

DYNAMIC FINANCE CORPORATION
TRACT 3-1
39.285 ACRES
DOC. 2013122753
O.P.R.W.C.T.

DYNAMIC FINANCE CORPORATION
TRACT 2-2
56.597 ACRES
DOC. 2013122753
O.P.R.W.C.T.

CITY OF AUSTIN
AUSTIN 2 MILE ETJ

CITY OF AUSTIN
AUSTIN 2 MILE ETJ

E. PARMER LANE
(200' R.O.W.)

YAGER LANE
(200' R.O.W.)

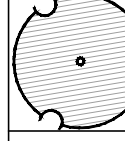
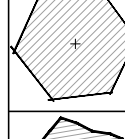
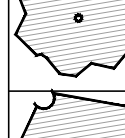
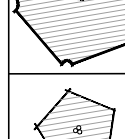
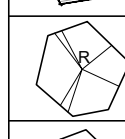
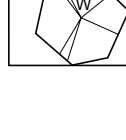
FLOWER OF LIFE HEALING
MINISTRIES
LOT 1
DOCUMENT NO. 2015149953
O.P.R.T.C.T.

TERRY TYRONE HARMON
6.364 ACRE
DOCUMENT NO. 2004210532
O.P.R.T.C.T.

TERRY TYRONE HARMON
0.5 ACRE
DOCUMENT NO. 200191866
O.P.R.T.C.T.

TERRY TYRONE HARMON
4.25 ACRE
DOCUMENT NO. 2004210532
O.P.R.T.C.T.

TREES

SYMBOL	QTY	BOTANICAL NAME COMMON NAME SIZE
	96	TREES SELECTED FROM CITY OF AUSTIN GROW GREEN PLANTING GUIDE 15" Cal. MIN. 6' Ht. MIN.
	41	
	74	
	73	
	3	
	2	
	3	

LANDSCAPE CALCULATION LIST

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

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

ETJ SITE PLAN NOTE

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

DROUGHT PLANTING NOTE

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

NOTE:

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

NOTE:

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

NOTE:

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

ATTENTION:

THE ARCHITECT ASSUMES NO RESPONSIBILITY FOR THE EXISTENCE OR
LOCATION OF ANY SURFACE OR SUBSURFACE STRUCTURES. THE
CONTRACTOR IS RESPONSIBLE FOR CONTRACTING ALL AGENCIES AND/OR
OWNERS TO VERIFY THIS INFORMATION. THE CONTRACTOR SHALL CONTACT
DIG TESS (800-344-8377), OR TEXAS ONE CALL (800-245-4545) OR LONE STAR
(800-868-8344) AT LEAST 48 HOURS BEFORE COMMENCING ANY WORK THAT
WOULD EFFECT UTILITIES.

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

CITY REQUIRED
LANDSCAPE PLAN



DRAWN BY:

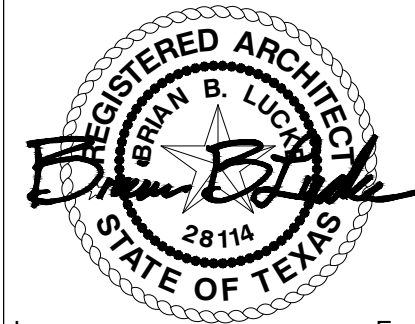
JMB

CHECKED BY:

BBL

PROJECT #:

19-2426



Issue:
6-28-2022






Exp:
2-28-23

LDG DEVELOPMENT

1469 SOUTH FOURTH
STREET, LOUISVILLE, KY
(P) 502-609-4940

BKO PARMER

4801 EAST PARMER LANE, AUSTIN, TEXAS
78653

ISSUED FOR PERMIT

ISSUED FOR BID

ISSUED FOR CONSTRUCTION

DWG NAME

DATE

6/28/2022

DESCRIPTION

CITY LANDSCAPE PLAN

SHEET

SP-2021-0034D

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

Travis County, Texas

February 2022

Submitted to:

River City Capital Partners, LLC
3003 Manchaca,
Austin, TX 78704

Prepared By:

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

aci Project No.: 22-19-040

Environmental Resource Inventory

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

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

1. SITE/PROJECT NAME: 4801 E. Yager Lane Tract
2. COUNTY APPRAISAL DISTRICT PROPERTY ID (#'s): 247875
3. ADDRESS/LOCATION OF PROJECT: 4801 E. Yager Lane
4. WATERSHED: Harris Branch Watershed
5. THIS SITE IS WITHIN THE (Check all that apply)

Edwards Aquifer Recharge Zone* (See note below)	<input type="checkbox"/> YES	<input checked="" 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 type="checkbox"/> YES	<input checked="" 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 2 (#'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) 0 (#'s) Point Recharge Feature(s) 0 (#'s) Bluff(s)
 0 (#'s) Canyon Rimrock(s) 2 (#'s) Wetland(s)

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

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

All ERI reports must include:

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

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

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

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

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

Soil Series Unit Names, Infiltration Characteristics & Thickness		
Soil Series Unit Name & Subgroup**	Group*	Thickness (feet)
See attachment Q10-1		

*Soil Hydrologic Groups Definitions (*Abbreviated*)

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

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

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

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

Reference:

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

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

List surface geologic units below:

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

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

See Attachment Q10-2

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

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

References:

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

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

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

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

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

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

There are 0 (#s) wells that are off-site and within 150 feet of this site.

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

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

See Attachment Q11-1

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

If yes, list the dominant species below:

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

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

If yes, list the dominant species below:

Grassland/prairie/savanna species	
Common Name	Scientific Name
Johnson Grass	Sorghum halepense

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

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

Hydrophytic plant species		
Common Name	Scientific Name	Wetland Indicator Status
Spike Rush	Eleocharis sp.	FacW
Curly Doc	Rumex crispus	FacW
Black Willow	Salix nigra	FacW+
Rooseveltweed	Bacharris neglecta	Fac
Smartweed	Polygonum sp.	Obl

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

☐ YES ☒ NO (Check one).

12. WASTEWATER REPORT – Provide the information requested below.

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

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

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

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

☒ YES ☐ NO (Check one).

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

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

Wastewater lines are proposed within the Critical Water Quality Zone?

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

Is the project site is over the Edwards Aquifer?

☐ YES ☒ NO (Check one).

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

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

Date(s) ERI Field Assessment was performed: April 2, 2019
Date(s)

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

Mark T. Adams

Print Name

(512) 347-9000

Telephone

madams@aci-group.net

Signature

Email Address

aci group, LLC TBPG Firm License No. 50260

Name of Company

Date

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

P.G.
Seal

Print Form

**List of Attachments for the
Environmental Resource Inventory Form**

Question 8:

Q8-1. Critical Environmental Features

Question 9:

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

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

Q9-3. Site Soil Map

Q9-4. Critical Environmental Feature Map

Q9-5. Critical Water Quality Zone and City of Austin Fully Developed

Floodplain

Question 10:

Q10-1. Surface Soils

Q10-2. Site Geology

Q10-3. Wells

Question 11:

Q11-1. Vegetation Report

Question 8 Attachments

City of Austin Environmental Resource Inventory - Critical Environmental Feature Worksheet

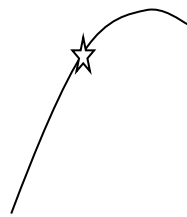
1	Project Name:	4801 E. Yager Lane Tract
2	Project Address:	4801 E. Yager Lane
3	Site Visit Date:	4/2/2019
4	Environmental Resource Inventory Date:	

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

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

City of Austin Use Only CASE NUMBER:	
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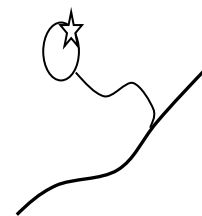
For rimrock, locate the midpoint of the segment that describes the feature.



For wetlands, locate the approximate centroid of the feature and the estimated area.



For a spring or seep, locate the source of groundwater that feeds a pool or stream.



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

Method

Accuracy

GPS X sub-meter

Surveyed meter

Other > 1 meter X

Professional Geologists apply seal below

Q8-1 Critical Environmental Features

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

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

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

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

REFERENCES

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

Wet-1

GPS: N. 30.368954 W. -97.629396

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

Recommendation: This feature will receive a buffer of 150ft



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

Wet-2

GPS: N. 30.371145 W. -97.627476

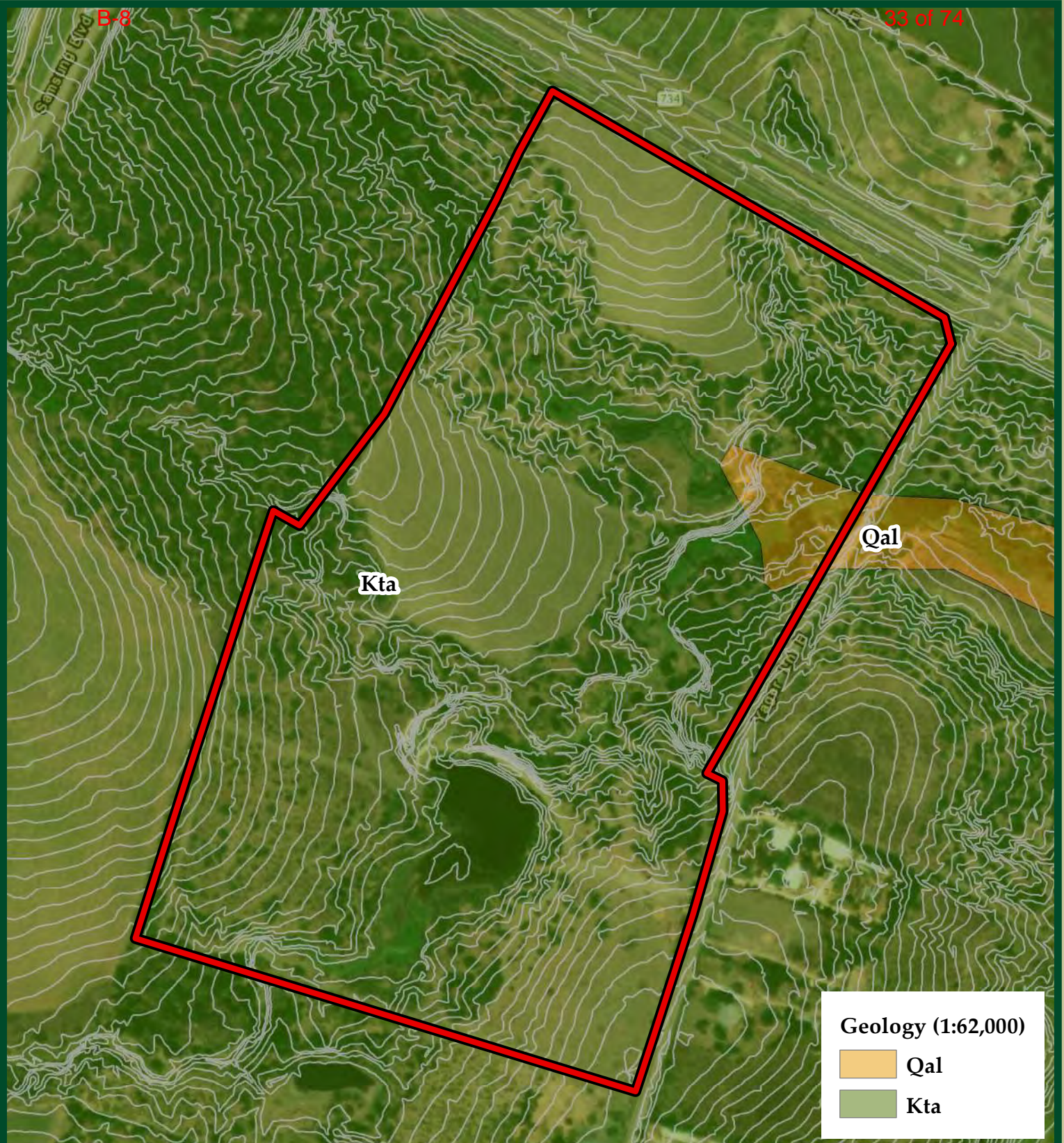
This feature is the wetland fringe surrounding three manmade stock ponds within two joined natural intermittent streams. Wet-2 is the downstream extent of Wet-1, the two CEF's segmented by metal culvert. The total area of Wet-2 is 1.77 acre. Wet-2 contains reduced hydric soils, hydrophytic vegetation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

Recommendation: This feature will receive a buffer of 150ft




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

Question 9 Attachments



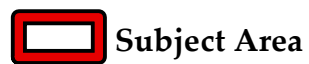
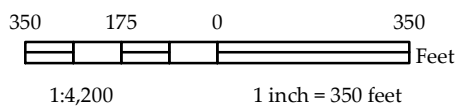
350 175 0 350
Feet
1:4,200 1 inch = 350 feet

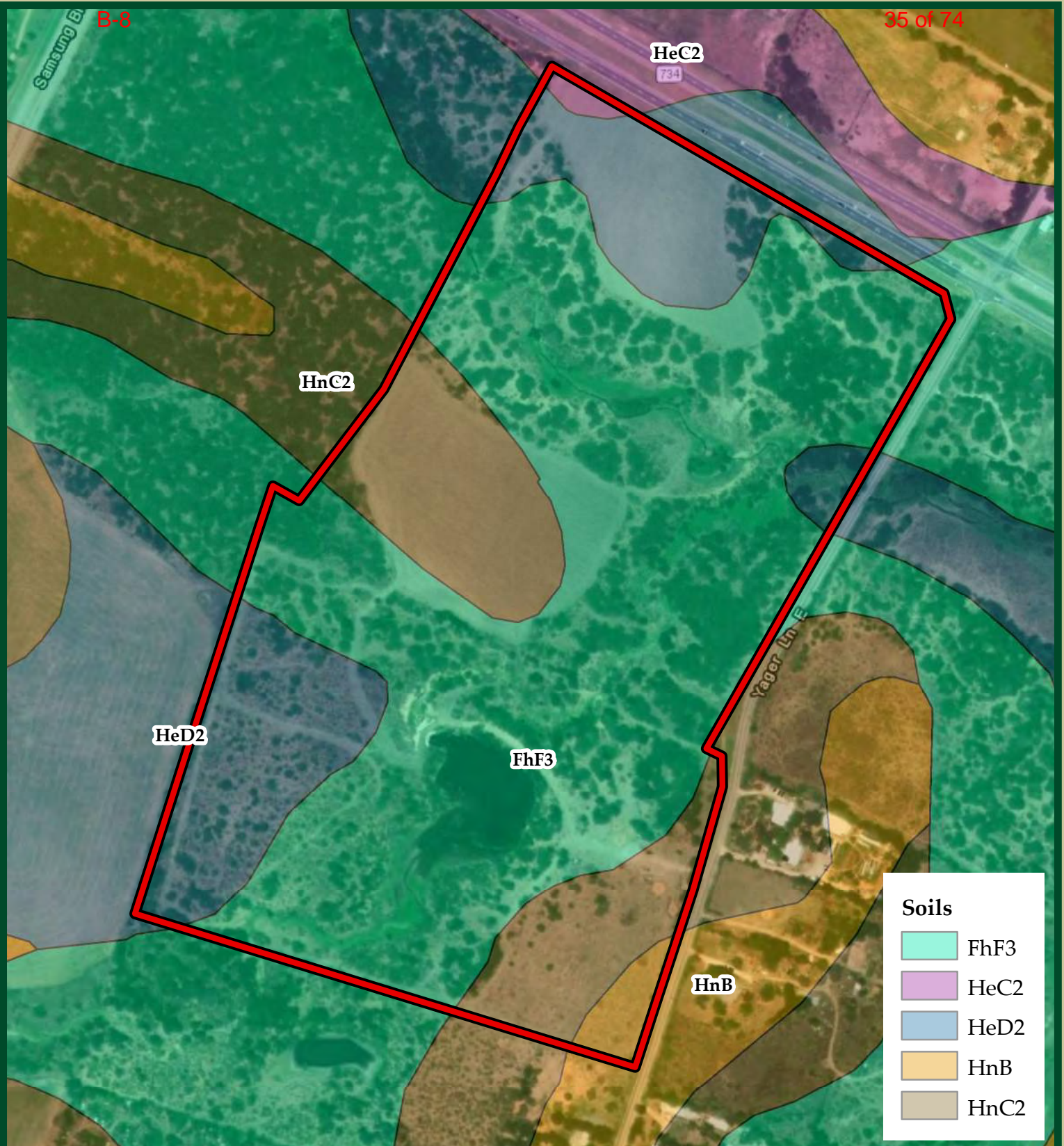
 Subject Area



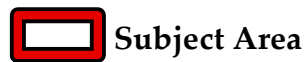
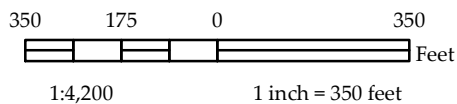


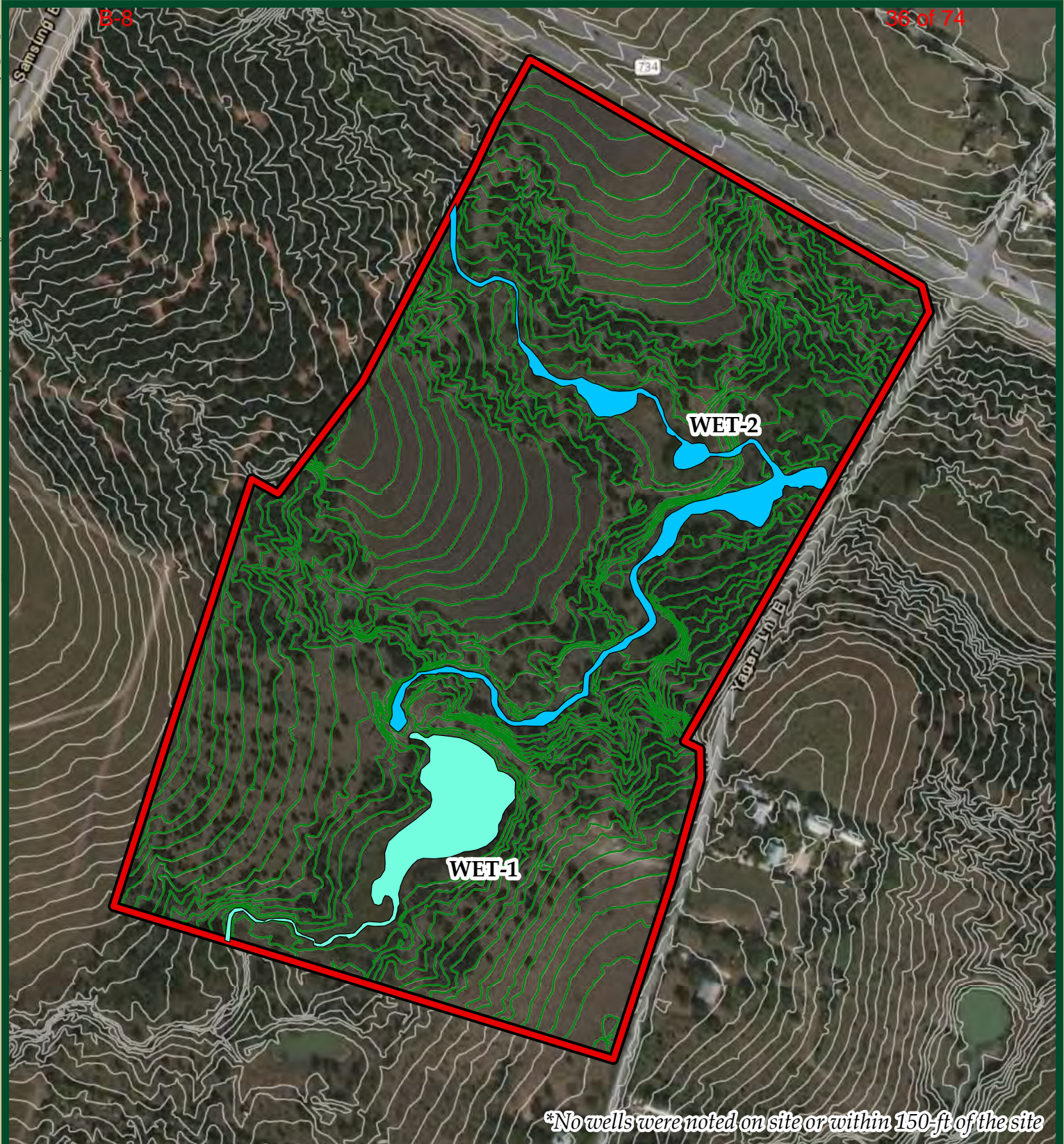
This map is intended for planning purposes only. All map data should be considered preliminary. All boundaries and designations are subject to confirmation.





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





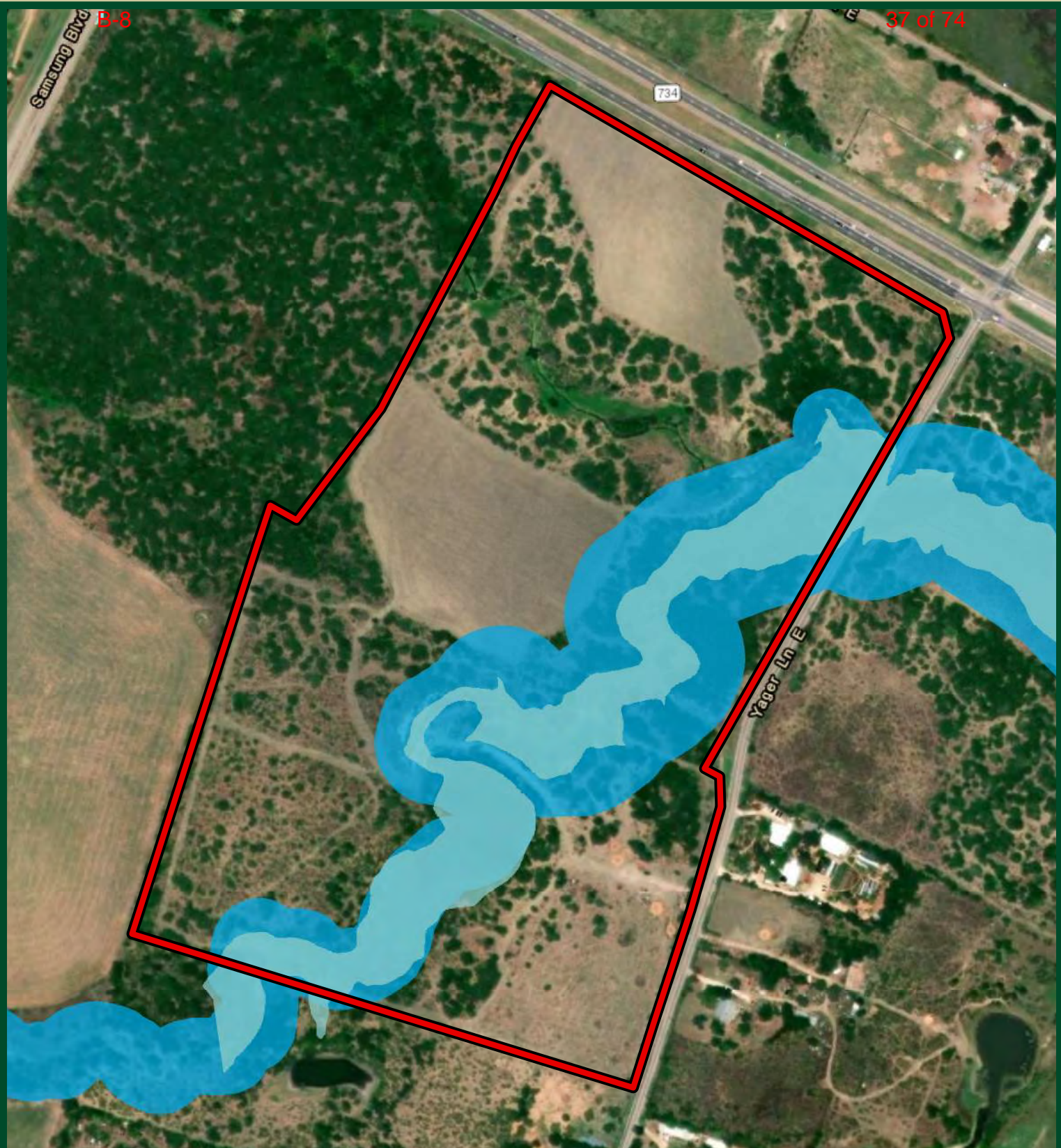
350 175 0 350
1:4,200 1 inch = 350 feet



Subject Area

2-Foot Contours





350 175 0 350
Feet
1:4,200 1 inch = 350 feet



Subject Area



COA - CWQZ



COA - Fully Developed Floodplain



Question 10 Attachments

Q10-1. Surface Soils

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

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

REFERENCES

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

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

Q10-2. Site Geology

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

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

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

REFERENCES

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

Q10-3. Wells

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

REFERENCES

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

Question 11 Attachments

Q11-1. Description of Site Plant Communities

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

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

REFERENCES

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

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

Travis County, Texas

February 2020

Submitted to:

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

Prepared By:

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

aci Project No.: 22-20-001

Environmental Resource Inventory

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

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

1. SITE/PROJECT NAME: 4801 YAGER LANE
2. COUNTY APPRAISAL DISTRICT PROPERTY ID (#'s): 247878
3. ADDRESS/LOCATION OF PROJECT: 4801 YAGER LANE
4. WATERSHED: Harris Branch
5. THIS SITE IS WITHIN THE (Check all that apply)

Edwards Aquifer Recharge Zone* (See note below)	<input type="checkbox"/> YES	<input checked="" 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 type="checkbox"/> YES	<input checked="" 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 5 (#'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):

_____ (#'s) Spring(s)/Seep(s) _____ (#'s) Point Recharge Feature(s) _____ (#'s) Bluff(s)
 _____ (#'s) Canyon Rimrock(s) 5 (#'s) Wetland(s)

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

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

All ERI reports must include:

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

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

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

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

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

Soil Series Unit Names, Infiltration Characteristics & Thickness		
Soil Series Unit Name & Subgroup**	Group*	Thickness (feet)
Ferris-Heiden complex (FhF3)	D	5
Heiden clay (HeD2)	D	6.6
Houston Black clay (HnB)	D	6.6
Houston Black clay (HnC2)	D	6.6

*Soil Hydrologic Groups Definitions (*Abbreviated*)

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

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

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

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

(COA) City of Austin. 2012. Two-foot Topographic Lines. City of Austin: Austin, TX.

(USGS) U.S. Geologic Survey. 1988. Austin East NE Texas Quadrangle. USGS - Department of the Interior: Denver, CO.

List surface geologic units below:

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

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

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

Reference Section:

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

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

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

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

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

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

There are 0 (#s) wells that are off-site and within 150 feet of this site.

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

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

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

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

If yes, list the dominant species below:

Woodland species	
Common Name	Scientific Name
Mesquite	<i>Prosopis glandulosa</i>
Hackberry	<i>Celtis laevigata</i>
Ashe Juniper	<i>Juniperus ashei</i>

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

If yes, list the dominant species below:

Grassland/prairie/savanna species	
Common Name	Scientific Name
Hedge Parsley	<i>Torilis arvensis</i>
Spike Rush	<i>Eleocharis palustris</i>
Wild Onion	<i>Allium canadense</i>
Crab Grass	<i>Digitaria haller</i>
Common Rush	<i>Juncus effusus</i>
Cursed Crows Foot	<i>Ranunculus sceleratus</i>

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

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

Hydrophytic plant species		
Common Name	Scientific Name	Wetland Indicator Status
Spike Rush	Eleocharis palustris	OBL
Common Rush	Juncus effusus	OBL
Cursed crows foot	Ranunculus sceleratus	OBL

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

☒ YES ☐ NO (Check one).

12. WASTEWATER REPORT – Provide the information requested below.

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

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

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

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

☒ YES ☐ NO (Check one).

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

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

Wastewater lines are proposed within the Critical Water Quality Zone?

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

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

Is the project site is over the Edwards Aquifer?

☐ YES ☒ NO (Check one).

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

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

Date(s) ERI Field Assessment was performed: 02/04/2020
Date(s)

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

Stephen Meyer

Print Name

(512) 852-3860

Telephone

smeyer@aci-group.net

Email Address

Signature

aci Consulting

Name of Company

02/28/2020

Date

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

P.G.
Seal

Print Form

List of Attachments for the Environmental Resource Inventory Form

Question 8:

Q8-1. CEF Worksheet

Q8-2. CEF Description

Question 9:

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

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

Q9-3. Site Soils Map

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

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

Q9-6. FEMA Flood Hazard Zones

Question 8 Attachments

City of Austin Environmental Resource Inventory - Critical Environmental Feature Worksheet

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

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

[illegible]

City of Austin Use Only CASE NUMBER:	
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Please state the method of coordinate data collection and the approximate precision and accuracy of the points and the unit of measurement.

Method

Accuracy

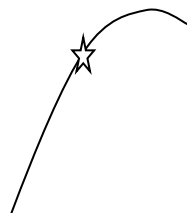
GPS X sub-meter

Surveyed meter

Other > 1 meter X

Professional Geologists apply seal below

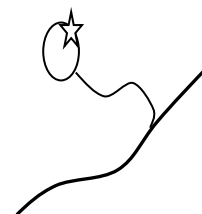
For rimrock, locate the midpoint of the segment that describes the feature.



For wetlands, locate the approximate centroid of the feature and the estimated area.



For a spring or seep, locate the source of groundwater that feeds a pool or stream.



Q8-2. CEF Description

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

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

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

WET-1

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



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

WET-2

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



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

WET-3

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



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

WET-4

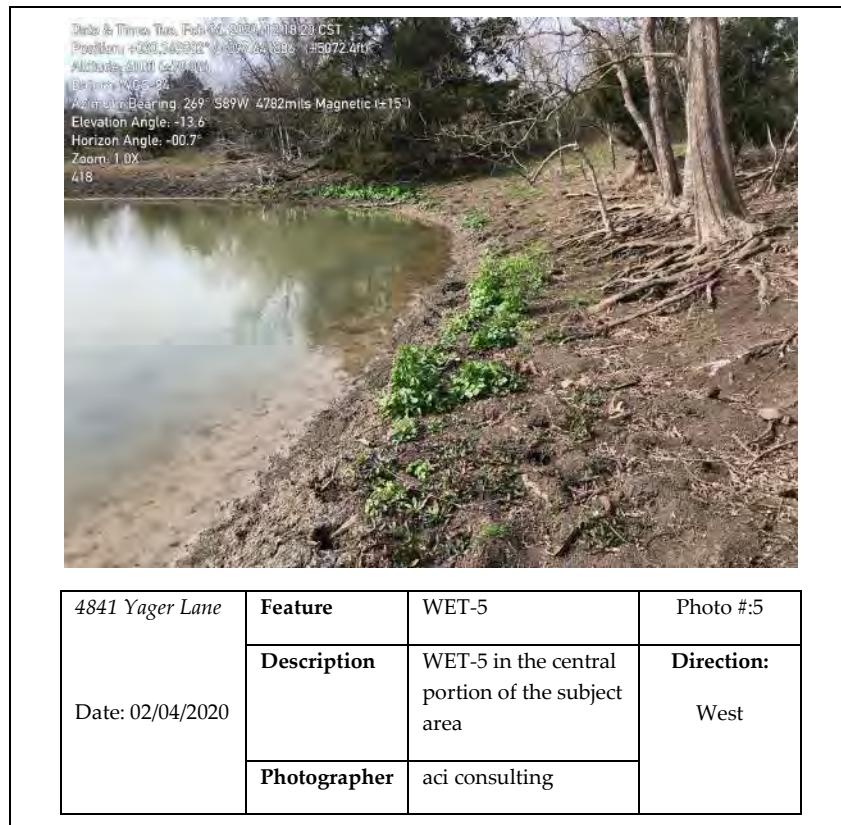
WET-4 is wetland fringe located around the stock pond in the central portion of the subject area. WET-4 has wetland hydrology, hydric soils, and is dominated by hydric vegetation such as spike rush. The boundary between WET-4 and the adjacent non-wetland was identified based on changes in hydrology,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



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

WET-5

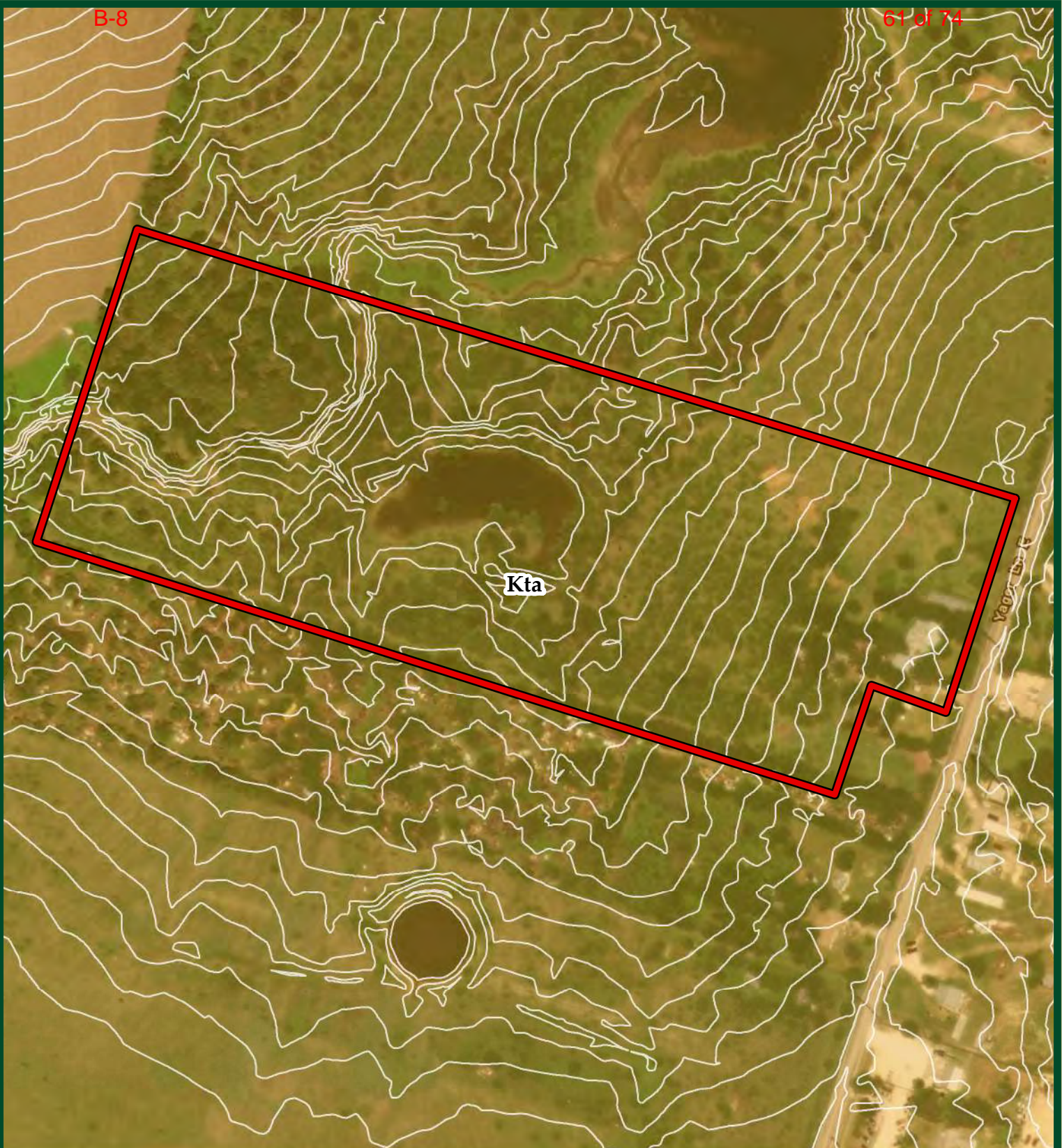
WET-5 is wetland fringe located around a stock pond in the central portion of the subject area. WET-5 has wetland hydrology, hydric soils, and is dominated by hydric vegetation such as cursed crow foot. The boundary between WET-5 and the adjacent non-wetland was identified based on changes in hydrology,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



Question 9 Attachments

B-8

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



200 100 0 200
Feet
1:2,400 1 inch = 200 feet

 Subject Area
 Kta



B-8

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



200 100 0 200
Feet
1:2,400 1 inch = 200 feet



Subject Area



B-8

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HeD2

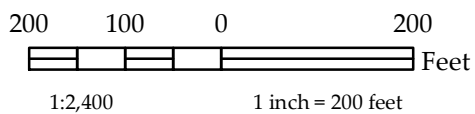
FhF3

HnC2

HnB

Yager Ln E

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

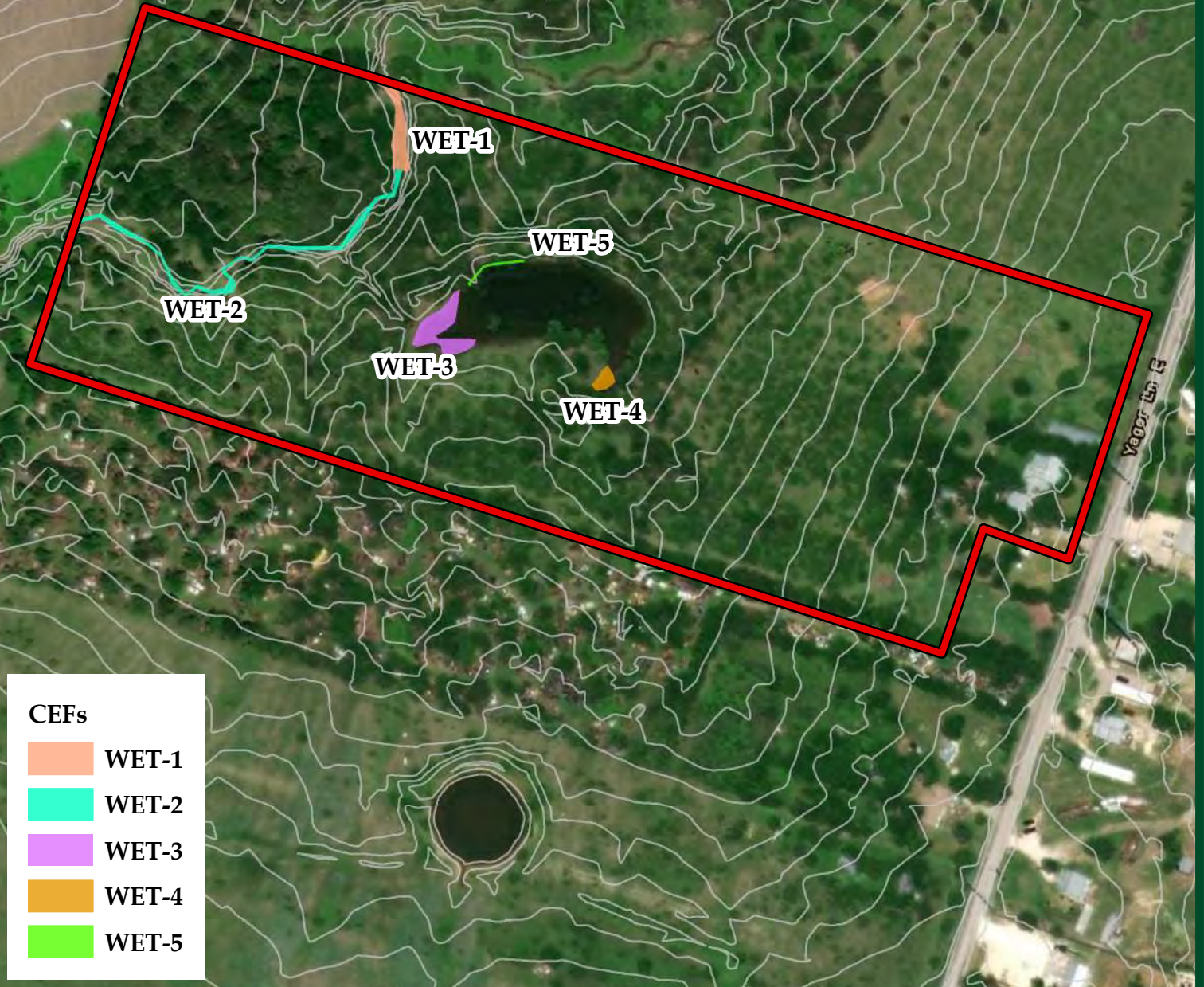


Subject Area



B-8

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CEFs

- WET-1
- WET-2
- WET-3
- WET-4
- WET-5

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



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Feet
1:2,400 1 inch = 200 feet



Subject Area

— 2-Foot Contours

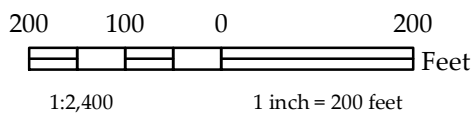




B-8

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

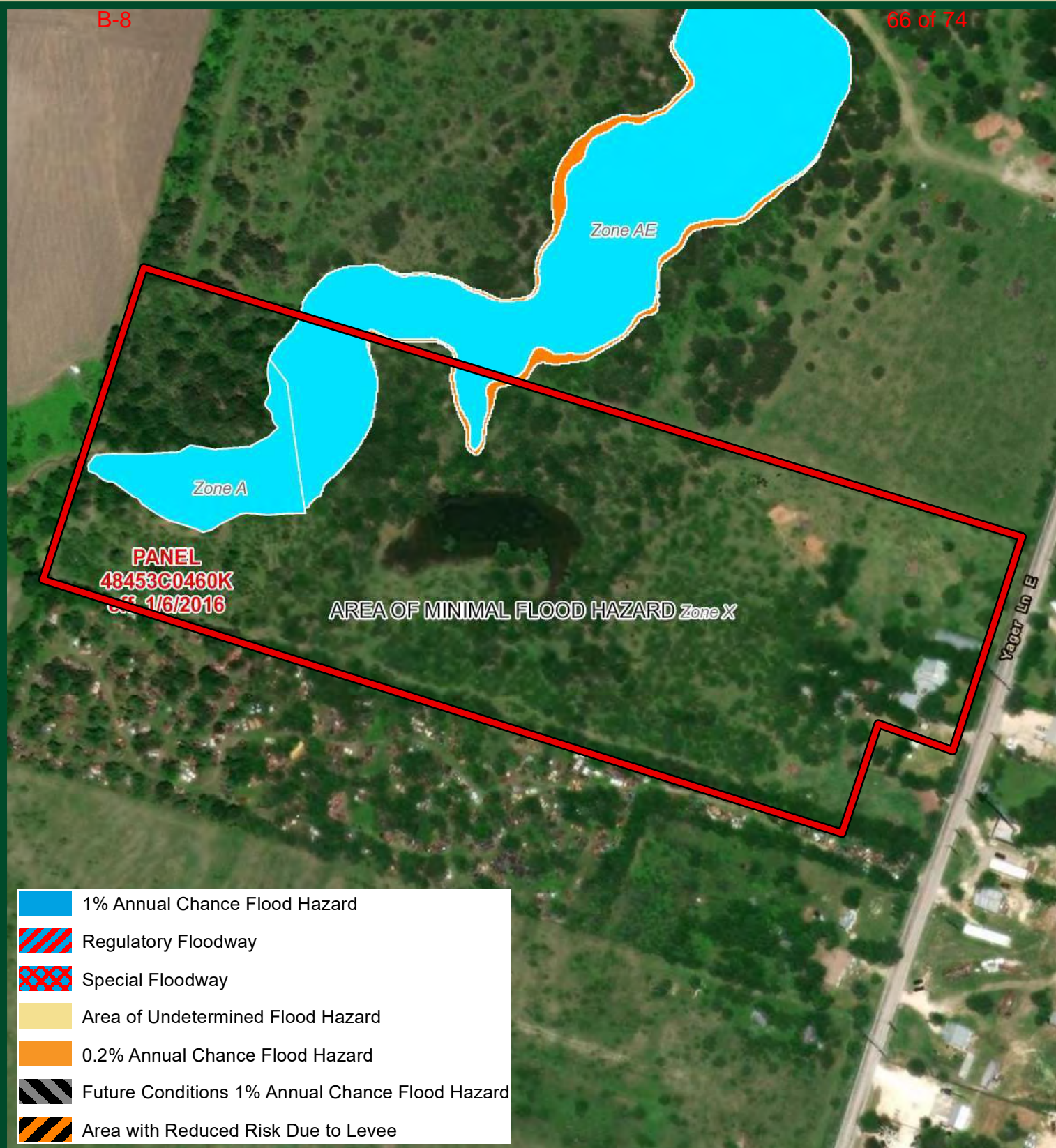


 Subject Area
 COA - CWQZ



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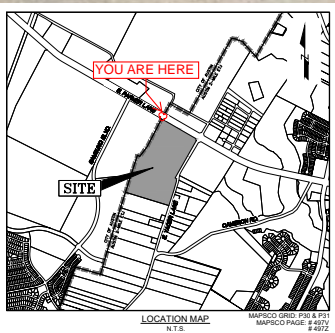
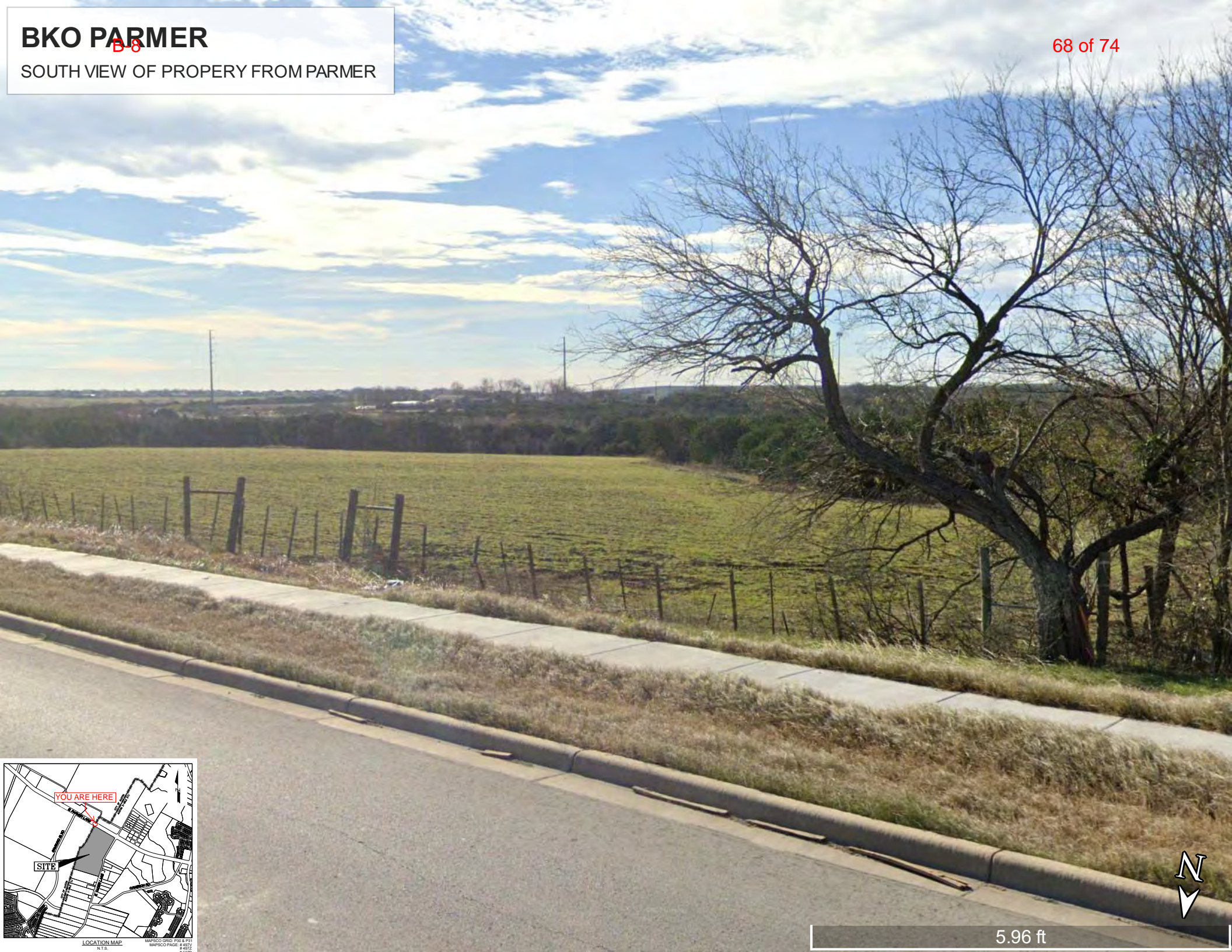
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Feet
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Subject Area

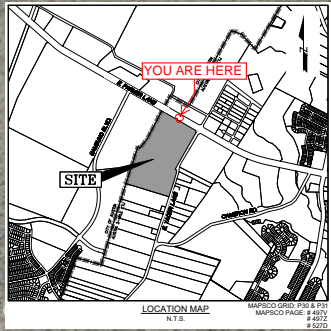


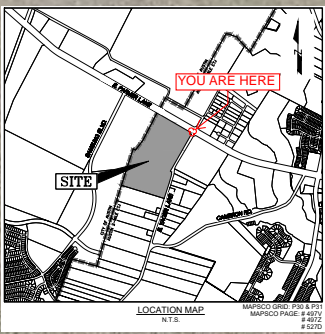
Reference Section:

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



5.96 ft





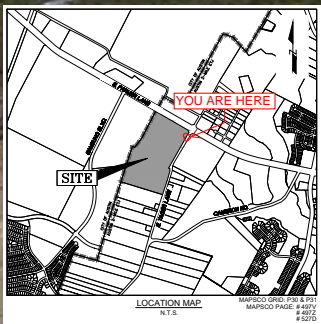
5.59 ft

BKO PARMER

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WEST VIEW OF PROPERTY FROM YAGER



6.22 ft