEPENDENT SCHOOL DISTRICT:

By:  Date: 12/12/11
Mark J. Williams
President, Board of Trustees

APPROVED AS TO FORM:



Mitzi Cotton
Assistant City Attorney

**AGREEMENT BETWEEN THE CITY OF AUSTIN AND
THE AUSTIN INDEPENDENT SCHOOL DISTRICT
ESTABLISHING SITE DEVELOPMENT STANDARDS
FOR THE BOWIE HIGH SCHOOL PRACTICE FIELDS**

EXHIBIT A

**PROPERTY DESCRIPTION FOR
BOWIE SITE**

45.513 ACRES

DESCRIPTION OF 45.513 ACRES OF LAND IN THE SAMUEL HAMILTON SURVEY NO. 16, ABSTRACT NO. 340, TRAVIS COUNTY, TEXAS, BEING A PORTION OF LOT 5, BLOCK "A" OF CCR 108 SUBDIVISION, A SUBDIVISION OF RECORD AS SHOWN ON PLAT DOCUMENT NO. 200300180, OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, AND ALSO BEING A PORTION OF LOT 6B, BLOCK "A" OF THE RESUBDIVISION OF LOT 6, BLOCK "A" CCR 108 SUBDIVISION, A SUBDIVISION OF RECORD AS SHOWN ON PLAT DOCUMENT NO. 200600328, OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, SAID LOT 5, BLOCK "A", CCR 108 SUBDIVISION AND LOT 6B, BLOCK "A", RESUBDIVISION OF LOT 6, BLOCK "A" CCR 108 SUBDIVISION BEING A PORTION OF THAT CALLED 226.6202 ACRE TRACT, SAVE AND EXCEPT 11.7746 ACRES, DESIGNATED AS EXHIBIT "A-3" AND DESCRIBED IN THE DEED TO CIRCLE C LAND CORP. OF RECORD IN VOLUME 11620, PAGE 1126, REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS; SAID 45.513 ACRES OF LAND, AS SURVEYED BY LOOMIS PARTNERS, INC. AND SHOWN ON PLAN NO. 3321.A, BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a 1/2-inch iron rod with a plastic cap stamped "B & P" found in the west right-of-way line of Brodie Lane, same being the west line of a called 0.3888 of one acre tract described in the deed to Travis County of record in Volume 10688, Page 641, Real Property Records of Travis County, Texas, also being the most easterly southeast corner of said Lot 5, Block "A", CCR 108 Subdivision and the northeast corner of Lot 4, Block "A", of said CCR 108 Subdivision, for the most easterly southeast corner and **POINT OF BEGINNING** of the tract described herein;

THENCE N 62° 08' 42" W, leaving the west right-of-way line of Brodie Lane, with the north line of said Lot 4, Block "A" and the most northerly south line of said Lot 5, Block "A", and being also with a south line of the tract described herein, a distance of 316.17 feet to a 1/2-inch iron rod with a plastic cap stamped "B & P" found at a re-entrant corner of said Lot 5, Block "A", same being the northwest corner of said Lot 4, Block "A", for a re-entrant corner of the tract described herein;

THENCE S 27° 50' 57" W, with the west line of said Lot 4, Block "A" and an east line of said Lot 5, Block "A", and being also with an east line of the tract described herein, at a distance of 225.09 feet pass a 1/2-inch iron rod with a plastic cap stamped "B & P" found at the southwest corner of said Lot 4, Block "A" and the northwest corner of Lot 3, Block "A", of said CCR 108 Subdivision and continuing with the west line of said Lot 3, Block "A" for a total distance of 417.12 feet to a 1/2-inch iron rod with a plastic cap stamped "B & P" found in the north line of Lot 2, Block "A", of said CCR 108 Subdivision, at a southeast corner of said Lot 5, Block "A", same being the southwest corner of said Lot 3, Block "A", for a southeast corner of the tract described herein;

THENCE N 62° 09' 12" W, with the north line of said Lot 2, Block "A" and a south line of said Lot 5, Block "A", and being also with a south line of the tract described herein, a distance of 125.94 feet to a 1/2-inch iron rod with a plastic cap stamped "B & P" found at a re-entrant corner of said Lot 5, Block "A", same being the northwest corner of said Lot 2, Block "A", for a re-entrant corner of the tract described herein;

THENCE S 27° 50' 10" W, with the west line of said Lot 2, Block "A" and the most southerly east line of said Lot 5, Block "A", and being also with an east line of the tract described herein, a distance of 269.40 feet to a 1/2-inch iron rod with a plastic cap stamped "B & P" found in the north right-of-way line of Slaughter Lane, at the most southerly southeast corner of said Lot 5, Block "A", same being the southwest corner of said Lot 2, Block "A", for the most southerly southeast corner of the tract described herein;

THENCE with the north right-of-line of Slaughter Lane and the south line of the said Lot 5, Block "A", and being also with the south line of the tract described herein, the following two (2) courses and distances:

1. N 62° 09' 05" W, a distance of 347.46 feet to a 1/2-inch iron rod found at a point of curvature,
2. with a curve to the right an arc distance of 508.33 feet, said curve having a radius of 3310.00 feet, and a chord which bears N 57° 45' 31" W a distance of 507.83 feet to a 1/2-inch iron rod with plastic cap stamped "B & P" found at the southwest corner of said Lot 5, Block "A" and the southeast corner of said Lot 6B, Resubdivision of Lot 6, Block "A" CCR 108 Subdivision, for a point in the south line of the tract described herein;

THENCE continuing along the northeast right-of-line of Slaughter Lane, with the southwest line of said Lot 6B, with a curve to the right an arc distance of 1239.46 feet, said curve having a radius of 3310.00 feet, and a chord which bears N 42° 37' 53" W a distance of 1232.23 feet to a calculated point on top of a rock and mortar column, for the southwest corner of said Lot 6B and the southeast corner of Lot 6A, Block "A", of said Resubdivision of Lot 6, Block "A" CCR 108 Subdivision, for the southwest corner of the tract described herein, from which a mag nail set in a concrete curb for reference bears S 77° 32' 48" W, a distance of 17.98 feet;

THENCE leaving the northeast right-of-way line of Slaughter Lane, with a north and west line of said Lot 6B and the south and east line of said Lot 6A, and being also with the north and west line of the tract described herein, the following three (3) courses and distances:

1. N 77° 32' 48" E, at a distance of 0.10 feet passing an "X" cut on top of said column and continuing for a total distance of 687.95 feet to a 5/8-inch iron rod found at a re-entrant corner of said Lot 6B and the southeast corner of said Lot 6A, for a re-entrant corner of the tract described herein,
2. N 10° 34' 00" W, a distance of 737.46 feet to a 5/8-inch iron rod found at an angle point, and
3. N 27° 28' 18" E, a distance of 196.20 feet to a 5/8-inch iron rod found in the south line of a called 165.27 acre tract described in the deed to the City of Austin of record in Document No. 2000112392, Official Public Records of Travis County, Texas, at the northwest corner of said Lot 6B and the northeast corner of said Lot 6A, Block "A", Resubdivision of Lot 6, Block "A" CCR 108 Subdivision, for the northwest corner of the tract described herein;

THENCE with the south line of the said City of Austin tract and the north line of said Lot 6B, Block "A", and being also with the north line of the tract described herein, the following two (2) courses and distances:

1. S 62° 31' 11" E, a distance of 163.89 feet to a 1/2-inch iron pipe found at an angle point, and
2. S 62° 23' 19" E, a distance of 368.48 feet to a 1/2-inch iron rod with a plastic cap stamped "LOOMIS" set for the most northerly northeast corner of the tract described herein, from which

a 1/2-inch iron rod with a plastic cap stamped "B & P" found at the northeast corner of said Lot 6B, Block "A" Resubdivision of Lot 6, Block "A" CCR 108 Subdivision and the northwest corner of said Lot 5, Block "A", CCR 108 Subdivision bears S 62° 23' 19" E a distance of 62.64 feet;

THENCE crossing said Lot 6B, Block "A" Resubdivision of Lot 6, Block "A" CCR 108 Subdivision and said Lot 5, Block "A", CCR 108 Subdivision, with the an east, northeast and north line of the tract described herein, the following six (6) courses and distances:

1. S 27° 36' 41" W, a distance of 48.01 feet to a 1/2-inch iron rod with a plastic cap stamped "LOOMIS" set for an angle point,
2. S 06° 09' 02" E, a distance of 425.53 feet to a 1/2-inch iron rod with a plastic cap stamped "LOOMIS" set for an angle point,
3. S 13° 26' 34" E, a distance of 241.57 feet to a 1/2-inch iron rod with a plastic cap stamped "LOOMIS" set for an angle point,
4. S 38° 26' 05" E, a distance of 660.67 feet to a 1/2-inch iron rod with a plastic cap stamped "LOOMIS" set for an angle point,
5. S 55° 01' 37" E, a distance of 545.37 feet to a 1/2-inch iron rod with a plastic cap stamped "LOOMIS" set for an angle point, and
6. S62° 08' 42" E, a distance of 315.87 feet to a 1/2-inch iron rod with a plastic cap stamped "LOOMIS" set in the west right-of-way line of Brodie Lane and the east line of said Lot 5, Block "A", CCR 108 Subdivision, and being also in the west line of the said Travis County 0.3888 of one acre tract, for the most easterly northeast corner of the tract described herein, from which a 1/2-inch iron rod found at the southeast corner of a called 4.9448 acre tract described in the deed to the City of Austin of record in Volume 12694, Page 1223, Real Property Records of Travis County, Texas, same being a northeast corner of said Lot 5, Block "A", CCR 108 Subdivision, bears N 27° 36' 35" E a distance of 419.70 feet;

THENCE S 27° 36' 35" W, with the west right-of-way line of Brodie Lane and the east line of said Lot 5, Block "A", CCR 108 Subdivision, and being also with the west line of the said Travis County 0.3888 of one acre tract and with the east line of the tract described herein, a distance of 70.00 feet to the **POINT OF BEGINNING** and containing 45.513 acres of land, more or less.

BEARING BASIS: Bearing Basis is Texas Coordinate System, Texas Central Zone, NAD 83, Grid.

LOOMIS WORD FILE: FN1221R1(ktm)08-31-11

45.513 Acres
Samuel Hamilton Survey No. 16, A-340
Travis County, Texas

Loomis Job No. 100513
FN1221R1(ktm)08-31-11
Page 4 of 4

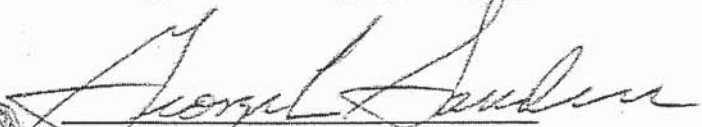
THE STATE OF TEXAS §
 § KNOW ALL MEN BY THESE PRESENTS
COUNTY OF TRAVIS §

That I, George L. Sanders, a Registered Professional Land Surveyor, do hereby certify that the above description is true and correct to the best of my knowledge and belief and that the property described herein was determined by a survey made on the ground during the months of July and August 2010 and July 2011 under my direction and supervision.

WITNESS MY HAND AND SEAL at Austin, Travis County, Texas on this 31ST of August, 2011 A.D.

Loomis Partners
Austin, Texas 78746




George L. Sanders
Registered Professional Land Surveyor
No. 1838 – State of Texas

**AGREEMENT BETWEEN THE CITY OF AUSTIN AND
THE AUSTIN INDEPENDENT SCHOOL DISTRICT
ESTABLISHING SITE DEVELOPMENT STANDARDS
FOR THE BOWIE HIGH SCHOOL PRACTICE FIELDS**

EXHIBIT B

**PROPERTY DESCRIPTION FOR
CITY PROPERTY**

25.651 ACRES

DESCRIPTION OF 25.651 ACRES OF LAND IN THE SAMUEL HAMILTON SURVEY NO. 16, ABSTRACT NO. 340, TRAVIS COUNTY, TEXAS, BEING A PORTION OF LOT 5, BLOCK "A" OF CCR 108 SUBDIVISION, A SUBDIVISION OF RECORD AS SHOWN ON PLAT DOCUMENT NO. 200300180, OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, AND ALSO BEING A PORTION OF LOT 6B, BLOCK "A" OF THE RESUBDIVISION OF LOT 6, BLOCK "A" CCR 108 SUBDIVISION, A SUBDIVISION OF RECORD AS SHOWN ON PLAT DOCUMENT NO. 200600328, OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, SAID LOT 5, BLOCK "A", CCR 108 SUBDIVISION AND LOT 6B, BLOCK "A", RESUBDIVISION OF LOT 6, BLOCK "A" CCR 108 SUBDIVISION BEING A PORTION OF THAT CALLED 226.6202 ACRE TRACT, SAVE AND EXCEPT 11.7746 ACRES, DESIGNATED AS EXHIBIT "A-3" AND DESCRIBED IN THE DEED TO CIRCLE C LAND CORP. OF RECORD IN VOLUME 11620, PAGE 1126, REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS; SAID 25.651 ACRES OF LAND, AS SURVEYED BY LOOMIS PARTNERS, INC. AND SHOWN ON PLAN NO. 3321.B, BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING at a 1/2-inch iron rod with a plastic cap stamped "B & P" found in the west right-of-way line of Brodie Lane, same being the west line of a called 0.3888 of one acre tract described in the deed to Travis County of record in Volume 10688, Page 641, Real Property Records of Travis County, Texas, also being the most easterly southeast corner of said Lot 5, Block "A", CCR 108 Subdivision and the northeast corner of Lot 4, Block "A", of said CCR 108 Subdivision;

THENCE N 27° 36' 35" E, with the west right-of-way line of Brodie Lane and the east line of said Lot 5, Block "A", CCR 108 Subdivision, and being also with a west line of the said Travis County 0.3888 of one acre tract, a distance of 70.00 feet to the southeast corner and **POINT OF BEGINNING** of the tract described herein;

THENCE leaving the west right-of-way line of Brodie Lane, over and across said Lot 5, Block "A", CCR 108 Subdivision and said Lot 6B, Block "A" Resubdivision of Lot 6, Block "A" CCR 108 Subdivision, with the south, southwest and west line of the tract described herein, the following six (6) courses and distances:

1. N 62° 08' 42" W, a distance of 315.87 feet to a 1/2-inch iron rod with a plastic cap stamped "LOOMIS" set for an angle point,
2. N 55° 01' 37" W, a distance of 545.37 feet to a 1/2-inch iron rod with a plastic cap stamped "LOOMIS" set for an angle point,
3. N 38° 26' 05" W, a distance of 660.67 feet to a 1/2-inch iron rod with a plastic cap stamped "LOOMIS" set for an angle point,
4. N 13° 26' 34" W, a distance of 241.57 feet to a 1/2-inch iron rod with a plastic cap stamped "LOOMIS" set for an angle point,
5. N 06° 09' 02" W, a distance of 425.53 feet to a 1/2-inch iron rod with a plastic cap stamped "LOOMIS" set for an angle point, and

6. N 27° 36' 41" E, a distance of 48.01 feet to a 1/2-inch iron rod with a plastic cap stamped "LOOMIS" set in the south line of a called 165.27 acre tract described in the deed to the City of Austin of record in Document No. 2000112392, Official Public Records of Travis County, Texas and the north line of said Lot 6B, Resubdivision of Lot 6, Block "A" CCR 108 Subdivision, for the northwest corner of the tract described herein, from which a 1/2-inch iron pipe found at an angle point in the south line of the said 165.27 acre tract, same being an angle point in the north line of said Lot 6B, Resubdivision of Lot 6, Block "A" CCR 108 Subdivision, bears N 62° 23' 19" W a distance of 368.48 feet;

THENCE S 62° 23' 19" E, with the south line of the said 165.27 acre tract and the north line of said Lot 6B, Resubdivision of Lot 6, Block "A" CCR 108 Subdivision, and being also with the north line of the tract described herein, a distance of 62.64 feet to a 1/2-inch iron rod with a plastic cap stamped "B & P" found at the northeast corner of said Lot 6B, Block "A" Resubdivision of Lot 6, Block "A" CCR 108 Subdivision and the northwest corner of said Lot 5, Block "A", CCR 108 Subdivision, for an angle point in the north line of the tract described herein;

THENCE continuing with the south line of the said 165.27 acre tract, with the north line of said Lot 5, Block "A", CCR 108 Subdivision, and being also with the north line of the tract described herein, the following three (3) courses and distances:

1. S 62° 22' 52" E, a distance of 456.04 feet to a 1/2-inch iron pipe found at an angle point,
2. S 62° 04' 12" E, a distance of 385.47 feet to a 1/2-inch iron pipe found at an angle point, and
3. S 62° 18' 15" E, at a distance of 434.41 feet pass a 1/2-inch iron rod found at the southeast corner of the said 165.27 acre tract, same being the southwest corner of the remaining portion of a 196.27 acre tract described in the deed to South Cane Patch, Ltd. of record in Document No. 2000028175, Official Public Records of Travis County, Texas, and continuing with the south line of the said South Cane Patch tract for a total distance of 520.81 feet to a 3/8-inch iron pipe found at a southeast corner of the said South Cane Patch tract, same being the southwest corner of a called 0.987 acre tract described in the deed to the City of Austin of record in Volume 12817, Page 575, Real Property Records of Travis County, Texas and the northwest corner of a called 4.9448 acre tract described in the deed to the City of Austin of record in Volume 12694, Page 1223, Real Property Records of Travis County, Texas, also being the most northerly northeast corner of said Lot 5, Block "A", CCR 108 Subdivision, for the most northerly northeast corner of the tract described herein;

THENCE S 27° 50' 40" W, with the west line of the said 4.9448 acre tract and the most northerly east line of said Lot 5, Block "A", and being also with an east line of the tract described herein, a distance of 498.89 feet to a 5/8-inch iron rod found at a re-entrant corner of said Lot 5, Block "A", same being the southwest corner of the said 4.9448 acre tract, for a re-entrant corner of the tract described herein;

THENCE S 62° 08' 40" E, with the south line of the said 4.9448 acre tract and a north line of said Lot 5, Block "A", and being also with a north line of the tract described herein, a distance of 432.72 feet to a 1/2-inch iron rod found in the west right-of-way line of said Brodie Lane at the southeast corner of the said 4.9448 acre tract, same being a northeast corner of said Lot 5, Block "A", CCR 108 Subdivision, said 1/2-inch iron rod found being also the northwest corner of the said Travis County 0.3888 of one acre tract and the southwest corner of a called 0.2128 of one acre tract described in the deed to Travis County of record in Volume 10688, Page 621, Real Property Records of Travis County, Texas, for a northeast corner of the tract described herein;

25.651 Acres
Samuel Hamilton Survey No. 16, A-340
Travis County, Texas

Loomis Job No. 100513
FN1222R1(ktm)
Page 3 of 3

THENCE S 27° 36' 35" W, with the west right-of-way line of said Brodie Lane and the east line of said Lot 5, Block "A", CCR 108 Subdivision, and being also with the west line of the said Travis County 0.3888 of one acre tract and with the east line of the tract described herein, a distance of 419.70 feet to the **POINT OF BEGINNING** and containing 25.651 acres of land, more or less.

BEARING BASIS: Bearing Basis is Texas Coordinate System, Texas Central Zone, NAD 83, Grid.

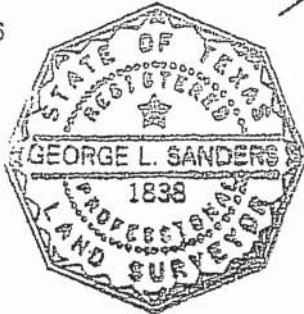
LOOMIS WORD FILE: FN1222R1(ktm)

THE STATE OF TEXAS §
 § KNOW ALL MEN BY THESE PRESENTS
COUNTY OF TRAVIS §

That I, George L. Sanders, a Registered Professional Land Surveyor, do hereby certify that the above description is true and correct to the best of my knowledge and belief and that the property described herein was determined by a survey made on the ground during the months of July and August 2010 and July 2011 under my direction and supervision.

WITNESS MY HAND AND SEAL at Austin, Travis County, Texas on this 16TH of August, 2011 A.D.

Loomis Partners
Austin, Texas 78746



A handwritten signature in black ink, appearing to read "George L. Sanders", written over a horizontal line.

George L. Sanders
Registered Professional Land Surveyor
No. 1838 – State of Texas

FIELD NOTES REVIEWED

By: CLARK DANIEL Date 08-23-2011

Engineering Support Section
Department of Public Works
and Transportation

AGREEMENT BETWEEN THE CITY OF AUSTIN AND
THE AUSTIN INDEPENDENT SCHOOL DISTRICT
ESTABLISHING SITE DEVELOPMENT STANDARDS
FOR THE BOWIE HIGH SCHOOL PRACTICE FIELDS

EXHIBIT C

FENCING SPECIFICATIONS

FENCING SPECIFICATIONS

General Construction and Material Criteria

1. Materials shall meet or exceed the following standards

Chain link fabric	ASTM A392, Class 1
Galvanized steel wire	ASTM A116, Class 3
Steep pipe	ASTM A120; Schedule 40 Pipe
Fittings, bolts, hardware	ASTM A153
Tension wire	ASTM A116
Barbed wire	ASTM A121, Class 1
2. All material shall be new; no unused, rerolled or open seam material shall be used.
3. Chain link fabric width shall be galvanized nine (9) gauges with two (2) inch square mesh. Height of the fabric shall be a minimum of six (6) feet.
4. Chain link fence shall contain all hardware to include but not limited to fabric bands, steel wire ties, fittings made of pressed or rolled steel, steel stretcher bars, carriage nuts and bolts. Hardware shall be galvanized.
5. Line posts shall be tubular, 2" OD (outside diameter), Schedule 40 pipe.
6. Terminal posts shall be tubular end, corner or pull posts, as needed, 2 1/2" OD, Schedule 40 pipe, and shall include watertight malleable iron caps.
7. Top rail shall be tubular, 1 5/8" OD, Schedule 40 pipe, and include outside sleeve type couplings at least seven (7) inches in length.
8. Gate posts shall be tubular, 3" OD, Schedule 40 pipe.
9. Braces shall be trussed with rods and turnbuckles.
10. Tension wire shall be a minimum of seven (7) gauge galvanized coil spring steel.
11. Barbed wire shall be 12.5 gauge wire with two-point fourteen (14) gauge barbs spaced no more than four (4) inches apart.
12. Cement shall be of Class A Concrete and shall be used for securing posts embedded into ground.
13. Post holes shall be a minimum of two (2) feet deep.
14. Terminal posts shall be installed no more than five hundred (500) feet apart in straight runs, and shall be installed at each vertical angle point.

15. Grouted line posts shall be installed every ten (10) feet.
16. Concrete for posts shall be installed and the posts shall be centered in their footings. Concrete shall be finished in a dome and cured a minimum of 48 hours before further work is done on the posts.
17. Posts shall be set plumb and permanently positioned and anchors firmly set before fabric is placed.
18. Corner posts shall be placed at each horizontal angle point greater than 15 degrees. Corner and pull posts shall have horizontal braces and tie rods.
19. Chain link fabric shall be fastened to posts by steel stretcher bars fitted with carriage nuts and bolts. Chain link fabric shall be placed two (2) inches above the ground line. In areas of irregular ground, distance may vary between one and three inches.
20. Top rail and bottom tension wire shall be installed before installing chain link fabric and shall pass through post tops. Tension wires shall be within four (4) inches from the bottom of chain link fabric and shall be pulled taut.
21. Braces shall be installed on all terminal posts and shall extend to the adjacent line posts.
22. Fabric shall be fastened with steel wire ties in 6 inch intervals.
23. Three (3) rows of barbed wire shall be installed on top of the chain-link fencing. The first row of barbed wire shall be installed four (4) inches from chain-link fabric, second row of barbed wire shall be installed four (4) inches from the first row of barbed wire, and third row of barbed wire shall be installed four (4) inches from the second row of barbed wire. Barbed wire is to be set at a 45° angle, to face towards outside of area to be fenced.
24. Grounding material shall be driven or drilled in vertically until the top of the rod is approximately six (6) inches below the top of the ground. A copper conductor shall be brazed to the rod and to the fence in such a manner that each element of the fence is grounded.

**AGREEMENT BETWEEN THE CITY OF AUSTIN AND
THE AUSTIN INDEPENDENT SCHOOL DISTRICT
ESTABLISHING SITE DEVELOPMENT STANDARDS
FOR THE BOWIE HIGH SCHOOL PRACTICE FIELDS**

EXHIBIT D

FENCING LOCATIONS

EXHIBIT "D" COA Tract

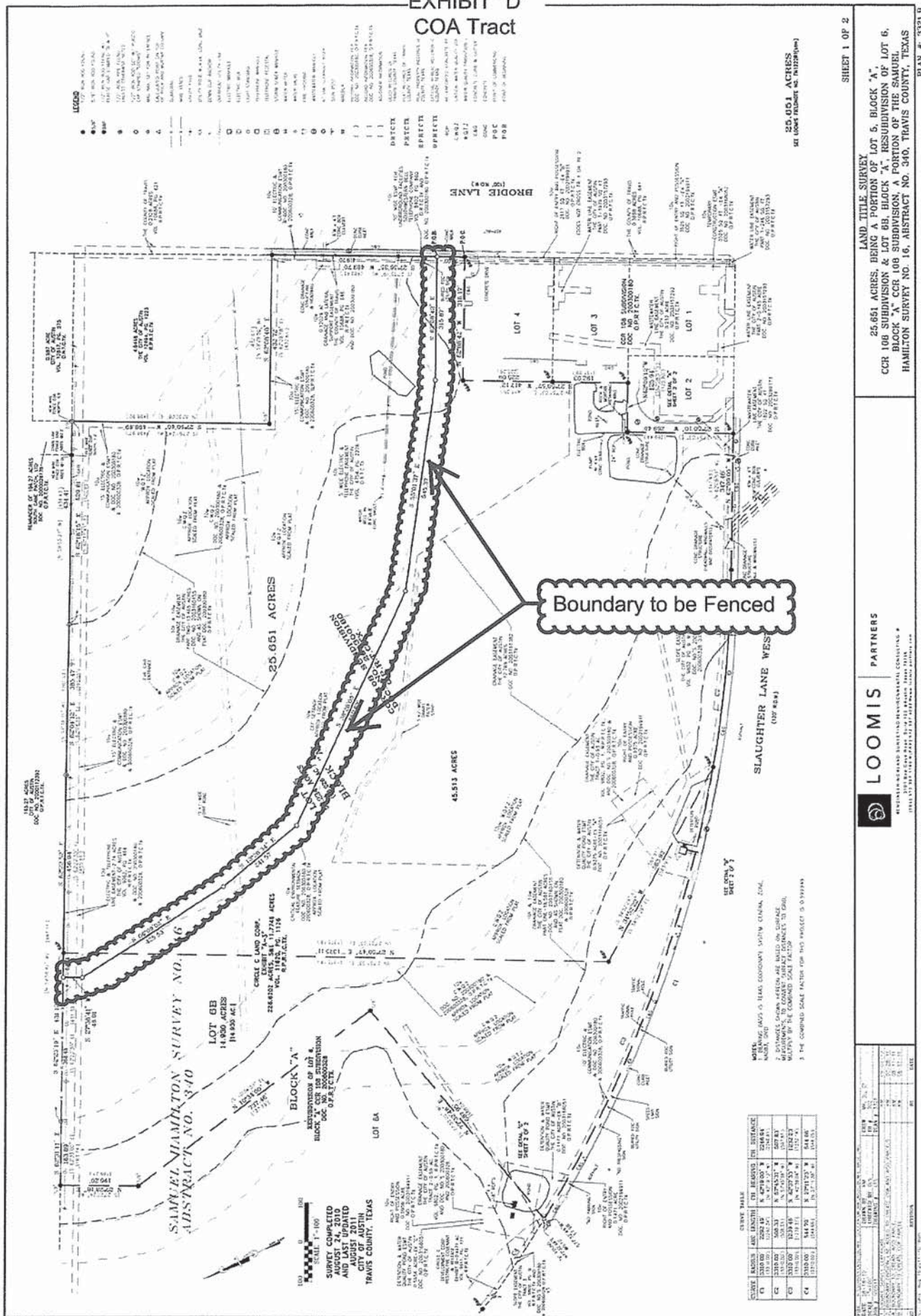
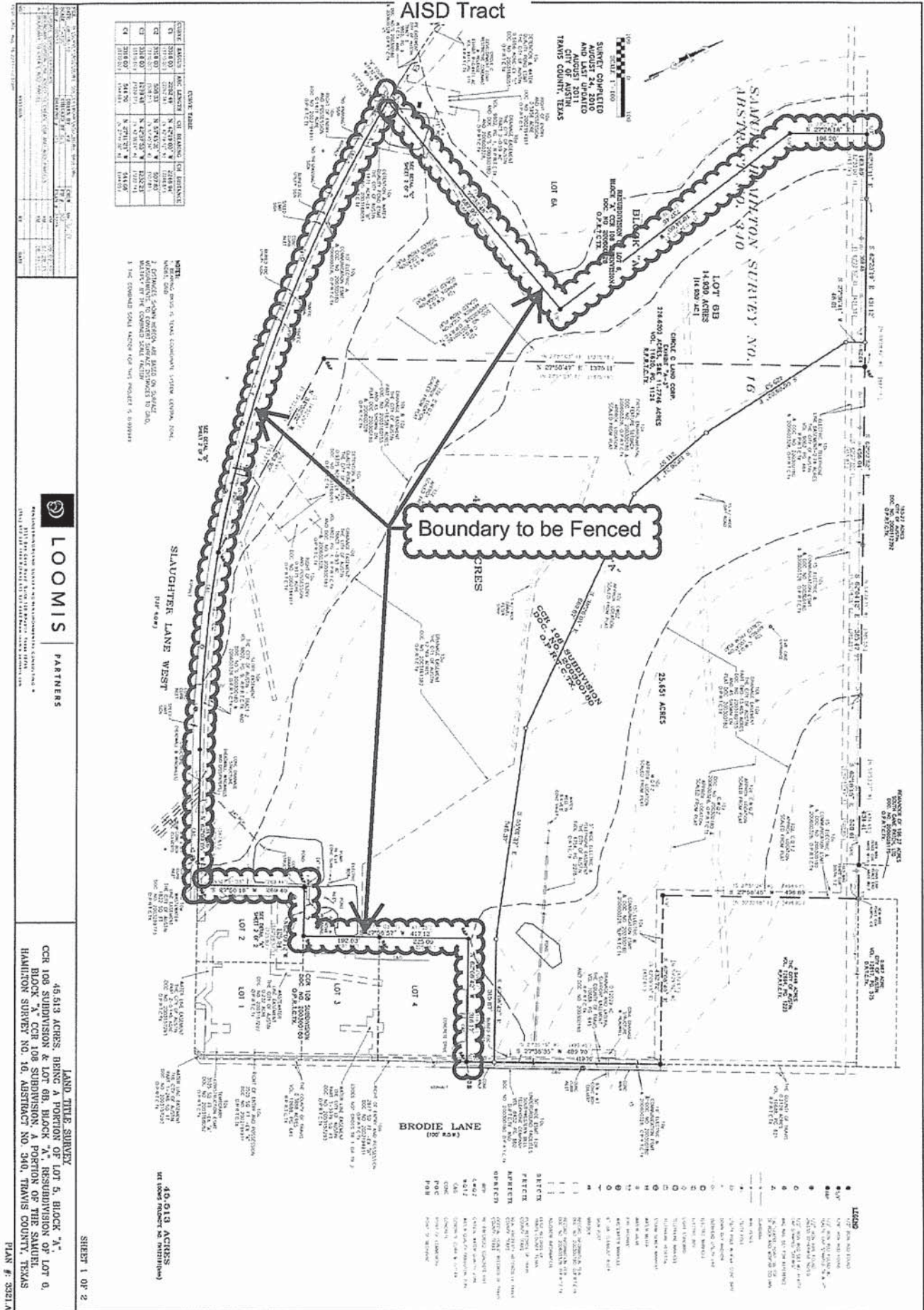


EXHIBIT "D" AISD Tract



Environmental Resource Inventory

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

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

1. SITE/PROJECT NAME: _____ AISD Bowie High School Practice Fields
2. COUNTY APPRAISAL DISTRICT PROPERTY ID (#'s): _____ 844947
3. ADDRESS/LOCATION OF PROJECT: _____ 3700 W. Slaughter Lane, Austin, TX 78749
4. WATERSHED: _____ Slaughter Creek
5. THIS SITE IS WITHIN THE (Check all that apply)

Edwards Aquifer Recharge Zone* (See note below)	<input checked="" type="checkbox"/> YES	<input type="checkbox"/> No
Edwards Aquifer Contributing Zone*	<input type="checkbox"/> YES	<input checked="" type="checkbox"/> No
Edwards Aquifer 1500 ft Verification Zone*	<input type="checkbox"/> YES	<input checked="" type="checkbox"/> No
Barton Spring Zone*	<input checked="" type="checkbox"/> YES	<input type="checkbox"/> No

*(as defined by the City of Austin – LDC 25-8-2)

Note: If the property is over the Edwards Aquifer Recharge zone, the Hydrogeologic Report and karst surveys must be completed and signed by a Professional Geoscientist Licensed in the State of Texas.

6. DOES THIS PROJECT PROPOSE FLOODPLAIN MODIFICATION?.....☐ YES** ☒ NO
If yes, then check all that apply:
 - ☐ (1) The floodplain modifications proposed are necessary to protect the public health and safety;
 - ☐ (2) The floodplain modifications proposed would provide a significant, demonstrable environmental benefit, as determined by a **functional assessment** of floodplain health as prescribed by the Environmental Criteria Manual, or
 - ☐ (3) The floodplain modifications proposed are necessary for development allowed in the critical water **quality zone under Section 25-8-261 or 25-8-262 of the LDC.**
 - ☐ (4) The floodplain modifications proposed are outside of the Critical Water Quality Zone in an area determined to be in poor or fair condition by a **functional assessment** of floodplain health.

**** If yes, then a functional assessment must be completed and attached to the ERI (see Section 1.7 and Appendix X in the Environmental Criteria Manual for forms and guidance) unless conditions 1 or 3 above apply.**

7. IF THE SITE IS WITHIN AN URBAN OR SUBURBAN WATERSHED, DOES THIS PROJECT PROPOSE A UTILITY LINE PARALLEL TO AND WITHIN THE CRITICAL WATER QUALITY ZONE? ☐ YES*** ☒ NO

*****If yes, then riparian restoration is required by Section 25-8-261(E) of the LDC and a functional assessment must be completed and attached to the ERI (see Section 1.5 and Appendix X in the Environmental Criteria Manual for forms and guidance).**

8. There is a total of 10 (#'s) Critical Environmental Feature(s)(CEFs) on or within 150 feet of the project site. If CEF(s) are present, attach a detailed **DESCRIPTION** of the CEF(s), color **PHOTOGRAPHS**, the **CEF WORKSHEET** and provide **DESCRIPTIONS** of the proposed CEF buffer(s) and/or wetland mitigation. Provide the number of each type of CEFs on or within 150 feet of the site (Please provide the number of CEFs):

0 (#'s) Spring(s)/Seep(s) 7 (#'s) Point Recharge Feature(s) 0 (#'s) Bluff(s)
 0 (#'s) Canyon Rimrock(s) 3 (#'s) Wetland(s)

Note: Standard buffers for CEFs are 150 feet, with a maximum of 300 feet for point recharge features. Except for wetlands, if the standard buffer is not provided, you must provide a written request for an administrative variance from Section 25-8-281(C)(1) and provide written findings of fact to support your request. Request forms for administrative variances from requirements stated in LDC 25-8-281 are available from Watershed Protection Department.

9. The following site maps are attached at the end of this report (Check all that apply and provide):

All ERI reports must include:

- ☒ **Site Specific Geologic Map with 2-ft Topography**
- ☒ **Historic Aerial Photo of the Site**
- ☒ **Site Soil Map**
- ☒ **Critical Environmental Features and Well Location Map on current Aerial Photo with 2-ft Topography**

Only if present on site (Maps can be combined):

- ☒ **Edwards Aquifer Recharge Zone with the 1500-ft Verification Zone**
(Only if site is over or within 1500 feet the recharge zone)
- ☐ **Edwards Aquifer Contributing Zone**
- ☒ **Water Quality Transition Zone (WQTZ)**
- ☒ **Critical Water Quality Zone (CWQZ)**
- ☐ **City of Austin Fully Developed Floodplains for all water courses with up to 64-acres of drainage**

10. **HYDROGEOLOGIC REPORT** – Provide a description of site soils, topography, and site specific geology below (Attach additional sheets if needed):

Surface Soils on the project site is summarized in the table below and uses the SCS Hydrologic Soil Groups*. If there is more than one soil unit on the project site, show each soil unit on the site soils map.

Soil Series Unit Names, Infiltration Characteristics & Thickness		
Soil Series Unit Name & Subgroup**	Group*	Thickness (feet)
Speck stony clay loam, 1-5% (SsC), Lithic Argiustolls	D	1.5
Tarrant soils, 5-18% (TaD), Lithic Calciustolls	D	0.5 - 1

*Soil Hydrologic Groups Definitions (*Abbreviated*)

- A. Soils having a high infiltration rate when thoroughly wetted.
- B. Soils having a moderate infiltration rate when thoroughly wetted.
- C. Soils having a slow infiltration rate when thoroughly wetted.
- D. Soils having a very slow infiltration rate when thoroughly wetted.

**Subgroup Classification – See Classification of Soil Series Table in County Soil Survey.

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

The subject property lies within the Oak Hill, Texas U.S. Geological Survey (USGS) 7.5-minute topographic map quadrangle. Topographic mapping for the project and by the City of Austin (Attachments B, D, E and F) show that elevations within the property range from a high of about 782 ft msl (mean sea level) along the north edge of the property to a low of about 758 ft msl near the south corner of the property.

The entire site is within the Slaughter Creek watershed, and surface runoff flows either northeastward or southwestward, converging on an unnamed tributary of Slaughter Creek, which flows southeastward across the property. The Federal Emergency Management Agency (FEMA) does not map any portion of the subject property within a 100- or 500-year floodplain (FEMA, 2008).

FEMA, 2008. Digital Flood Insurance Rate Map Database, Travis County, Texas (and incorporated areas). Washington, D.C.

List surface geologic units below:

Geologic Units Exposed at Surface		
Group	Formation	Member
Washita	Georgetown	--
Edwards	Person	Leached & Collapsed (undivided)
Edwards	Person	Regional Dense

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

As mapped by Small et al. (1996), outcropping geologic formations on the subject property include the Regional Dense Member and the Leached and Collapsed members (undivided) of the Person Formation, as well as the Georgetown Formation (Attachment B), and the distribution of these units within the property is principally controlled by three faults reported (Small et al., 1996) to trend northeastward across the property. Bedrock exposures within the property are sparse and not well suited to verifying the accuracy of the geology mapping shown on Attachment B. Nonetheless, the mapping of the Georgetown Formation in the easternmost part of the property and the easternmost fault is corroborated by earlier mapping by the Texas Bureau of Economic Geology; as is the presence of bedrock units of the Edwards Group west of the Georgetown Formation. In addition, the localized occurrences of presence of steeping dipping and fractured bedrock in localized areas of the site, strongly suggest the presence of multiple faults.

Small, Ted A. J. A. Hanson, and N. M. Hauwert, 1996. Geologic framework and hydrogeologic characteristics of the Edwards aquifer outcrop (Barton Springs segment), northeastern Hays and southwestern Travis counties, Texas. Water-Resources Inv. Rpt 96-4306, U.S. Geological Survey, Austin, Texas.

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

There are 0 (#) wells present on the project site and the locations are shown and labeled

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

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

 (#s) The wells are in use and comply with 16 TAC Chapter 76.

There are 1 (#s) wells that are off-site and within 150 feet of this site.

11. **THE VEGETATION REPORT** – Provide the information requested below:

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

Vegetation consisted of a mix of riparian woodlands, juniper woodlands, and juniper savanna habitats. Riparian and juniper woodlands occupy the eastern half of the subject property, with the majority of the riparian woodland present along the margins of the unnamed tributary to Slaughter Creek in the southern third of the subject property. The remainder of the subject property consisted predominantly of juniper savanna.

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

If yes, list the dominant species below:

Woodland species	
Common Name	Scientific Name
Ashe juniper	Juniperous ashei
Plateau live oak	Quercus fusiformis
Spanish oak	Quercus buckelyi
Cedar elm	Ulmus crassifolia
Netleaf hackberry	Celtus laevigata

There is grassland/prairie/savanna on site.....☒ YES ☐ NO *(Check one).*

If yes, list the dominant species below:

Grassland/prairie/savanna species	
Common Name	Scientific Name
Johnsongrass	Sorghum halepense
King Ranch bluestem	Bothriochloa ischaemum
Cedar sedge	Carex planostachys
Bermudagrass	Cynodon dactylon
Sideoats grama	Bouteloua curtipendula
Wright's threeawn	Aristida purpurea
Dropseed	Sporobolus sp.

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

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

Hydrophytic plant species		
Common Name	Scientific Name	Wetland Indicator Status
Black willow	Salix niger	FACW
Eastern cottonwood	Populus deltoides	FAC
American sycamore	Platanus occidentalis	FAC
Southern knotroot bristlegrass	Setaria parviflora	FAC
Blue curls	Phacelia congesta	NOT LISTED
Smartweed	Polygonum ramosissimum	FACW
Needle spikerush	Eleocharis acicularis	OBL

A tree survey of all trees with a diameter of at least eight inches measured four and one-half feet above natural grade level has been completed on the site.

☒ YES ☐ NO (Check one).

12. WASTEWATER REPORT – Provide the information requested below.

Wastewater for the site will be treated by (Check of that Apply):

- ☐ On-site system(s)
☐ City of Austin Centralized sewage collection system
☐ Other Centralized collection system

Note: All sites that receive water or wastewater service from the Austin Water Utility must comply with Chapter 15-12 of Austin City Code and wells must be registered with the City of Austin

The site sewage collection system is designed and will be constructed to in accordance to all State, County and City standard specifications.

☒ YES ☐ NO (Check one).

Calculations of the size of the drainfield or wastewater irrigation area(s) are attached at the end of this report or shown on the site plan.

☐ YES ☐ NO ☒ Not Applicable (Check one).

Wastewater lines are proposed within the Critical Water Quality Zone?

☐ YES ☒ NO (Check one). If yes, then provide justification below:

Is the project site is over the Edwards Aquifer?

☒ YES ☐ NO (Check one).

If yes, then describe the wastewater disposal systems proposed for the site, its treatment level and effects on receiving watercourses or the Edwards Aquifer.

No wastewater disposal systems are required for the site.

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

Date(s) ERI Field Assessment was performed: 08/04/2014 - 08/07/2014
Date(s)

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

J. Jackson Harper

Print Name



Signature

J. Jackson Harper, P.G. (TX #50134)

Name of Company

(512) 243-8671

Telephone

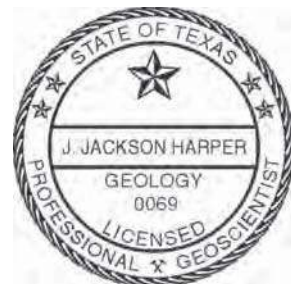
jackson@jjhgeo.com

Email Address

08/15/2014

Date

For project sites within the Edwards Aquifer Recharge Zone, my signature and seal also certifies that I am a licensed Professional Geoscientist in the State of Texas as defined by ECM 1.12.3(A).



Print Form

CITY OF AUSTIN CRITICAL ENVIRONMENTAL FEATURE WORKSHEET

1	Project Name:	AlSD Bowie High School Practice Fields	5	Primary Contact Name:	J. Jackson Harper, P.G.
2	Project Address:	3700 W/ Slaughter Lane, Austin, TX 78749	6	Phone Number:	(512) 243-8671
3	Date:	08/08/2014	7	Prepared By:	Jackson Harper
4	Environmental Assessment Date:	08/04/2014 - 08/07/2014	8	CEFS Located? (yes,no)	Yes

[illegible]

City of Austin Use Only	WPDRD CASE NUMBER
-------------------------	-------------------

ATTACHMENT A (Cont'd)

CRITICAL ENVIRONMENTAL FEATURE DESCRIPTIONS AND PROPOSED BUFFERS

G01 – Point Recharge Feature (solution-enlarged fracture)

Dimensions: 1.5 ft L x 0.8 ft W x 1 ft D.
Infill: Leaves, duff.
Substrate: Compacted, dry, silty clay soil.
Recharge Indications: Limited sapping of soil.
Infiltration Rate: Low to moderately low.
Topo Setting: Flat terrain with slopes between 1% and 2%.
Comments: Clustered with G02 and G03. All are potentially associated with a geologic fault.

Proposed Setback: Standard setback per City of Austin Environmental Criteria Manual [Sec 1.3.0(A)1.e]. Setback to encompass clustered features G01, G02 and G03. 50-ft setback downslope and cross-slope from the edge of the cluster. 50-ft setback tapering to a point 300 ft upslope from the edge of the cluster (see Attachment E).

Because of compatible land use, ground slope, and vegetation conditions upslope of the feature, COA may allow reduction of the upslope extent of the setback to a minimum of 150 ft. In either case, most of the setback upslope of the feature is outside of the subject property and not under control of the project site owner.



View of G01 from south.



Close up view of G01 from above.

G02 – Point Recharge Feature (closed depression)

Dimensions: 2 ft L x 2 ft W x 1 ft D.
Infill: Duff, sticks, and a few loose, small boulders.
Substrate: Compacted, dry, silty clay soil.
Recharge Indications: Some soil sapping.
Infiltration Rate: Low to moderately low.
Topo Setting: Flat terrain with slopes between 1% and 2%.
Comments: Clustered with G01 and G03. All are potentially associated with a geologic fault.

Proposed Setback: Standard setback per City of Austin Environmental Criteria Manual [Sec 1.3.0(A)1.e]. Setback to encompass clustered features G01, G02 and G03. 50-ft setback downslope and cross-slope from the edge of the cluster. 50-ft setback tapering to a point 300 ft upslope from the edge of the cluster (see Attachment E).

Because of compatible land use, ground slope, and vegetation conditions upslope of the feature, COA may allow reduction of the upslope extent of the setback to a minimum of 150 ft. In either case, however, most of the setback upslope of the feature is outside of the subject property and not under control of the project site owner.



View of G02 from the south.



Close up view of G02 from above.

G03 – Point Recharge Feature (closed depression beneath large boulder)

Dimensions: 2 ft L x 1.5 ft W x 1 ft D.
Infill: Duff and leaves.
Substrate: Compacted, dry, silty clay soil and limestone bedrock.
Recharge Indications: Some soil sapping.
Infiltration Rate: Low to moderately low.
Topo Setting: Flat terrain with slopes between 1% and 2%.
Comments: Depression is beneath a flat-lying boulder that is separated from two flanking boulders by surface fractures. A cave cricket was observed beneath the void beneath the central surface boulder. G03 is clustered with G01 and G02; all are potentially associated with a geologic fault.

Proposed Setback: Standard setback per City of Austin Environmental Criteria Manual [Sec 1.3.0(A)1.e]. Setback to encompass clustered features G01, G02 and G03. 50-ft setback downslope and cross-slope from the edge of the cluster. 50-ft setback tapering to a point 300 ft upslope from the edge of the cluster (see Attachment E).

Because of compatible land use, ground slope, and vegetation conditions upslope of the feature, COA may allow reduction of the upslope extent of the setback to a minimum of 150 ft. In either case, however, most of the setback upslope of the feature is outside of the subject property and not under control of the project site owner.



View of G03 from the southeast.



Close up view of G03 from above.

G05 – Wetland (within a closed depression)

Dimensions: 55 ft L x 50 ft W x 3 ft D.
Infill: High plasticity and low permeability clay soil with extensive desiccation cracks.
Substrate: Clay(?).
Recharge Indications: None.
Infiltration Rate: Very low to nil.
Topo Setting: Flat terrain with slopes slightly more than 2%.
Comments: Depression contains hydric soil and hydrophytic vegetation. Feature may have resulted from ground subsidence or collapse, but the feature is primarily a wetland; not a recharge feature.

Proposed Setback: Standard setback per City of Austin Environmental Criteria Manual [Sec 1.3.0(A)1.f]. 150-ft minimum radius from the edge of the depression. The northernmost edge of the setback would be outside of the subject property and not under control of the project site owner. The setback will overlap the setback for G06 (see Attachment E).



View of G05 from southeast side.

G06 – Point Recharge Feature (closed depression)

Dimensions: 8 ft L x 8 ft W x 1.5 ft D.
Infill: Few gravel- and cobble-sized limestone fragments.
Substrate: Firm, sandy, silty clay.
Recharge Indications: None.
Infiltration Rate: Low to moderately low.
Topo Setting: Flat terrain with slopes greater than 2%.
Comments: Depression is densely vegetated with native grasses.

Proposed Setback: Standard setback per City of Austin Environmental Criteria Manual [Sec 1.3.0(A)1.e]. 50-ft setback downslope and cross-slope from the edge of the cluster. 50-ft setback tapering to a point 300 ft upslope from the edge of the feature (see Attachment E). The setback will overlap the setback for G05.



View of G06 from the south.



Close up view of G06 from southeast.

G07 – Point Recharge Feature (sinkhole)

Dimensions: 7 ft L x 7 ft W x 1.5 ft D.
Infill: Loose, flat, small, limestone boulders; duff, leaves.
Substrate: Limestone.
Recharge Indications: Little or no soil infill.
Infiltration Rate: Moderate to rapid.
Topo Setting: Flat terrain with slopes greater than 2%.
Comments: Perimeter of sinkhole consists of broken limestone rock slumped toward the center of the depression.

Proposed Setback: Standard setback per City of Austin Environmental Criteria Manual [Sec 1.3.0(A)1.e]. 50-ft setback downslope and cross-slope from the edge of the cluster. 50-ft setback tapering to a point 300 ft upslope from the edge of the feature (see Attachment E).

Mapped topography of the project site (Attachment E) suggests the catchment area for G07 extends at least 300 ft upslope from the edge of the feature. Detailed mapping may show the catchment area to be smaller, which may allow the upslope setback distance to be reduced.



View of G07 from the northeast.



Close up view of G07 from above.

G08 – Point Recharge Feature (closed depression)

Dimensions: 12 ft L x 8 ft W x 2 ft D (with long axis oriented 165°)

Infill: None.

Substrate: Firm, silty clay.

Recharge Indications: None.

Infiltration Rate: Low to moderately low.

Topo Setting: Flat terrain with slopes greater than 2%.

Comments: Depression is densely vegetated with native grasses.

Proposed Setback: Standard setback per City of Austin Environmental Criteria Manual [Sec 1.3.0(A)1.e]. 50-ft setback downslope and cross-slope from the edge of the cluster. 50-ft setback tapering to a point 300 ft upslope from the edge of the feature (see Attachment E). Most of the setback upslope of the feature is outside of the subject property and not under control of the project site owner.



View of G08 from the south.



Close up view of G08.

G11 – Point Recharge Feature (clustered closed depressions)

Dimensions: 30 ft L x 15ft W x 1.5 ft D (overall dimensions)
Infill: None.
Substrate: Firm, silty clay.
Recharge Indications: Soil sapping.
Infiltration Rate: Low to moderately low.
Topo Setting: Flat terrain with slopes between 1% and 2%.
Comments: Multiple, oval to circular, closed depressions in a field of notably large limestone boulders.

Proposed Setback: Standard setback per City of Austin Environmental Criteria Manual [Sec 1.3.0(A)1.e]. 50-ft setback downslope and cross-slope from the edge of the cluster. 50-ft setback tapering to the upslope limit of the catchment area 160 ft upslope from the edge of the feature (see Attachment E). The entire setback is outside of the subject property and not under control of project site owner.



View of G11 from the southeast.

G12 – Wetland (within a drainage course)

Dimensions: 62 ft L x 40 ft W x 0.5 ft D (overall dimensions)
Substrate: Silty clay soil over limestone bedrock.
Recharge Indications: None.
Infiltration Rate: Very low to nil.
Topo Setting: Generally flat terrain along a gently sloping drainage channel.
Comments: Small depression dominated by vegetative species characteristic of hydric conditions.

Proposed Setback: Modified from the standard setback per City of Austin Environmental Criteria Manual [Sec 1.3.0(A)1.f] to achieve the same buffer area required, while altering the buffer shape to keep it within the onsite Water Quality Transition Zone and Critical Water Quality Zone (see Attachment E).



Overview of G12. Wetland within drainage channel.

Structural Sink – Wetland (former stock tank)

Dimensions: 160 ft L x 54 ft W x 0.5 ft D (overall dimensions)
Substrate: Low plasticity and low permeability clay.
Recharge Indications: None.
Infiltration Rate: Very low to nil.
Topo Setting: Generally flat terrain along a gently sloping drainage channel.
Comments: Depression dominated by vegetative species characteristic of hydric conditions and ponding present.

Proposed Setback: Standard setback per City of Austin Environmental Criteria Manual [Sec 1.3.0(A)1.f]. 150-ft minimum radius from the edge of the depression. Only the southwestern part of the setback would be within the subject property and under control of the project site owner. (see Attachment E).



Overview of Structural Sink. Contained water at time of site visit and dominated by *Polygnum* sp.

Water Well – TWDB Well No. 58-50-411

Description: This is an unused water well located approximately 100 ft outside of the project site boundary. The well was reportedly drilled in 1940, presumably for livestock watering and/or domestic water supply. The well consists of 6-inch ID steel casing extending from a height of 1.5 ft above ground level to an unknown depth. The well is reported to be 469ft deep. The well casing is not sealed to prevent entry of contaminants. Water level measurements taken between 1978 and 2005 show water levels to be 217 to 231ft below ground surface.



Water Well 58-50-411

Legend

Geologic Units (Small et al., 1996)

- Kgt Georgetown Formation
- Kplc Person Fm - Leached & Collapsed Mbrs (undivided)
- Kprd Person Fm - Regional Dense Mbr

Faults (Small et al., 1996)

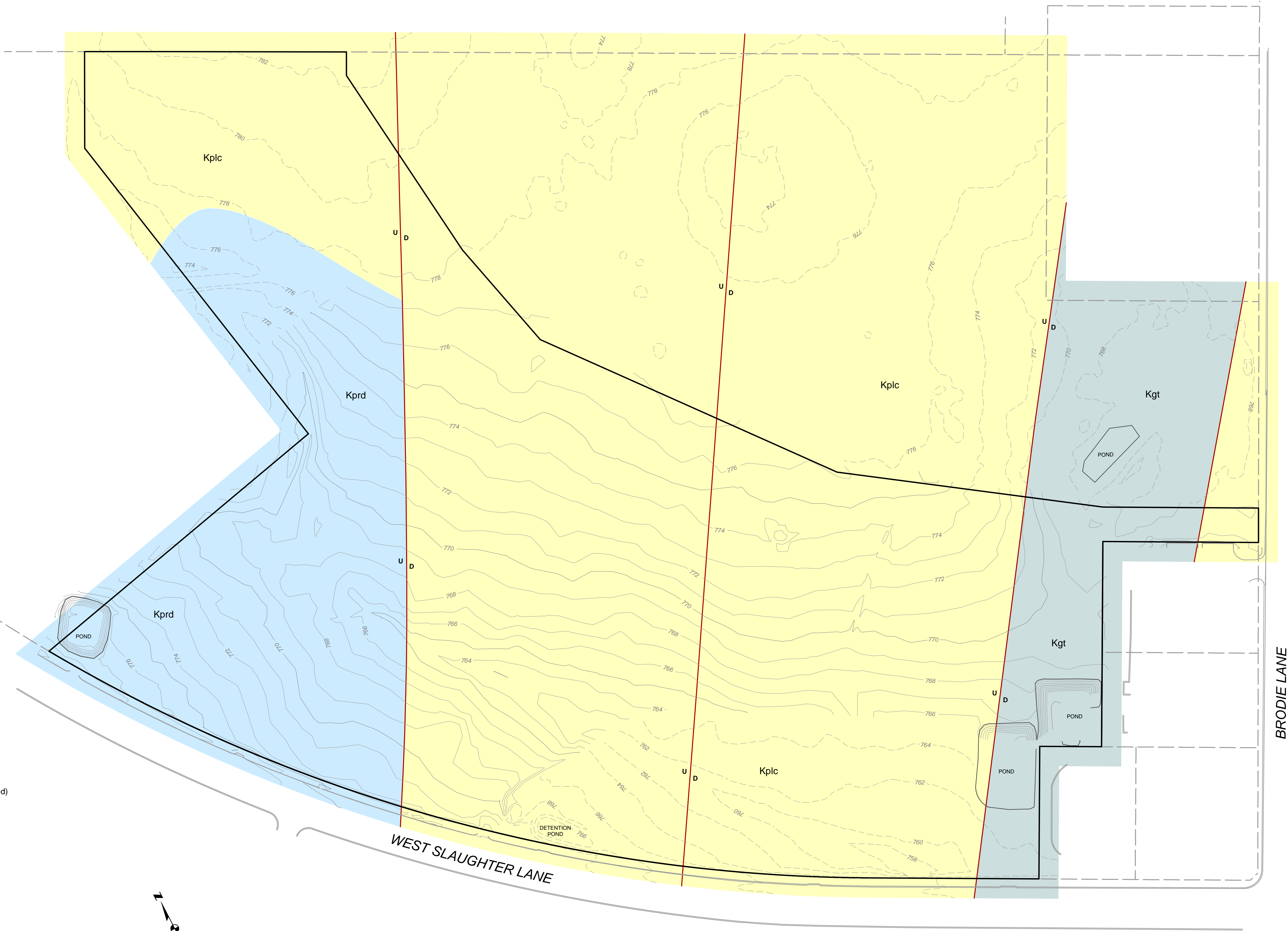
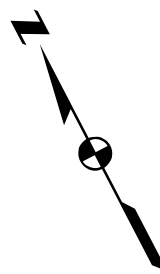
Up
Down

- Property Line
- Adjoining Tracts

Notes:

- The project site is entirely within the Edwards aquifer Recharge Zone.

0 100 200 300
Feet



J. Jackson Harper, P.G.
Geological & Hydrogeological Consulting
403 N. Lake Hills Drive • Austin, Texas 78733-3115
Tel: (512) 243-8671 • Fax: (512) 263-9690

SITE GEOLOGY MAP

ASD BOWIE HIGH SCHOOL PRACTICE FIELDS
WEST SLAUGHTER LANE, AUSTIN, TEXAS

ATTACHMENT

B

REVISION

DATE

NO.

DRAWN BY: JH

DESIGNED BY: JH

REVIEWED BY: JH

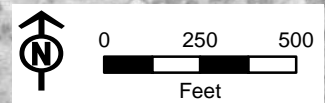
PROJECT NO.: 14088-01

RELEASED: 08/08/2014

LEGEND

 STRATUS LAND DONATION BOUNDARY

BOWMAN PROJ. NO. 005982-01-001 | P. 005982 - AISD STRATUS LAND DONATION GIS/AISD STRATUS LAND DONATION, PESA FIG6-AERIAL1980.MXD | L. ZEBEHAZY | MARCH 2, 2014 | TPE FIRM NO. F-14309



Legend

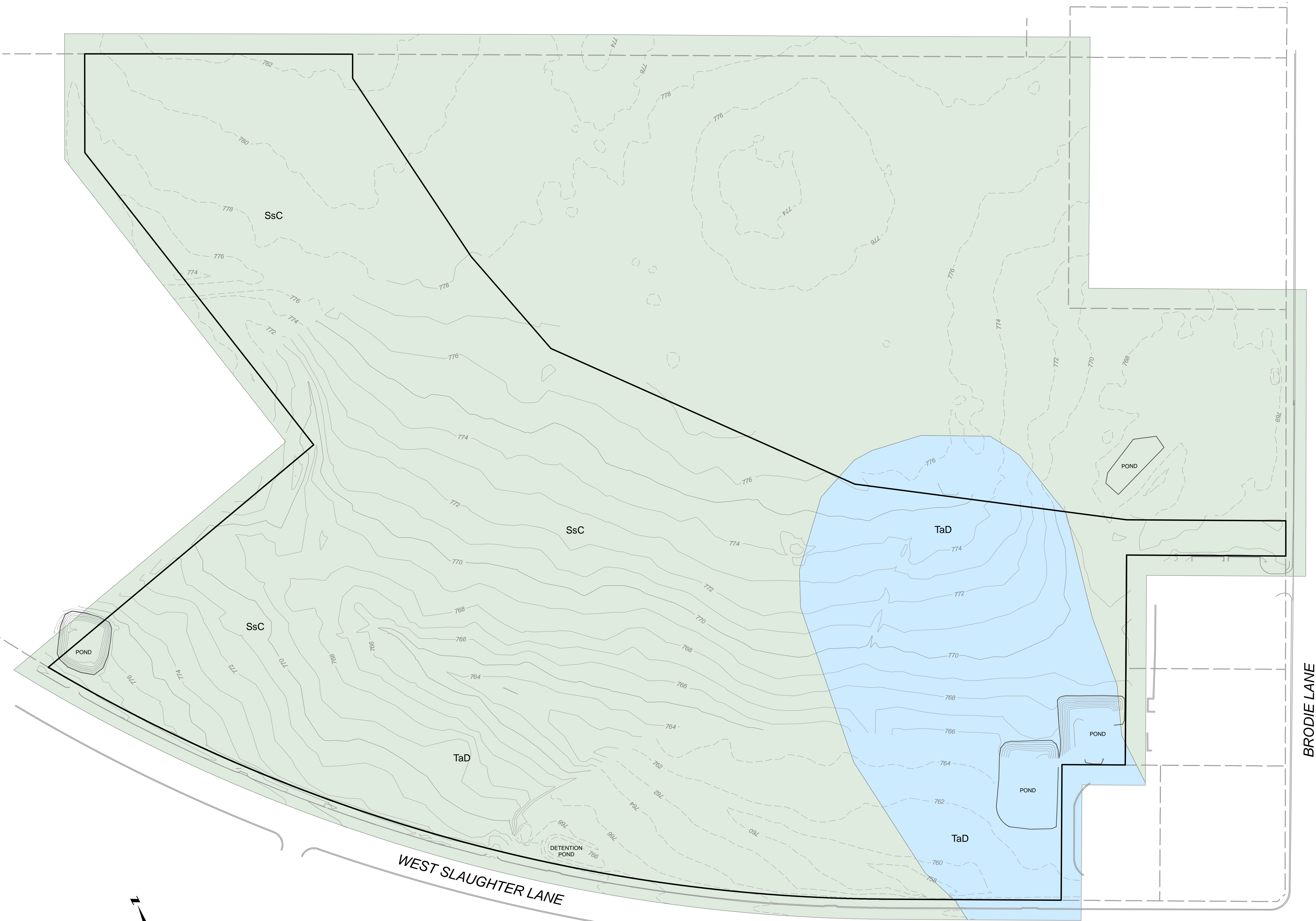
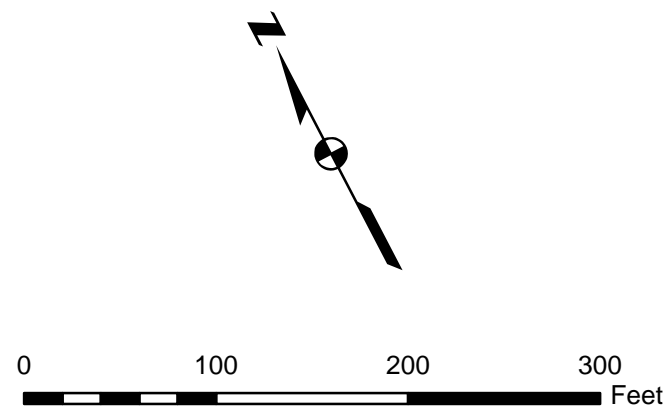
Soil Map Units (NRCS, 2012)

- SsC

Speck stony clay loam, 1-5% slopes
- TaD

Tarrant soils, 5-18% slopes

- Property Line
- Adjoining Tracts



SITE SOILS MAP

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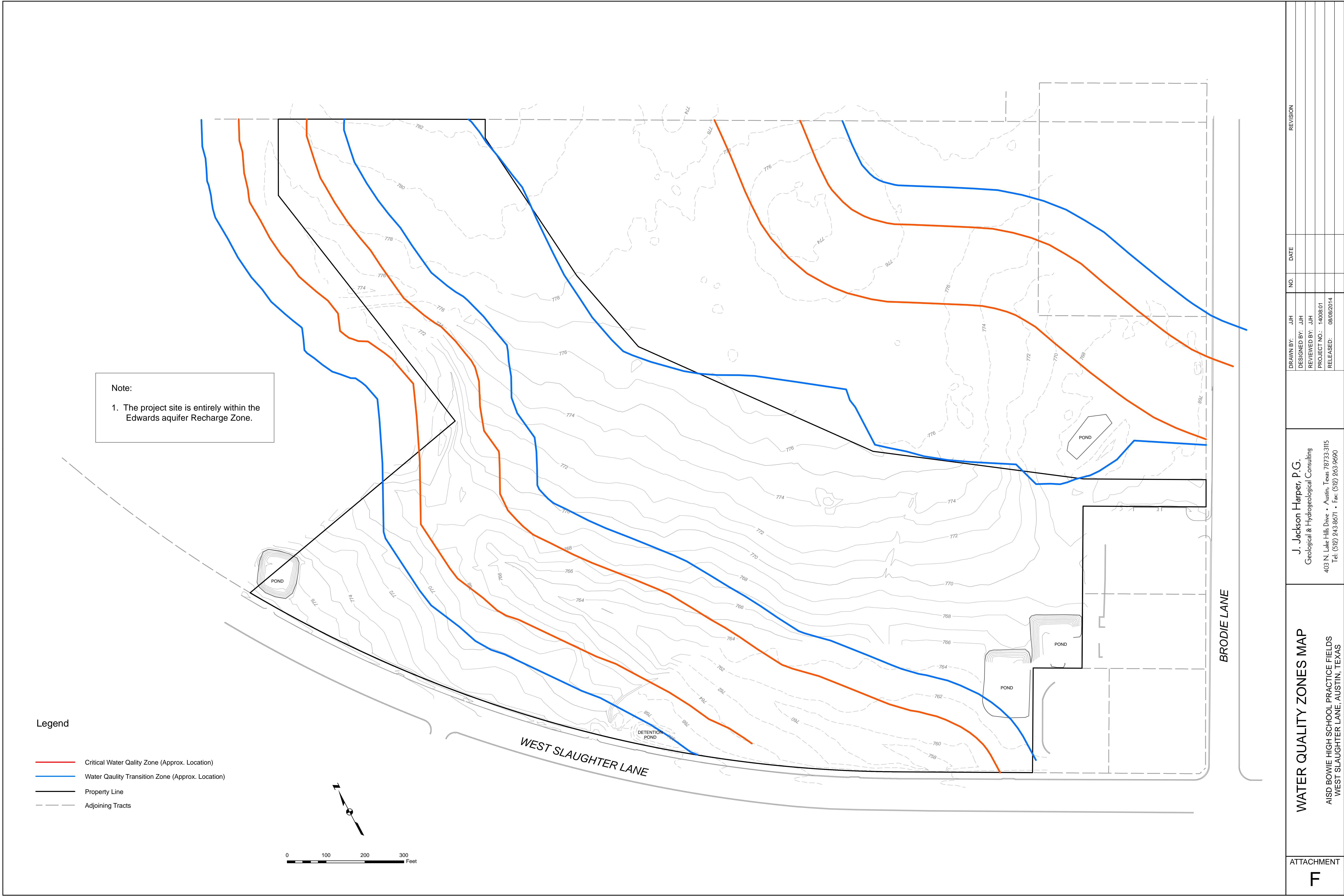
DRAWN BY:	JJH	NO.	DATE	REVISION
DESIGNED BY:	JJH			
REVIEWED BY:	JJH			
PROJECT NO.:	14088-01			
RELEASED:	08/08/2014			



Legend

- Water Well (58-50-411)
- Critical Environmental Features**
- CEF Limits
- Proposed Setback
- Property Line
- Adjoining Tracts

CRITICAL ENVIRONMENTAL FEATURES AND WELL LOCATION MAP		ATTACHMENT	
AUSD BOWIE HIGH SCHOOL PRACTICE FIELDS WEST SLAUGHTER LANE, AUSTIN, TEXAS		E	
J. Jackson Harper, P.G. Geological & Hydrogeological Consulting 403 N. Lake Hills Drive • Austin, Texas 78733-3115 Tel: (512) 243-8671 • Fax: (512) 263-9690		REVISION	
DRAWN BY: JH		NO.	
DESIGNED BY: JH		DATE	
REVIEWED BY: JH			
PROJECT NO.: 14008-01			
RELEASED: 08/08/2014			



ATTACHMENT F	WATER QUALITY ZONES MAP	J. Jackson Harper, P.G. Geological & Hydrogeological Consulting 403 N. Lake Hills Drive • Austin, Texas 78733-3115 Tel: (512) 243-8671 • Fax: (512) 263-9690	REVISION			
			NO.		DATE	
			DRAWN BY: JJH		DESIGNED BY: JJH	
			REVIEWED BY: JJH		PROJECT NO.: 14088-01	
			RELEASED: 08/08/2014			